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THE KARACHI CITY PLANNING REGULATIONS-2011
NOTIFICATION NO. _____ DATED _____
IN EXERCISE OF POWERS CONFERRED BY SECTION-40 OF SINDH LOCAL
GOVERNMENT ORDINANCE 2001, THE AUTHORITY IS PLEASED TO MAKE THE
FOLLOWING REGULATIONS:

CHAPTER - 1

JURISDICTION

1-1 Short Title and Commencement and Extent

1-1.1 These Regulations may be called the Karachi City Planning Regulations – 2011.

1-1.2 These Regulations shall come into force at once.

1-1.3 These Regulations shall apply to the whole City District Karachi except the projects of the National Security declared by the Federal Government.

1-2 Application of Karachi City Planning Regulations

Every person who intends to carry out planning & development work shall comply with the requirements of these Regulations.

1-3 Exemption from Karachi City Planning Regulations

In order to meet emergency conditions and the requirements of persons in the sub-economic income group, the Government may declare special areas where these Regulations may be relaxed for a specific period of time after which these buildings/plannings/schemes shall become subject to special low cost housing codes.

1-4 Delegation of Powers and Duties

1-4.1 The Government hereby delegates to the Authority, MPGO and to the Concerned Authorities listed in Schedule 1-A, the powers and duties assigned by these Regulations.

1-4.2 From time to time Government may by notification, modify or withdraw from any Concerned Authority any such powers or duties, or add to or revise the list in Schedule 1-A, or may recommend the revision of the boundaries of any of the jurisdiction of any Concerned Authority specified therein, after following the procedures specified in these Regulations.

1-5 These Regulations shall superceed the chapters and sections relevant to Planning of Karachi Building & Town Planning Regulations – 1979 and 2002.

Notwithstanding the replacement of the Karachi Building & Town Planning Regulations – 1979 & 2002 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 inquiries and proceedings initiated under the said Regulations & Rules and in force immediately before commencement of these Regulations (Karachi City Planning Regulations – 2011), shall be deemed to have been passed, issued, established, initiated or made in these Regulations (Karachi City Planning Regulations – 2011), 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.

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Schedule 1A- CONCERNED AUTHORITIES

Subject to the provisions of Chapter 1 of these 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.

Sr.#	CONCERNED AUTHORITIES	JURISDICTION
1.	City District Government. Karachi	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 District which are leased to or developed by others.
3.	Karachi Port Trust	Areas of housing schemes, industrial estates or other land under their respective jurisdiction in Karachi District which are leased to or developed by others.
4.	Pakistan Railways	Areas of housing schemes, industrial estates or other land under their respective jurisdiction in Karachi District which are leased to or developed by others.
5.	Ministry of Housing & Works Government of Pakistan.	Areas of housing schemes, industrial estates or other land under their respective jurisdiction in Karachi District which are leased to or developed by others.
6.	Sindh Industrial Trading Estates Karachi	Areas of housing schemes, industrial estates or other land under their respective jurisdiction in Karachi District which are leased to or developed by others.
7.	Sindh Katchi Abadies Authority	All areas with in its jurisdiction other than those under the jurisdiction of other public agencies listed here
8.	Board of Revenue, Govt. of Sindh	All areas with in its jurisdiction other than those under the jurisdiction of other public agencies listed here
9.	Pakistan Steel Mill	All areas with in its jurisdiction other than those under the jurisdiction of other public agencies listed here
10.	Port Qasim Authority	All areas with in its jurisdiction other than those under the jurisdiction of other public agencies listed here
11.	Defence Housing Authority	All areas with in its jurisdiction other than those under the jurisdiction of other public agencies listed here
12.	Export Processing Zone Authority	All areas with in its jurisdiction other than those under the jurisdiction of other public agencies listed here
13.	Malir Development Authority	Areas of housing schemes, industrial estates or other land under their respective jurisdiction in Karachi District which are leased to or developed by others.
14.	Lyari Development Authority	Areas of housing schemes, industrial estates or other land under their respective jurisdiction in Karachi District which are leased to or developed by others.
15.	Evacuee Property Trust Board	Areas of housing schemes, industrial estates or other land under their respective jurisdiction in Karachi District which are leased to or developed by others.

CHAPTER - 2

DEFINITIONS

General

- 2-1 In these Regulations hereinafter contained, the following terms and expressions shall have the meanings hereinafter respectively assigned to them, unless such meaning be repugnant to or inconsistent with the context of subject matter in which such words or expressions occur:
- 2-1.1 Words imparting the singular number shall include the plural.
- 2-1.2 Words in imparting the plural shall include the singular, and
- 2-1.3 Words imparting the masculine gender shall include feminine gender as well.
- 2-2 **“Addition”** means the addition of any unit / structures to any building / structure constructed in accordance with these Regulations and after obtaining the Occupancy Certificate of the building / structure being added to.
- 2-3 **“Agriculture”** means and includes pasture, horticulture, breeding of livestock including poultry, fish and bees, and the use of land for any purpose ancillary thereto
- 2-4 **“Allottee”** means a person or a body which purchases a plot/unit in a public/private sale scheme/project.
- 2-5 **“Alteration”** means any change brought about, after the approval of Building Plan without affecting or violating any provision of these Regulations.
- 2-6 **“Amalgamation”** means the joining of two or more adjoining plots of the same land use and ownership into a single plot in accordance with these Regulations.
- 2-7 **“Amenity Plot”** means a plot allocated exclusively for the purpose of amenity uses as define in Chapter-13 of these Regulations, such as Govt. uses in 13-2,2.1, Health and Welfare uses in 13-2,2.2, Education uses in 13-2,2.3, Assembly uses in 13-2,2.4, Religious uses in 13-3,2.5, Parks and Play grounds in 13-2,2.7, Burial grounds in 13-2,2.8, Transportation Right-of-way in 13-2,2.9, Parking in 13-2,2.10 and Recreational Areas in 13-2,2.12.
- 2-8 **“Ancillary Building”** means a building subservient to the principal building on the same plot e.g. servant quarters, garages, guard room etc.
- 2-9 **“Apartment”** means an independent residential unit consisting of at least one habitable room, bathroom, toilet and cooking facilities in an apartment building as defined in 2.10 below.
- 2-10 **“Apartment Building”** means a building having more than one story and containing more than two apartments sharing common staircase, or access space.
- 2-11 **“Approved”** means approved in writing by the Authority.

- 2-12 “**Arcade**” means a covered walk-way or a verandah between the shops and the street / footpath on which the shops abut.
- 2-13 “**Architectural Plan**” means a plan showing the arrangements of proposed building works, including floor plans, elevations and sections, in accordance with the requirements of these Regulations.
- 2-14 “**Area Standards**” means those zoning regulations or other land development requirements or restrictions referred to in these Regulations, which have heretofore been or may hereafter be, adopted for a specified area or areas by, or on behalf of Authority/ MPGO, whether or not as part of a detailed plan.
- 2-15 “**Assembly uses**” Assembly uses as defined in regulations 13.2.2.4.
- 2-16 “**Attached Building**” means a building which is joined to another building on one or more sides by a common wall or walls
- 2-17 “**Arterial Road**” These are roads for long distance movements of vehicles through the country and they take heavy traffic in towns.
- 2-18 “**Authority**” means Master Plan Group of Offices, CDGK
- 2-19 “**Blue Area**”: means area designated for main commercial activity.
- 2-20 “**Boulevard**” A broad landscaped thorough-fare.
- 2-21 “**Building Line**” means a line upto which any part of a building from its lowest level, including any and all foundations, or other structure, abutting on a public street or a road planned for future public street, may extend, provided always that such line is within the property line of such building or cut line as provided in these Regulation of such plots.
- 2-22 “**By Pass Road**” These are loop roads through which the main traffic reaches their desired locations without disturbing traffic running within the city.
- 2-23 “**CBD**” means Central Business District.
- 2-24 “**CDGK**” means City District Government Karachi.
- 2-25 “**Chamfer**” a cut line marked on all the corner plots abutting on two intersecting roads for easy maneuvering of vehicles.
- 2-26 “**City District Karachi**” includes the areas within the jurisdiction of the City District Government Karachi.
- 2-27 “**Clinical Buildings**” means the buildings specified for health and welfare uses as defined in sub-clause 13-2.2.2.
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- 2-28 “**Community Garden and Community Centre**” a place for community/local people gathering holding functions, including marriages and other such like ceremonies,

community usages, vocational training centre / institutions, art galleries, museums and monumental building.

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- 2-29 **”Commercial Buildings”** means a building constructed for commercial uses as defined in sub-clause 13-2.2.6.
- 2-30 **”Commercial Use”** means commercial (trade) uses such as shops, shopping centers, markets, Community Garden and other uses as defined in sub-clause 13-2.2.6.
- 2-31 **”Concerned Authority”** means the public agency designated to perform the function of the Concerned Authority for the purpose of these Regulations (schedule 1A) or any Concerned Authority notified by the Govt., from time to time.
- 2-32 **”Corner Plot”** means a plot situated at the intersection of two or more streets/roads/ lane / Nallah.
- 2-33 **”COS-Compulsory Open Space”** 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 permissible projections, basement, steps, septic under ground 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.
- 2-34 **”Cottage Industry”** includes small and medium size repair shops, handicrafts, and small scale inoffensive non hazardous and non obnoxious production and manufacturing units in areas, specified for such uses.
- 2-35 **”Cul –de-Sac”** a street closed at one end i.e. arrangements of houses facing a dead end or blindly ending road at right angle to it having a road round about for vehicles to take a turn.
- 2-36 **”Covered Area”** same as floor area as defined in clause 2-51
- 2-37 **”Dangerous Building”** means a building or structure which is declared SBCA as structurally unsafe and / or which is hazardous.
- 2-38 **”Detached Building”** means a building not joined to another building on any side by a common wall.
- 2-39 **”Development Permit”** means any general or special permit issued, including a permit customarily denominated as a “No Objection Certificate”, “Town Planning Permit”, “or other document having the effect of permitting development as defined in these Regulations.
- 2-40 **”Development Plan”** means the plan meant for the development of Karachi currently adopted by the Master Plan Group of Offices and concerned agencies notified by the statutory Authority or as revised from time to time.
- 2-41 **”Development works”** means use of land as per approved plan, design and specifications.

- 2-42 **“Development Zone”** means where land allotment, approval of Lay Out Plan & development is permitted by the Authority.
- 2-43 **Densification** means increase in population through addition of floors, high rise development in designated areas and sub-division of large plots in existing built up areas.
- “Director General (DG)”** means the Authorized Officer of the Sindh Building Control Authority.
- 2-44 **“Environmental Control”** protection of ecological system of city through flora & fauna.
- 2-45 **“External Wall”** means any outer wall of a building abutting on an external or internal open space on adjoining property lines.
- 2-46 **“Factory”** means a building or part thereof used for manufacturing, production or preparation of any article as defined in sub-clause 17-1.1.
- 2-47 **“Fees”** means such amount that has been fixed for change of landuse/ Town Planning Scrutiny etc.
- 2-48 **“Flat”** means as defined in “Apartment” clause No.2-9.
- 2-49 **“Flat Sites”** means plots designated as such for multi-family residential uses.
- 2-50 **“ Floor Area”** means covered / horizontal area of floor in a building covered with roof, whether or not enclosed by walls but excluding ancillary covered spaces and projection allowed under these Regulations.
- 2-51 **“Floor Area Ratio”** means the total floor area of a building divided by the area of the plot.
- 2-52 **“Footprint”** 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.
- 2-53 **“General Development Permit”** means the permission of sub-division amalgamation of plots, change of land use and installation of Petrol Pump & CNG Station.
- 2-54 **“Goth”** an unplanned settlement surrounded by agricultural land or vacant land.
- 2-55 **“Government”** means the Government of Sindh.
- 2-56 **“Hoarding”** means a fence of temporary character erected around a building site on which erection, demolition or repair work is in hand, and bill board used for commercial publicity.
- 2-57 **“Housing Schemes”** Planned residential development by public or private sector.

- 2-58 **“House / Bangalow”** means an independent residential building for the use of people, a family / families having at least one habitable room with a kitchen, a bath, and a toilet.
- 2-59 **“Housing/Dwelling Unit”** means a part or whole of a residential building capable of being used independently for human habitation.
- 2-60 **“House Hold”** means group of people living under one roof and using one kitchen.
- 2-61 **“Industrial Building”** means a building constructed on a plot/ Land allotted exclusively for the purpose of industry under these Regulations.
- 2-62 **“Infrastructure”** system of public works / basic facilities provided to the citizen by the concerned Department.
- 2-63 **“Katchi Abadies”** a squatter settlement where people resides by un-authorized occupation without any planning.
- 2-64 **“KCPR-2011”** means Karachi City Planning Regulations-2011.
- 2-65 **“KSDP-2020”** means Karachi Strategic Development Plan – 2020.
- 2-66 **“Land”** includes the earth, water and air, above, below or on the surface, and anything attached to the earth, and has the meaning assigned to it under Clause (a) of Section 3 of the Land Acquisition Act, 1984.
- 2-67 **“Land Development”** has the meaning assigned under clause 3-3.1.
- 2-68 **“Land Use Plan”** means a land use plan, whether or not part of detailed plan, heretofore or hereafter approved by, or on behalf of the Authority for a specified existing or new community or a major area thereof, which may include area standards or other provisions relating to:-
- 2.68.1 The precise location and characteristics of road, other rights of way, and utilities:
 - 2.68.2 The dimensions and grading of plots and the dimensions and sitting of structure.
 - 2.68.3 The precise location and characteristics of permissible types of development: and.
 - 2.68.4 Any other planning matters which contribute to the development renewal, maintenance and use of the area as a whole.
- 2-69 **“Layout Plan”** means the act or process of planning or laying out its detail, a systematic representation of Plan.
- 2-70 **“Lease issuing Authority”** means such authority from which allotments of land has been obtained.

- 2-71 **“License”** means a permission, granted under these Regulations by the Authority to perform such functions as are allowed under these Regulations.
- 2-72 **“Licensee”** means an individual/s or firm who has been duly licensed by the Authority
- 2-73 **“Local Plan”** means any plan, subject to a Structure Plan/ Development Plan / Master Plan, approved by the Authority for part or all of an area.
- 2-74 **“Loft”** 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 feet clear height between the loft floor and roof height and shall not exceed 30% of the floor area of the room.
- 2-75 **“Master Plan”** means a Development Plan for an area providing short terms & long terms policy guideline for a systematic and controlled growth in future.
- 2-76 **“Medical Waste”** means such waste or item which can, or is likely to, cause infection, and without prejudice to the generality above, includes needles, operating theatre material, surgical gloves, bandages, blood, bones and flesh etc.
- 2-77 **“MPGO”** means Master Plan Group of Offices, established under SLGO-2001 to perform micro & macro level planning function for the City of Karachi.
- 2-78 **“Municipal Services”** means Civic Services provided for the citizen by the CDGK/ Concerned Authority.
- 2-79 **“Neighborhood”** means an integrated planned urban area related to the large community & consisting of residential areas with related amenities such as shops, schools, mosque and open area etc.
- 2-80 **“NOC”** mean No Objection Certificate as defined in these Regulations.
- 2-81 **“Notification”** means a notification published in the Sindh Govt. Gazette.
- 2-82 **“Obnoxious Industries”** include amongst others, brick kilns, coke ovens, salt glazing, sulphur working, making of cellulose lacquer, pitch, bitumen, charcoal burning, gut scraping, tannery, glue making, fish meal, soap boiling, tallow making, skin dyeing and those which may be specified as Obnoxious Industries by the Industries Department from time to time.
- 2-83 **“Open Staircase”** means a staircase at least two sides of which are open, except for a guard rail or wall of a maximum normal height of 4ft. (1.2 m), and which has no roof.
- 2-84 **“Ordinance”** means the Sindh Local Government Ordinance 2001 (SLGO-2001)
- 2-85 **“Owner”** means a person or persons holding title to a piece of plot or land / construction thereupon.

- 2-86 **“Part Plan”** means a Plan of part of main Layout / Master Plan of a scheme for any residential, commercial, industrial and amenity plot / plots prepared due to occurring of any change at site.
- 2-87 **“Party Wall”** means a wall separating adjoining properties.
- 2-88 **“PCATP”** means Pakistan Council of Architects and Town Planners established under Ordinance 1983.
- 2-89 **“PEC”** means Pakistan Engineering Council established under PEC Act.-1976.
- 2-90 **“Pedestrian Lane”** means thorough fares intended exclusively for pedestrian traffic at least 10 ft. (3 m) wide.
- 2-91 **“Pergola”** means a horizontal structure of grid or trellis, the voids of which must be at least 75 percent of the total area in the plan of the pergola and are open to sky.
- 2-92 **“Place of Public Worship”** means a building designated for the purpose of performance of religious functions.
- 2-93 **“Plinth”** means the height of the finished floor level of the ground floor, measured from the top of the finished surface of the road serving the plot, taken from the centre of the property line of the plot along the road. In case of more than one road serving the plot, the plinth will be measured from the road providing principal access at the higher level. The height of the plinth shall be limited to 4’-6”, except on plots where the natural contours are more than 4’-6” over at least 40 % of the plot area as measured from the point at the centre of the property line of the road adjacent to it.
- 2-94 **“Prescribed”** means prescribed by these Regulations.
- 2-95 **“Professionals”** means an individual or firm registered as such under the PCATP ordinance -1983 and PEC Act-1976 and Licensed given by the Authority.
- 2-96 **“Proposed Plans”** means plans submitted for approval in respect of proposed layout plan / part plan / and or land development works.
- 2-97 **“Prescribed Forms”** means form prescribed for various purposes by the Authority.
- 2-98 **“Preservation”** means protection of any building or area from any development which may destroy or change its character.
- 2-99 **“Professional Engineer”** means a person recognized as such under PEC Act and Rules & Regulations framed thereunder.
- 2-100 **“Property Line”** for the purposes of these Regulations means that part of plot boundary which separates private property from the public property or a private property from another private property.
- 2-101 **“Proof Engineer”** means registered with Pakistan Engineering Council (PEC) as Consulting Engineer (Structure Design) and with minimum 10 years experience of

structural design of building works and whose name is listed on the panel of Proof Engineers maintained by the Authority.

- 2-102 **“Public Agency”** includes a person or body of person, autonomous body appointed by or under the authority of Govt. or the Federal Govt. and includes Town Councils and Union Councils, as defined in the Sindh Local Govt. Ordinance, 2001.
- 2-103 **“Public Buildings”** means the amenity plot to be utilized for providing services for general public whether public or private e.g. public utilities like KESC, KWSB, Communication offices such as offices of Cellular companies Police Stations, Dispensaries , Public Libraries, Post Offices, Courier Services Centres, Cultural Centres, PCOs, Mobile Phone Offices, Town Halls, Technical Training Centres & Public Sector Utility Stores, Bus/Taxi Stand and other transport stations, Cinema and such other building which are meant for public use facilities.
- 2-104 **“Public Use Building”** means a building designed for public use as defined in clause 2-104.
- 2-105 **“Public Open Space”** means open spaces including parks, playgrounds, waterways, streets, road and lanes and such other places as define in these Regulations.
- 2-106 **“Public Sale Project”** means a project designed with the intention of transferring to the public on ownership basis by way of public sale and for which sale NOC is obtained from the Authority.
- 2-107 **“Regulations”** means Karachi City Planning Regulations 2011 framed under Ordinance, as amended from time to time.
- 2-108 **“Renewal”** means renewal of any permission given by the Authority in accordance with these Regulations.
- 2-109 **“Repairs”** means repair work to services, painting, white- washing plastering, pointing and paving and such other works without change in the approval /completion plan.
- 2-110 **“Residential Building”** means building constructed for residential purposes, e.g bungalow, town houses, flats and such other buildings i.e. Land specified for residential purpose.
- 2-111 **“Residential Density”** means the average number of persons residing on one acres (4840 sq. yds.) of residential area.
- 2-112 **“Revised /Amended Plan”** means previously approved drawing /plans re-submitted for approval in accordance with the provision of these Regulations.
- 2-113 **“Road”** means a public access-way, including any land reservation for such public access-way whether public or private.
- 2-114 **“Rural”** means relating to people surrounded by agriculture land.

- 2-115 **“SBCA”** means Sindh Building Control Authority
- 2-116 **“SBCO”** means Sindh Building Control Ordinance -1979.
- 2-117 **“Scrutiny Fee”** means a fee to be determined and levied as per the provision of the Authority, as amended from time to time.
- 2-118 **“Set Back”** A setback is that width of land parallel to the road line where no building can be allowed to be built.
- 2-119 **“Shop”** includes any room or part of a building used, wholly or mainly, for the purpose of trade or business but shall not be used for any activity as may cause noise and nuisance in the neighborhood.
- 2-120 **“Special Development Permit”** means permission granted for major sub-division or layout planning of any land prepared in accordance with these Regulations.
- 2-121 **“Society”** means an organization registered as such under the relevant laws.
- 2-122 **“Sub-Division”** means the division of land held under the same ownership in to two or more plots.
- 2-123 **“Sub-Division Plan”** means a Layout Plan for a proposed sub-division of a plot duly approved by or on behalf of the Authority /Concerned Authority as provided in these Regulations.
- 2-124 **“Sun-Shade”** means an outside projection from a building to provide protection from weather, which cannot be converted to habitable space.
- 2-125 **“Supervision”** means to oversee and supervise the implementation of approved Architectural / Town Planning / Engineering design and specifications during the execution of buildings / development works at site.
- 2-126 **“Temporary Structure”** means a structure built/ constructed purely on temporary basis, wholly within the plot with the approval of the Authority for a specific period of time and which shall be demolished on completion of the project.
- 2-127 **“Toilet”** means a space for personal ablution which includes at least one urinal and / or W.C (water closet).
- 2-128 **“Total Floor Area”** means the sum of floor areas of all the floors of all the buildings on a plot, less exemption as permitted in theses Regulations.
- 2-129 **“Transport Department”** means the Transport & Communication Department of the CDGK.
- 2-130 **“Ware House”** means a building in which goods are stored.
- 2-131 **“Waste”** includes industrial, hospital and municipal waste and sewage.

- 2-132 **“Urban Renewal”** a construction programme to replace or restore substandard building in an urban area.
- 2-133 **“Urban”** relating to or concerned with a city or densely populated area or characteristic of a city or city life.
- 2-134 **“Zoning”** means allocation of land for various purposes. It is concerned primarily with the use of land & buildings, the height & bulk (size) of buildings & density of population for a given area.
- 2-135 **“Zonal Plans”** means a plan / map showing distribution of various landuses in a neighborhood or community in accordance with the requirements of these Regulations.

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CHAPTER - 3

PERMITS AND PROCEDURES

3-1 GENERAL

3-1.1 Public Notice

3-1.1.1 Public notice, whenever required under these Regulations, shall be given in the following manner:

a) They shall be given in the manner as A5 size including a location plan of the plot and its surrounding area in the leading newspapers minimum one each in Urdu and English as a display advertisement and not a classified advertisement.

b) By affixing copies thereon display on the site minimum size of which shall be 3x4 ft. (1x1.2m) and at prominent Authority Public Notice Board.

3-1.1.2 The notice shall state the place at which, and the officers with whom replies/objections may be filed within a specified time.

3-1.1.3 The officer so designated shall consider the suggestions or objections filed or testimony given and submit a report to the Authority or the Concerned Authority as the case may be as defined under these Regulations.

3-1.1.4 A copy of the notice shall be submitted to the Concerned Authority which may have referred the matter or under whose jurisdiction the land falls.

3-1.1.5 Public notice relating to change of land use shall be issued under the Authority which conform to the format at schedule 3C.

3-1.2 Revocation of Development Permits

Where a development permit has been granted, if the authority which granted it, finds that any of the provisions of these Regulations or any conditions of the development permit have been violated, the Authority may issue an order revoking the permit:

3-1.2.1 If the person has misrepresented facts or has suppressed the facts;

3-1.2.2 If the person responsible for the violation has not taken the corrective action directed by such Authority within the time specified, provided that the Authority has given such person an opportunity to be heard on the matter.

3-1.3 Classifications of Development Works

For purposes of these Regulations, all land development shall be classified as per Table 3.1 given below:

Table 3.1 Category of Development Works

Category – I	Minor Sub-Division up to 1 hecter (2.47 acres)
Category - II	Major Sub-Division more than 1 hecter (2.47 acres)

3.1.4 Engagement of Professional

- 3-1.4.1 Every person who intends to carry out land development works or to carry out addition/alteration in a plan already approved by the Authority shall engage a professional Town Planner to prepare new or revised Town Planning Schemes/Plans and to supervise their respective works at site.
- 3-1.4.2 Every proposed Town Planning Schemes / Plans submitted for approval shall be signed by the Professional Town Planner alongwith the Site Inspection Report.
- 3-1.4.3 The Professional so engage shall submit to the Authority in writing on prescribed form (MP-2) of his undertaking in supervision of such work.

3-1.5 Change of Professional

- 3-1.5.1 Where a Professional ceases to be in charge of such land development works before the same is completed, further execution of such work shall forthwith be suspended by the owner until a fresh appointment is made by the owner.
- 3-1.5.2 The previous Professional shall immediately inform the Authority of his/her discontinuance from the works (on prescribed form MP-2).
- 3-1.5.3 The new Professional/s so engaged shall inform the Authority within 15 days of his appointment and resumption of work. He shall assume full responsibility, as if he was the author, for the correction and competence of all Plan prepared by the Professional previously engaged.

3-1.6 Submission on Prescribed Form

Every person who intends to carry out land development works under these Regulations shall submit application on relevant prescribed form MP-I.

3-2 Permits and Procedures for Land Development

3-2.1 Definition

3-2.1.1 Unless there is anything repugnant in the subject or context, or unless otherwise provided in these Regulations, “land development” or the “development of land” shall include the dividing of land into plots, the Amalgamation and Sub-Division of plots, infrastructure development operations, in, on, over or under land, making of any material change in the use of land, and the creation or termination of rights of access.

3-2.1.2 The following activities or uses shall be taken for the purposes of these Regulations to involve land development as defined herein unless expressly excluded by these Regulations:

- a) A change in type of land use: a change from one designated class of use to a use in another designated class;
- b) A material increase in the intensity of use of land, such as an increase in the number of businesses, manufacturing establishments, offices, or dwelling units in any, structure or on land;
- c) Commencement of excavation on a plot of land;
- d) Deposit of refuse, solid or liquid waste or fill on a plot of land;
- e) Alteration of a shore, bank, or flood plain of a sea coast, river, stream, lake, pond or artificial body or water;
- f) The installation of underground or overhead public service facilities;
- g) Departure from the normal use for which development permission has been granted, or failure to comply with the conditions of a regulation or an order granting the development permission under which the development was commenced or is continued.

3-2.1.3 The following operations or uses do not constitute land development for the purposes of these Regulations unless expressly included in these Regulations;_

- a) The maintenance or improvement of a public road, highway, street or rail road track not involving substantial engineering redesign, if the work is carried out on land within the boundaries of the right-of-way;
- b) Work by any public agency or public utility company or authority not involving substantial engineering redesign, for the purpose of inspection, repair or construction on established rights-of-way, or any sewers, drains, mains pipes, cables, power lines, traffic lights or telephone poles or other apparatus, or similar facilities;

- c) The use of any land or structure specified for residential purpose, for such occasional private family functions as are customary, in keeping with the norms of the society, without any commercial usage and advantage;
- d) The use of any land for agricultural purposes, including excavations, in the course of agricultural operations, except to the extent of the making of wells which may be specifically controlled by these Regulations, or by any other Regulations concerned with water preservation;
- e) A change in the form of ownership of any land or structure not involving the division of land into plots or building into separate occupancy units.

3-2.2 General Requirements for Development Permission

No person or group of persons may carry out land development without a valid Development Permit. The land development shall be in compliance with the requirements, restrictions or conditions of:

- 3-2.2.1 These Regulations;
- 3-2.2.2 Any applicable detailed plan;
- 3-2.2.3 Any applicable general standards and area standards;
- 3-2.2.4 Any applicable land grant;
- 3-2.2.5 Any applicable sub-division plan; and
- 3-2.2.6 The conditions attached to a development permit.

3-2.3. Inconsistencies between General and Area Standards/Zoning Regulations

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 13 to 17 of these Regulations, the provision of Area Standards/Zoning Regulations shall prevail.

3-2.4 General Development Permits

- 3-2.4.1 General Development Permits for land development, meeting the following requirements, shall be issued by the Concerned Authority:-
 - a) The proposed land development is in compliance with the requirements or conditions of these Regulations, an existing detailed plan, any applicable general standards and area

standards, and any applicable land grant and sub-division and amalgamation plans;

- b) Does not involve a change in the use of land from a use within a class designated in these Regulations, to another use in a different class as defined in Clause 12-4 and any major sub-division and amalgamation as defined in these Regulations.

3-2.4.2 An application for a General Development Permit shall be made on the prescribed form to the Concerned Authority in which the land to be developed is located for onward submission to the Authority for comments.

3-2.4.3 The Concerned Authority may attach to a General Development Permit conditions relating to:-

- a) Compliance with the plans and specifications submitted by the applicant to the Concerned Authority;
- b) The time within which the development or particular phases of it must be carried out or completed, and
- c) Protective measures which the applicant must undertake for the benefit of neighbouring property, such as the construction of fencing or retention of open spaces etc.
- d) The Concerned Authority shall simultaneously endorse a copy of each General Development Permit granted by it to the Authority for their record.

3-2.5 Special Development Permits

3-2.5.1 Special Development Permits for any other land development, authorized under these Regulations, shall be issued by the Authority as required under these Regulations.

3-2.5.2 The Concerned Authority shall refer to the Authority for the decision, all applications for a Special Development Permit except as otherwise provided in these Regulations.

3-2.5.3 The Authority after consultation with the Concerned Authority in whose jurisdiction the land development fall, may grant a Special Development Permit where the provisions of a detailed plan, general standards or area standards, require special permission for designated kinds of land development, involving an exercise of policy decision such provision shall be issued on payment of Outer Development Charges (ODC) as notified by Government from time to time.

3-2.6 Preparation of Contingency Plans as Foundations for Determination by the Authority

- 3-2.6.1 The Authority may from time to time prepare Master Plan/Development Plans including contingency plan/s for the purpose of providing a foundation for the administration or revision of these Regulations.
- 3-2.6.2 The development plan/s or the contingency plan/s should be submitted to the Competent Authority for its approval.
- 3-2.6.3 The Competent Authority, within a period of sixty days, shall approve or ask for amendments, and such approval shall be notified for the information of public in the manner prescribed under these Regulations.
- 3-2.6.4 Prior to making its determinations on such application, the Authority shall conduct such studies for planning position or make such findings as it may deem appropriate regarding the feasibility, location or any other characteristics of the proposed land development which, in the judgments of the Authority, may have important implications for implementation of the Development Plan or any other plan approved and prepared under Clauses 3-3.6.1 to 3-2.6.3 and, in particular, for the coordinated development of the vicinity.
- 3-2.6.5 The Authority shall give along with its decision on the application, a statement of its planning position, which shall:
- a) Summarize its findings;
 - b) Set forth guidelines or conditions under which the proposed land development and as may be pertinent, any other land development in the vicinity may be carried out,
 - c) If deemed appropriate, include by reference and attach interim special area concept plan showing the planning position consisting of a map and explanatory matter, which is to govern land development in a specified area until such time as a detailed plan is approved for the area.
- 3-2.6.6 If the Authority rejects the application it shall state its reasons by reference to the planning position taken on the matter.
- 3-2.6.7 If a development plan or other development exists for the area in lieu of the foregoing, the statement may consist of reference to provision of such a development plan on which the decision may be based.

3-2.7 Conditions for Development Permits

- 3-2.7.1 The Authority or the Concerned Authority may attach to a development permit conditions which concern any matter subject to these Regulations including means for:

- a) Establishing more detailed records by submission of drawings, maps, or specifications;
- b) Minimizing any adverse impact of the proposed development upon other land, including the hours of use and operation and the type and intensity of activities which may be conducted;
- c) Controlling the sequence of land development, including when it must be commenced and completed;
- d) Controlling the duration of use of land development and the time within which any structure must be removed;
- e) Ensuring that the land development is maintained properly in the future;
- f) Designating the exact location and nature of development.

3-2.7.2 In addition, the Authority may condition the grant of a Special Development Permit to the development of streets, other rights of way, utilities, parks, and other open space, of a quality and quantity reasonably necessary for the proposed development.

3-2.8 Criteria for Decisions Relating to Special Development Permits Contingency Plans or Planning Positions

In determining applications for Special Development Permits and making contingency plans or planning positions, the Authority shall take into account, as may be pertinent.

- 3-2.8.1 The provisions of the Master/Development Plan, and of any applicable concept plan or contingency plan or other development plan for the community in which the proposed land development is located.
- 3-2.8.2 The implications, if any, for the development of a larger region of which the community is a part, as such region is defined by the Master/Development Plan, or as defined by the Authority in the absence of such definition.
- 3-2.8.3 The provisions of any approved development program or scheme of a public agency which might be adversely affected by the proposed land development.
- 3-2.8.4 The need, if any, to protect existing resources, installations or investments of the Federal Government, Provincial Government or any public agency.

- 3-2.8.5 Relevant conditions or needs in the neighborhood and community relating to sanitation, road and street networks, traffic and transportation facilities, the existence or absence of municipal services, public amenities, industrial and commercial activities and facilities, air and water quality, other attributes of the physical environment, and significant social and economic characteristics of the inhabitants.

3-2.9 Notice for a Special Development Permit

- 3-2.9.1 In the case of an application for a Special Development Permit the Authority shall give a public notice in the manner as described in 3-1.1 a of these regulations.
- 3-2.9.2 The applicant or his representative may request, and if so shall be granted, an opportunity to be heard on the matter within such reasonable time, not exceeding 30 days, as shall be fixed by the Authority or the Concerned Authority, as the case may be.
- 3-2.9.3 The determinations made by the Authority or Concerned Authority on the applications for development permits shall be known as 'orders'.
- 3-2.9.4 If the Authority or the Concerned Authority, as the case may be denies the application or grants permission subject to conditions, it shall state the reasons for the denial or conditions.
- 3-2.9.5 An applicant for a development permit shall pay scrutiny/attestation fee to the Concerned Authority and if the matter is referred to the Authority pay to it the notified fee for the type of land development there indicated.

3-2.10 Approval of Minor Sub-Division

- 3-2.10.1 In the case of minor sub-division the Concerned Authority/MPGO as the case may be, grant development permit to the owner as per the rules set forth in these Regulations.
- 3-2.10.2 Applications for development permits for minor sub-divisions shall be made to the Concerned Authority on Prescribed Form -A-1.

3-2.11 Approval Procedure for Special Development Permit

- 3-2.11.1 For special development permit of major sub-division the owner shall apply to the Concerned Authority having jurisdiction and the Concerned Authority shall refer the case to the Authority for approval. The Authority shall give a public notice in the manner as described in 3-1.1 of these regulations. Upon approval by the Authority the Concerned Authority shall issue special development permit to the owner.

3-2.11.2 The application shall be accompanied by documentary evidence demonstrating:

- a) The payment by the applicant of the scrutiny fees notified;
- b) The applicant's ownership of sufficient title in the site to undertake the proposed sub-division and development;
- c) The approval of Civil Aviation, Defence Authorities, or any other Concerned Authority, if required; and
- d) Compliance with any provisions for rules or regulations under the Co-operative Societies Act 1925, if the applicant is a Co-operative Housing society.

3-2.11.3 The application for the approval of Special Development Permit involving major sub-division shall include:-

- a) A physical survey, submitted through a Professional Town Planner of the site and of any larger tract of the land of which the site is a part, showing the boundary lines of such site and tract, official survey numbers, and existing structures, water courses, wooded areas, streets, roads and other significant physical features within the site and on adjacent land within 600ft. (182.75m) of the boundary of the site;
- b) A topographical survey, with contours at intervals as deemed necessary by the Authority, including both the site and adjacent land within 300ft. (91.44m) of the boundaries of the site;
- c) A proposed layout plan at a scale of not less than 1:4000, together with block plans at no less than 1:1000, or at such different scales as may be permitted by the Authority for large development, such layout plan shall show the locations and dimensions of proposed plots, the locations, widths and grades of streets or other public ways, arrangements for street lighting, and the locations and dimensions of proposed parks, other open spaces, and areas to be set aside for non-residential use, including community facilities with percentages of each land uses with complete schedule of plots with nos., size, dimension and area of each irregular and odd plots;
- d) Existing sewer, water supply, drainage and other utility lines or facilities;
- e) The approximate locations and sizes of proposed water lines, hydrants, sewer lines, storm drainage or other utility lines or facilities, and information regarding their connections with existing or new systems;

- f) The proposed development schedule;
- g) Any other information if required.

3-2.11.4 The application for Special Development Permit shall be made to the Concerned Authority on Form A-2.

3-2.11.5 The Layout Plan required by regulation 3-3.11.3(c) and revisions of such Layout Plan shall be prepared and endorsed by a Town Planner.

3.2.11-6 Nature of Revision

Following nature of revision in the already approved plan shall be considered:

- a) If any deviation in the internal dimension of any residential/commercial and amenity plots is occurred after demarcation of land at site then the same should be submitted to the Authority for approval of revised plan.
- b) If any change in the size/area of residential/commercial plot required within the same residential/commercial blocks without disturbing the ratio of residential/commercial area already approved.
- c) No change/deviation in the location, size and ratio of amenities already approved shall be allowed.
- d) The standard of roads/lanes already approved shall not be changed/alterd unless it is technically necessitated.
- e) In case of change of ownership rights selling piece of land which is part of already approved L.O.P. the owner shall submit revised plan for approval.

3-2.12 Site Inspection and Consultation

3-2.12.1 The applicant submitting any sub-division plan shall arrange for at least one site inspection by a representative of the Concerned Authority or the Authority or both, as the case may be.

3-2.12.2 In connection with the submission of application the applicant shall consult with or obtain information from, appropriate public agencies or companies concerned with the provisions of water supply, sewerage, electricity, telephone service, fire protection and other public services appropriate to the particular development; but the Authority / Concerned Authority may in its discretion, assist the applicant to obtain any necessary or desired clearances or commitments regarding such services.

3.2.12.3 Seven copies of proposed plan duly signed by Owner and Professional Town Planner shall be submitted to the Concerned Authority for any major sub-division of plot.

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SCHEDULE 3-A SCRUTINY FEE

1. The Authority shall charge a non-refundable amount for the scrutiny of layout plans and other matters at the time of submission of the case , fee to be known as “Scrutiny Fee”.

2. For the purpose of calculating Scrutiny Fee, total area of land shall be taken into account.

3. Scrutiny Fee to be charged shall be as prescribed and revised from time to time by the Authority. The rate shall be made part of these Regulations in the form of an Appendix.

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**SCHEDULE 3B-BUILTUP AREAS IN WHICH GENERAL DEVELOPMENT PERMITS
MAY BE GRANTED IN THE ABSENCE OF A DETAILED PLAN.**

S.NO	NAME OF ORGANIZATION	NAME OF THE AREA	RESTRICTIVE PROVISIONS
1.	Karachi Metropolitan Corporation.	All built up areas under the jurisdiction of KMC except those mentioned in Appendices A to E.	1. Allotment Conditions. 2. Lease Agreement.
2.	Cantonment Ministry of Defence.	All built up areas under the jurisdiction of Cantonments, except those mentioned in Appendices A to E.	1. Allotment Conditions. 2. Lease Agreement.
3.	Sindh Industrial Trading Estates.	All built up areas under the jurisdiction of SITE.	1. Allotment Conditions. 2. Lease Agreement.
4.	Karachi Port Trust	All built up areas under the jurisdiction of Karachi Port Trust.	1. Allotment Conditions. 2. Lease Agreement.
5.	Pakistan Railways	All built up areas under the jurisdiction of Pakistan Railways except those mentioned in Appendices A to E.	1. Allotment Conditions. 2. Lease Agreement.
6.	Sindh Public Works Department	All built up areas under the jurisdiction of Sindh Public Works Department except those mentioned in Appendices A to E.	1. Allotment Conditions. 2. Lease Agreement.
7.	Federal Public Works Department	All built up areas under the jurisdiction of Federal Public Works Department except those mentioned in Appendices A to E.	1. Allotment Conditions. 2. Lease Agreement.
8.	Board of Revenue	All built up areas under the jurisdiction of Board of Revenue, Govt. of Sindh except those mentioned in Appendices A to E.	1. Allotment Conditions. 2. Lease Agreement.

SCHEDULE 3-C, PUBLIC NOTICE FOR CHANGE OF LAND USE

CITY DISTRICT GOVERNMENT KARACHI

**Specimen of the Advertisement
Public Notice for Change of Land use**

Plot No: Sector/Block Scheme/ Township Mr./Mrs./Miss/M/s.
..... owner of piece of area No: Sector/Block Scheme/Township
..... has / have filed an application in the office of Union Council No: Town
..... and Master Plan of Offices for Change of Landuse of the above mentioned plot from
..... to and Master Plan are carrying out scrutiny in view of public easement
and infrastructure regarding proposed change of the use of said area. As a result of such
conversion by virtue of existing enforceable case conditions and rules and regulations of zoning
following changes shall be effected:

Conditions	Existing	Conversion
Total area of the ground		
Height and number of storey's of the building		
Mandatory open space or compound		
Parking requirement		
Use of building		

If any one has objections / reservations the same should be submitted in writing to Union Council and MPGO- City District Government Karachi within 15 days of the publication of this notice. After the expiry of said 15 days or of any appropriate extension in the said period public hearing shall be held within five (05) days in the office of above mentioned Union Council. The concerned officer of MPGO shall also attend the said meeting in which people shall have an opportunity to express their views over such objections/reservation.

Plot – Location Plan

FORM NO. A-I
APPLICATION FOR DEVELOPMENT PERMIT FOR MINOR SUB-DIVISION

To,

I hereby submit an application alongwith necessary documents as prescribed under KCPR, 2011 for permit for minor sub-Division of the land / plot situated at _____ measuring _____ acres / yards.

Signature of the Applicant/ Owner

Signature of Professional Town Planner

License No. _____

Date of Expiry: _____

Address _____

Particulars / Documents:

1. Name of applicant
2. Name of the Owner
3. Address & Telephone No. if any
4. Location of the Land
5. Particular of Land
 - a. Government
 - b. Private
 - c. By Developing Agency
6. Present Land Use area of the Land
7. Nature of the proposed Land Use
8. Details of proposed Sub-Division Plan.
9. Reasons for Sub-Division
10. Maps and Plans
 - a. Certified copy of original Layout Plan
 - b. Key map of land, if outside of approved development scheme with width of roads.
11. Certified copy of the documentary evidence of rightful ownership.
12. 7 copies of the proposed sub-division plan.
13. official receipt of payment of scrutiny fee.

FORM-A-2

Application for Special Development Permit for Major Sub-Division/Layout Plan

To,

I hereby submit an application for Special Development Permit for major Sub-Division Plan, alongwith necessary particulars/ document as prescribed under KCPR-2011 in respect of the Land situated at _____ measuring _____ acres/sq yds.

Signature of the Applicant/ Owner

Signature of Professional Town Planner
License No. _____
Date of Expiry: _____
Address _____

Particulars / Enclosures.

1. Name of the Owner/Owners of the Land
2. Name of the Developer with Address
3. Name and address of the Professional Town Planner, who prepared the plan
4. Detailed location of the area
5. Certified copy of the documentary evidence of rightful ownership or lease.
6. Approval of other development agencies if required and other concerned agencies like PTCL, Fire Protection and other department alike.
7. Compliance report by the Registrar Co-operative Societies with any provision of or Rules or Regulations of Co-operative Society Act-1925, if the applicant is Co-operative Housing Society.
8. Maps and plans
 - a. Physical survey map submitted through a Professional Town Planner.
 - b. Copy of Site Plan showing the boundary lines of the site and tract.
 - c. Official survey Numbers
 - d. Details of existing structures, water courses, wood area, streets / roads and other significant physical features and adjacent land within 600 ft of the site.
 - e. A topographical Survey with contours at intervals including the site and adjacent land within 300 ft of the site.
 - f.
 - i) Seven copies of Propose Layout Plans at the scale not more than 1:4000 or no less than 1:1000 together with block plans.
 - ii) Dimensions of proposed plots and existing structures .
 - iii) Location, widths and grades of streets and other public ways.
 - iv) Arrangements for street lighting.
 - v) Locations and dimensions of proposed parks, play grounds and etc.

- vi) Area to be set aside for non residential use, including community facilities/
institutions facilities.
- g. Appropriate locations and sizes of proposed water lines, hydrants, sewerage line,
storm drainage and information regarding their connection with existing or new
system.
- h. Financial estimates of the project, method of financing and its phasing.
- i. Time schedule and phasing of development works.
- j. Types of Sub-Leases two individuals.
- k. Letters of commitments by financial agencies (if the finances will be arranged
through them or a financial guarantee on a non-judicial paper, if the finances will be
arranged by private resources.
- l. Official receipt of payment of Scrutiny Fee.

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CHAPTER 4

LICENSING / ENLISTMENT OF PROFESSIONALS

4.1 Qualification & Experience of the Professionals.

The requisite qualification & experience for a professional / firm applying for Town Planning License by the Authority shall be as under:-

- 4-1.1 Town Planner: A professional recognized as such by PCATP. Ordinance –IX of 1983 and Rules & Regulations framed there under.
- 4.1.2 Having valid membership of PCATP.
- 4.1.3 One year experience in Town Planning field.

4-2 Procedure for Grant of License.

- 4-2.1 Any person who holds the qualifications and experience laid down in these Regulations may apply on a prescribed Form L-1 for professionals and L-2 for firms to the Authority for license. The applicant's case fulfilling the requisite criteria shall be submitted to Licensing Committee for approval.
- 4-2.2 When an application for the grant of license has been approved by the Licensing Committee of the Authority, the applicant shall be informed accordingly and who shall then be required to deposit the license fee. The license fee shall be Rs. 3000 or as notified by the Authority from time to time.
- 4-2.3 In case the license is not granted, the applicant shall be informed accordingly.

4-3 Licensing Committee.

- 4-3.1 The application for grant of License to professional or firm shall be considered by a Committee consisting of:
 - 4-3.1.1 EDO, MPO- Chairman.
 - 4-3.1.2 One nominee each from:
 - a) Pakistan Council of Architects and Town Planners (PCATP) who has at least 10 years of experience in Planning. - Member
 - b) Pakistan Engineering Council (PEC) who has at least 10 years of experience in Structural Design of building works. - Member
 - c) Pakistan Institute of City and Regional Planning (PIC& RP) who has at least 10 years of experience in Planning. -Member

- d) Institute of Architects of Pakistan (IAP) who has at least 10 years of experience in Design & Planning of building works. - Member
- e) DO, MPGO (Licensing). - Member / Secretary
- f) DO, (P&UD) MPGO -Member

4-3.2 The Committee shall hold its meeting at least every one month or as and when required.

4-3.2.1 The quorum of the Committee shall be **Five** out of which Two must be representative of Professional bodies.

4-4 Functions of the Licensing Committee.

- 4-4.1 The Committee shall decide the cases in the light of these Regulations. It shall also hear the appeals against rejection of licenses.
- 4-4.2 The Committee shall interview the applicants for grant of license.
- 4-4.3 The Committee, before approving or rejecting an application, shall also see besides required prescribed qualifications and experience, the capability of the applicant.
- 4-4.4 The Committee at the time of interview for grant of license shall inspect the original documents submitted and may :
 - 4-4.4.1 Grant the license; or
 - 4-4.4.2 Reject the application, specifying the reasons thereof.
- 4-4.5 On the recommendation of the Committee, DO (Licensing) / Secretary (licensing Committee) shall issue license or inform the applicant of the rejection with reasons, as the case may be.

4-5 Registration / Enlistment and De-Registration / De-enlistment

- 4-5.1 When an application for a license has been approved by the Licensing Committee, the license shall be issued to the applicant.
- 4-5.2 No person shall practice in City District Karachi who is not professional by the Authority except the professionals registered with Pakistan Council of Architect & Town Planner (PCATP) as Town Planner. The professional employed in Public Sector shall not be allowed to practice except for the work of their concerned department.
- 4-5.3 Professionals registered / enlisted with the PCATP will be registered by the Committee on production of their PCATP registration / enlistment certificates duly validated. However the Authority shall have the power to suspend the license of professionals in case of misconduct. Anomaly committee headed by EDO, MPGO shall be formed to hear the appeals against the rejection or suspension of License issued by the Authority. One nominee from each

institution PCATP, KBCA shall be the member of the Anomaly Committee. The committee shall comprise of five to seven members, two from MPGO.

4-6 Validity period of License.

The licences granted under these Regulations shall be valid for a calendar year ending on 31st December.

4-7 License & Renewal Fees.

- 4-7.1 The applicant of a fresh license granted under these Regulations shall pay the non refundable fee of Rs. 3000/- or as notified by the Authority from time to time.
- 4-7.2 The license shall be renewed with the renewal fee of Rs. 1000/- or as notified by the Authority from time to time.
- 4-7.3 If the application for renewal of license has not been submitted within the allowed time, late fee i.e. Rs. 1000 per year or as notified by the Authority from time to time shall be charged in addition to usual fee.

4-8 Revocation of License.

Without prejudice to any other action that may be authorized under the Ordinance of the rules framed thereunder the Authority may revoke or suspend the license of a Licensee after issuance of show cause notice and if the licensee fails to satisfy the Authority in respect of the violation of these Regulations as allegedly committed by him from the Authority.

4-9 Appeal against the decision of the Licensing Committee

- 4-9.1 Any person aggrieved against the decision of the committee, may refer an appeal to the Anomaly Committee for review of the decision. The decision so made shall be final.
- 4-9.2 The period of limitation for filling such appeal under these Regulations shall be 90 days from the date of receipt of cause for violation.

4-10 Reasons for Cancellation / Suspension of License.

- 4-10.1 The licensee disobeys or fails to comply with any Regulations or directions issued by the Authority from time to time or any rule framed under the Ordinance and the provisions of these Regulations.
- 4-10.2 The licensee in case of individual or in case of registered company, its Directors / Partners, shall personally and severally be held responsible for the breach of any provision of the Ordinance amended up to date , and Rule and Regulations framed their under.
- 4-10.3 The licensee executes and supervises any unauthorized work or any work which is being raised in the absence of a Development Permit, or is not in accordance with the specifications, plans, design and drawings approved by the Authority except with allowable variations as given in these Regulations and allowed under Engineering codes.

- 4-10.4 The licensee disturbs, defies or breaks the discipline of any Group of Offices, C.D.G.K.
- 4-10.5 The licensee willfully obstructs the officers of the Authority in carrying out their duties, fails to provide facilities for inspecting the site and refuses to furnish the required information from time to time
- 4-10.6 The Licensee willfully misrepresents any fact or makes any false statement to the office of the Authority or suppresses information of any material fact relating to the work for which he has been engaged.

4-11 Period of Suspension.

The License of the Licensee shall be suspended until the rectification of the cause of suspension or for maximum period as given below.

- 4-11.1 First time suspension Six Months.
- 4-11.2 Second time suspension One Year.
- 4-11.3 In case the licensee violates the terms and condition as per these Regulations for the third time the license shall stand cancelled

City District Government Karachi
Master Plan Group of Offices

APPLICATION FOR REGISTRATION AS PROFESSIONAL TOWN PLANNER

The Executive District Officer

Mater Plan Group of Offices,
City District Government
Karachi.

I _____ S/o, D/o, W/o
_____ (Name in full in Block letters)

Hereby apply for the grant of license to practice as / Town Planner, in Karachi District.

My particulars are as given below:-

Date of Birth: ____/____/____,

CNIC: _____ Nationality: _____.

Year of

Graduation _____.

Residential Address _____.

_____.

Phone / Cell No. _____.

Office Address : _____.

_____.

Phone / Cell No. _____.

PCATP REG.NO. _____ . Renewed upto
20_____.

Technical education and qualification including particular Examination
passed: _____.

(Attached separate sheet if required)

Qualification	Year	University / Institution .
_____	_____	_____
_____	_____	_____

_____.

_____.

Thesis

Subject: _____.

_____.

Supervised

By: _____.

_____.

Working Experience:

Name of Firm / Company	Duration	Work done
_____	_____	_____
_____	_____	_____

_____.

_____.

_____.

_____.

Membership of any professional Councils / Bodies with Reg. No.

Present Status: Practicing independently or serving a professional firm or with any other organization etc.

Note: (Attested copies of all documents to be attached)

(Signature of Applicant)

DRAFT

UNDERTAKING

(Should be submitted on Rs.100 Stamp Paper)

I / we _____ s/o , d/o, w/o _____
_____ do hereby agree to abide all rules and regulations in respect of
enlistment of Professional Town Planner framed under SLGO-2001 from time to time and shall
be fully responsible for all acts and deeds done under the above cited name and title.

I / we do hereby agree with free consent that the Authority reserve full rights to cancel or suspend
the License for a specific time, or permanently for the breach of any terms and conditions as
specified in the Karachi City Planning Regulations – 2011 amended up-to-date.

I / we undertake to intimate any change in my/ our address or constitution of the Firm/ Company
etc., and shall not hold the Authority responsible for any loss sustained due to wrong delivery of
letter by postal authorities.

I / we do hereby agree to take full responsibility for the adequacy, stability and safety of all the
Planning Designing and methods of construction towards the achievement of safe and sound
construction of any developing scheme to me / us.

Signature _____

CNIC No. _____
(Attach copy)

Registered Office Address _____

**CITY DISTRICT GOVERNMENT KARACHI
MASTER PLAN GROUP OF OFFICES**

APPLICATION FOR ENLISTMENT AS PROFESSIONAL BUILDER / FIRM

The Executive District Officer,
Master Plan Group of Offices,
City District Government,
Karachi

I / we _____ hereby apply
for the grant of license for practicing as a Builder / promoter in Karachi District. My/Our
particulars are as follows:

1. Name of Company (In Block Letters) _____
2. Registered Business address with
Telephone No. / Fax No. _____

3. Status (Proprietor/Partnership /Corporation)
with address & copy of Registration _____
4. Name of the Directors/ Partners / Sole
Proprietor with Residential address,
Computerized National Identity Card and
the extent of share in Company. (if more
than one, attach separate sheet)

5. Details of Capital of Company. Attach
name and details of Partners / Share Holders
/ Directors. _____
6. Details of the technical qualification of the
Proprietor/Director Company/ Society /
Partners _____
7. The Proprietor / Company paying Income
Tax/ NTN No. of Company _____
8. Is the company registered with other
development agencies as a builder / firm for
undertaking Town Planning work? If so,
please attach the copy of the registration

9. Does the company / firm has any previous
experiences of designing /planning of
Schemes/ Buildings (please give full

details)

- a. proposed date of start _____
- b. Proposed date of completion _____
- 10. Is the company financially sound enough? If so, please attach bank certificate address to the MPGO-CDGK _____
- 11. Does the company enjoy credit facilities from any Bank, HBFC or any other agency? If so, please attach certificate, if not, method of financing of the project be described _____
- 12. Details of the qualified staff (full time Town Planners for Planning and Supervision of Projects alongwith PCATP No. _____
- 13. Details of the Equipment and Machinery available with company and state details of the Site of placing the machinery _____
- 14. Does company own land, if so, please submit all the details alongwith attested copies of land ownership _____
- 15. Name of Structural Engineer and Architect attached with Company and certificates from them that they will be associated with all projects of Company _____
- 16. Court Cases, if any (against the site operation, partners etc.) _____
- 17. Have you ever been associated in any capacity in any illegal project? _____
- 18. Has your licensed ever been cancelled by any other licensing authority? _____

Certified that the statements given above are correct and if any of the above statement be found incorrect the license can be cancelled and action can be taken under SLGO-2001 amended up-to-date and the rules and regulations framed thereunder.

Signature _____ Directors/ Partners / Proprietor of _____

UNDERTAKING

(Should be submitted on Rs.100 Stamp Paper)

I / we _____ s/o , d/o, w/o _____
_____ do hereby agree to abide all rules and regulations in respect of
enlistment of Professional Firm/ Builder framed under SLGO-2001 from time to time and shall be
fully responsible for all acts and deeds done under the above cited name and title.

I / we do hereby agree with free consent that the Authority reserve full rights to cancel or suspend
the License for a specific time, or permanently for the breach of any terms and conditions as
specified in the Karachi City Planning Regulations – 2011 amended up-to-date.

I / we undertake to intimate any change in my/ our address or constitution of the Firm/ Company
etc., and shall not hold the Authority responsible for any loss sustained due to wrong delivery of
letter by postal authorities.

I / we do hereby agree to take full responsibility for the adequacy, stability and safety of all the
Planning Designing and methods of construction towards the achievement of safe and sound
construction of any developing scheme to me / us.

Signature _____
CNIC No. _____
(Attach copy)
Registered Office Address _____

CHAPTER 5

PUBLIC SALE PROJECT

5-1 No Objection Certificate for Sale of Plots in Public Sale Projects

All town planning schemes / plans having plots to be constructed for onward transfer of title in piecemeal (in the form of sub-lease etc) are bound to obtain NOC for sale from the Authority in accordance with these regulations.

5-1.1 Application Form

An Owner/Developer applying for NOC to the Authority shall furnish the requisite documents and particulars as specified in Form DNP-1 duly signed by all concerned.

5-1.2 Undertakings of Developer/Builder and Professionals

The Developer, his Builder and his Town Planners/Architects/ Engineers shall submit the undertaking along with the Form DNP-1. The undertaking of the Developer/Builder shall be on stamp paper in accordance with the format specified in Form DNP-1A and DNP-1B. The undertaking of Town Planner/Architect/Engineer shall be in accordance with format as provided in Form DNP-1C.

5-1.3 Price and Work Program

A Developer shall also submit the selling price of various plots, clearly specifying the development cost of water supply sewerage and roads.

5-1.4 Fee for NOC

A Developer shall pay to the Authority, a fee for the "NO OBJECTION CERTIFICATE FOR SALE" as prescribed in these Regulations. The Authority shall publish a notice on the salient features of each public sale project (name of project, address, builder, office address, Town Planner, Architect Engineers), nos. & sizes of various types of plots, date of completion, model agreement etc.), within seven days of issuance of "NOC for Sale.

5-1.5 Security Deposit

5-1.5.1 The Developer shall mortgage 15% of the plot in favour of the approving authority. In case of delay in completion of the project where such delay has not been condoned as per clause 5-1.16. These mortgaged 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.

5-1.5.2 The Authority shall have the right to utilize the Security Deposit to remedy any fault/defect in the development works or violation of any condition of the NOC granted by the Authority that come to light at the time of the completion of the project or in case the Developer/Builder fails to comply with any of the following:

- a) To develop the township in accordance with the plan specification agreed with the purchaser and approved by the Authority.
- b) To complete the development on time as per terms of agreement with the purchaser and/or as provided in these Regulations or Ordinance amended up-to-date.
- c) To provide services as per agreement with purchaser.
- d) To obtain Occupancy Certificate from the Authority.
- e) If Developer is found to be indulging in or involved in any unlawful development/construction activities pertaining to the project.
- f) To rectify defects after occupation if the Developer failed to act, as per Clause 5-1.5.4, provided the Authority is satisfied that the developer is at fault and that such a matter has not arisen due to misuse, mischief or subject to normal wear & tear.

5-1.5.3 Any such defect or violation shall have to be made good by the Developer at their own cost and risk and the cash security deposit, shall not absolve the Builder/ Developer of his/her responsibility to the project as per condition of NOC and the agreement made with the allottee or as enunciated in clause 5-1.5.4.

5-1.5.4 The security deposit shall not, in any way, prejudice the Authority's rights under these Regulations to initiate any other proceedings including prosecution or any other action in the event of violation of any of these Regulations.

5-1.5.5 The deposit shall be released to the Developer after one year of obtaining Occupancy Certificate but after meeting all Developer's liabilities as cleared by Concerned District Officer of the Authority.

5-1.6 Application Form for Allotment

After the receipt of No Objection Certificate from the Authority, the Developer shall get filled an application form specified as Form DNP-....., from a person intending to book a plot in the project. Together with the allotment letter, the allottee shall be provided not only the site plan of his allotted plot but also an invariably an approved layout plan of the entire scheme showing the location and

area of his plot together with location and list of all amenity plots with their dimensions and area.

5-1.7 Execution of Sub-Lease

A plot shall be offered for sale as per schedule of payment described in Form DNP-..... and by virtue of sale, lease shall be executed as per sale or lease conditions by the Developer in favor of allottee before delivering the possession of the plot.

5-1.8 Price of the Plot

5-1.8.1 The price of the plot shall not be increased or escalated by the Developer without approval of the Authority. The Developer while fixing the price of plot shall take into account the escalation anticipated during the declared development period. The grant of any extension in the time completion of the development by the Authority shall not entitle the builder to any escalation of cost over the initially fixed cost of the plot.

5-1.8.2 If the allottee refuse to agree with the escalation in price granted by the Authority, the Developer shall refund the amount deposited along with the mark-up at the prevailing rate of profit of the average of three Scheduled Banks for the period extending from the date of first payment by the allottee to the date of refund by a Developer. This amount shall be paid within 60 days as per banking principle.

5-1.9 Confirmation of Allotment

The allocation of the plot shall be confirmed by the developers through an Allotment Letter to the allottee as specified in Form DNP-....., within 15 days of booking. The allotment letter shall specify the Plot Number, Sector or Block, general facilities, the total price of the plot and details of other charges. If the allotment letter is not given within 15 days than the developer shall pay mark-up to the allottee at the prevailing bank rate.

5-1.10 Agreement between Developer and Allottee

Within 15 days of the issuance of allotment letter and before calling other installments in respect of the plot, the Developer shall execute an Agreement with the allottees as specified in Form DNP-..... In case of the failure of the developer in this effect the developer shall pay the mark-up to the allottee at the prevailing bank rate in addition.

5-1.11 Payment of Installment

5-1.11.1 The payment of installments shall be made by the allottee strictly according to the Schedule of Payment Form DNP-....., attached to the Agreement. In case of failure, a 15 days notice shall be issued by registered A/D or registered courier service on the last given address and if the allottee fails to make payment within the above period,

another notice shall be issued by the Developer extending the period up to another 30 days. In case of further failure, a cancellation letter shall be issued to the allottee, a copy of which shall be endorsed to the Authority. The Developer shall not rebook the cancelled plot within 30 days of receipt of copy of cancellation letter by the Authority, provided further that the Owner/Developer shall publish the cancellation notice in the weekend edition of two leading newspapers (English & Urdu) in the classified advertisement section in a bold format under the heading of cancellation of plot.

5-1.11.2 If, in response to the above cancellation notice the allottee intends to continue the booking, the Developer shall restore the allotment, after receipt of pending payment and charging the mark-up on the prevailing Bank rate for the period of delay on unpaid installment.

5-1.11.3 If no response to the Authority is received from the allottee during the said period, the cancellation of the plot shall be confirmed automatically. In case cancellation is made before allocation, the Developer shall refund the total amount paid till that time by the allottee within 30 days. However, after allotment of plot, 4% of the paid amount shall be retained by the Developer, and the rest of the amount shall be refunded within 30 days. In spite of failure to make payment of installments in time, if the Developer does not resort to cancellation as provided in these Regulations he may or may not charge mark-up on the unpaid installments at the prevailing bank rate. If the amount is not refunded within 30 days the developer shall pay the mark-up to the allottee at the prevailing bank rate.

5-1.12 Documentation, Connection and Meter Charges

Documentation charges for sub-lease and loan, and external service connection charges for sewage and water shall be paid in proportion to the area of the plot, in accordance with the actual payment made to these agencies plus 15% as service charges for their respective services. This amount is to be paid at the time of deposit of challan. In case allottee fails to make this payment he shall pay mark-up on it at the prevailing bank rate, for the period of the delay.

5-1.13 Clearance of Dues for Execution of Sub-Lease

The Sub-lease of the plot shall be executed in favor of the allottee before handing over the possession of the plot provided the allottee has made payment of all outstanding amounts due up to that time.

5-1.14 Timely Completion of the Project

The Developer shall maintain steady progress of work irrespective of the situation of payment by the individual allottees and fulfill the obligation of the timely completion of the project, even by arranging the required funds from his own resources.

5-1.15 Withdrawal of Allotment

The allottee if he so wishes can withdraw his allotment of the plot by surrendering the original letter of allocation/allotment to the Developer and in this event, the Developer will refund to the allottee the amount deposited till that time. In case the cancellation is made before allotment the Developer shall refund amount paid by the allottee till cancellation within 30 days. However, after the allotment of plot, 4% of the amount paid, for the plot shall be retained by the Developer and the rest of the amount shall be refunded within 30 days.

5-1.16 Extension in Date of Completion

For extension in date of completion of the project, the Developer shall invite “No Objection” through display advertisement of two leading circulated newspapers in Urdu and English. A prescribed fee in this regard shall be paid by the Developer (Schedule 4A), before extension is granted by the Authority.

5-1.17 Sublet & Transfer of Allotment

The allottee can not sub-let, transfer or sell his plot to any one before taking over possession, without prior written permission of the Developer, who shall allow such transfer on receipt of all outstanding dues up to that time and a transfer fee @0.5% of the total price of plot. However, no transfer fees shall be charged in case the transfer is made within 3 months of allotment.

5-1.18 Physical Possession & Caretaking Charges

The Developer, after obtaining Completion Certificate from the Authority, which shall include the provision of Water and Sewerage Services, shall issue intimation to the allottee. The allottee shall take over possession of the plot within 15 days of such letter from the Developer. In case of delay the Developer shall charge an amount as specified in agreement per month from the allottee for caretaking of the plot in good condition.

5-1.19 Delay in Completion and Compensation for period of delay

The Developer shall complete the project and, after obtaining Completion Certificate, hand over physical possession of the plot complete in all respect to the allottee, by the time specified by the Authority. In case of delay in handing over the possession, the Developer shall pay mark-up to the allottee at prevailing bank rate on the total amount paid, for the period of delay, from the time specified or extension made thereof by them.

5-1.20 Development of Scheme

The Developer shall develop the area by providing water supply system, sewage disposal system, storm water drainage system, roads and walkways, refuse collection depots, and parks and play grounds. The Developer shall initiate the process for the arrangement of bulk supply of electricity and gas for the concerned development scheme/area.

5-1.21 Abandonment of the Project

If, for any reason, the project is abandoned by the Developer, the Developer will refund the total amount received from the purchaser with mark up at the prevailing bank rate for the same, for the whole period of retention of the money, along with an additional compensatory amount equal to 10% of the amount received from the allottee up-to-date against the booked plot, within 60 days of the announcement to the effect of the abandonment of the project.

5-1.22 Defect Liability

The Developer shall assume Defect Liability of the plot and external service provided for a period of 12 months from the date of offering possession of the plot after obtaining Completion Certificate, and all defects shall be rectified to the satisfaction of the Authority as per provision of Ordinance as amended from time to time.

5-1.23 Use of Amenity Spaces

Amenity spaces in the project shall neither be converted nor mis-utilized, but will be used exclusively for the benefits of the residents of the project as per approved Master/Layout Plan. The Developer shall ensure the development of all Amenity plots by the time 50% of the cost of the allotted plots have been received from the allottee before demanding any further payments from the allottee. Development of the amenity plot shall be certified by the Authority before allowing the developer to demand any further installment/payment.

5-1.24 Formation of Association for Maintenance of Utilities and Environment

The maintenance of the services and amenities at the project will be finally looked after by the allottees who would form an Association to handle the affairs of the project. The rights of easement, appurtenances and other common rights shall be transferred to such Association/Society.

5-1.25 Sale or Transfer of the Project

No Developer shall sell or transfer the whole project to anyone for sale or transfer of the plots of the project if any to the general public unless prior intimation to the Authority is given and No Objection from the 2/3rd of allottees is obtained. The new Developer shall obtain revised/revalidated NOC from the Authority in his favor before taking the work of development in hand or offering for sale the remaining numbers of plots to the general public. In addition, the new Developer shall assume all responsibility and liabilities of the agreement made between Developer and allottees.

5-1.26 Settlement of Disputes

All disputes of the Developer and allottee shall be referred to the Authority. Any appeal against the decision made by the authorized officer of the Authority may be filed before the EDO-MPGO and thereafter any further appeal shall be made within 60 days to an Appeal Committee consisting of the Chief Executive of the Authority, Chairman PEC or his/her representative, Chairman PCATP or his/her

representative, one representative of Association of Builders & Developer (ABAD) and the representative of the concerned Authority. The decision of this Committee shall be final and irrevocable.

5-1.27 Instructions of the Authority

Besides the above Regulations, the orders and instruction of the Authority issued from time to time in this regard as per the Regulations shall be followed strictly.

DRAFT

UNDERTAKING FROM DEVELOPER ON RS.100/- STAMP PAPER

UNDERTAKING

I _____ s/o _____
(Name of the Developer)

_____ of M/s. _____
(Designation) (Name of Firm / Company)

whose registered office is situated at _____
(Address of the Firm/Developer)

hereby undertake on behalf of the developer as follows:

1. That we are carrying out construction of our project _____ situated on Plot No. _____ for offering residential / commercial plots for public sale.
2. That the date of completion and handing over physical possession of the plots is approved vide NOC No. _____ and construction of our project is delayed up to _____ months.
3. That we have already done booking and committed the prices, date of completion and handing over possession of the plots etc. with the buyers.
4. That we have received part payment from the buyers on account of prices of the residential / commercial plots.
5. That we have completed the formalities of the documentations for sub-leases and shall be executed in the name of the buyers before handing over possessions.
6. That we have completed the formalities of the documentation for the loan giving agency and the loan will be available in the name of the individuals allottees by _____.
7. That we have completed the formalities of KESC and the domestic electric connection and matter are expected to be available in the name of the individual buyer before completion of the project.
8. That we have completed the formalities of Sui Sothern Gas Company and domestic Gas Connections and meter are expected to be available before completion of the project.

Dated: _____

(Signature of the Developer with Seal)

UNDERTAKING FROM BUILDER ON RS.100/- STAMP PAPER

UNDERTAKING

I _____ working in the capacity of
(Name of the Builder)
_____ with organization M/s. _____
(Designation) (Name of Firm / Company)
whose registered office is situated at _____ with license
(Address of the Firm/Developer)
number do hereby undertake on behalf of the Builders as follows:

1. That we have been appointed by M/s. _____
2. (Name of Firm / Company)
for the execution of development work for the project _____ on
the plot / survey No. _____.
2. That we will carry out the development work strictly in according with the approved
Layout Plan and specification.
3. That we will use material for development as required under the code of practice
specified.
4. That we have not started development works of the project as yet and intended to start on

or
That we have started the development work w.e.f. _____ and the
present stage of development work is as under:-

5. That in the case of litigation or dispute with the owner /developer due to which the
progress of work is likely to be affected, we will intimate the Authority of the situation.

Dated: _____

(Signature of the BUilder with Seal)

UNDERTAKING FROM PROFESSIONALS FOR TOWN PLANNING PROJECTS ON
RS.100/- STAMP PAPER

UNDERTAKING

I, Mr/ Mrs/Miss _____ S/o . D/o . W/o _____

(Town Planner/ Architect / Engineer)

registration No. of the relevant council _____

mailing address _____ phone _____

mobile _____ email _____ fax no. _____ (if

any) do hereby undertake:-

1. That I have been assigned by M/s. _____ for the planning, design and supervision of the Town Planning Project _____ located on Plot / Survey No. _____
(Address of the project)
2. That I have done planning and design of the project on the above noted plot / survey No. in accordance with the Karachi City Planning Regulation – 2011.
3. That the Layout Plan of the Project has been approved by the Authority / Concerned Authority vide the letter No. _____ dated _____.
4. That I undertake to supervise the development work of the project through all stages of execution.
5. That I may not change in the Layout Plan, design and specifications without approval of the Authority except as provided in these Regulations.

1. Signature of Professional _____
2. Name of Lic. Professional _____
3. N.I.C. No. _____
4. Mailing and Permanent Address _____

5. Office Address Tele No. _____

6. Dated _____

MODEL OF AGREEMENT BETWEEN THE DEVELOPER AND THE ALLOTTEE
(FOR BOOKING OF PLOTS IN TOWN PLANNING PROJECT)
ON STAMP PAPER OF RS.100/-

This agreement is made on _____ day of _____ 201_ between _____ the Developer having his head office at _____ through its Managing Director / Managing Partner/ Proprietor hereinafter referred as the vendor and being S/o.W/o.D/o _____ residing at _____ hereinafter referred to as the vendee being party of the 2nd part.

Whereas the vendor is developing the project _____ consisting of plots on plot/survey No. _____ as per approved layout plan by the Authority / Concerned Authority vide their letter No. _____ dated _____ for selling the same to the public as per terms of NOC.

Whereas the vendee has agreed to purchase the plots No. _____ on _____ against the total sale consideration of Rs. _____ and whereas vendor has agreed to sell it to the vendee against the above said consideration, now through this agreement enter into between the party on terms and conditions set herein below:-

1. That the total consideration payable by the vendee to the vendor shall be Rs. _____ out of which the vendee has to pay to the vendor the sum of Rs. _____ (acknowledgment whereof has already been issued by the vendor and which the vendor hereby also admits). The remaining amount of Rs. _____ shall be payable by the vendee to the vendor as per schedule of payments attached.
2. That the vendor shall complete the development of the project by _____ as specified in the NOC issued by the Authority / Concerned Authority. If the vendor fails to deliver the possession within this period the Developer shall pay markup to the allottee at the rate of the profit of the average of three scheduled banks on the total amount paid, for the period of delay, by the time specified or extended by the Authority / Concerned Authority.
3. That the vendor shall assume defect liability of the plot and external services provided for a period of 12 months from the date of offering possession of the plot after obtaining completion certificate, and all defect shall be rectified to the satisfaction of the Authority/ Concerned Authority. However, if defect resulted for reason of deviation from plan, design or specification agreed to between allottee and Developer, Developer liability shall remain until such deviations are removed.

4. That the payment of installments shall be made by the vendee strictly according to the Schedule of Payment annexed to the Agreement. In case of failure, a 15 days notice shall be issued by registered A/D on the last given address and if the allottee fails to make payment within the above period, another notice shall be issued by the Developer extending the period up to another 30 days. In case of further failure, a cancellation letter shall be issued to the allottee, a copy of which shall be endorsed to the Authority. The Developer shall not rebook the cancelled plot within 30 days of receipt of copy of cancellation letter by the Authority provided further that the Owner/Developer shall publish the cancellation notice in the weekend edition of two leading newspapers (English & Urdu) in the classified advertisement section in a bold format under the heading of cancellation of plot.

During this period the Authority shall confirm through Registered A/D from the allottee regarding the receipt of notices from the Developer, and if the same have not been received, and the allottee intends to continue the booking the Developer shall be directed to restore the allotments, after receipt of pending payment and charging the markup on the prevailing rate of profit of the average of three schedule bank for the period of delay or unpaid installment.

5. If no response to the Authority is received from the allottee during the said period, the cancellation of the plot shall be confirmed automatically. In case the cancellation is made before allocation, the Developer shall refund the total amount paid till that time by the allottee within 30 days. However, after allocation of plot, 4% of the total price of the plot shall be retained by the Developer, and the rest of the amount shall be refunded within 30 days. In spite of failure to make payment of installments in time, if the Developer does not resort to cancellation as provided in these Regulations he may or may not charge mark-up on the unpaid installments at the prevailing bank rate. If the amount is not refunded within 30 days the developer shall pay the mark-up to the allottee at the prevailing bank rate.
6. The vendee if so wishes can withdraw his/her allotment of the plot by surrendering the original letter of allocation/allotment to the Developer and in this event, the Developer will refund to the allottee the amount deposited till that time. In case the cancellation is made before allocation, the Developer shall refund total amount paid by the allottee till cancellation within 30 days. However, after the allocation of plot 4% of the amount paid, for the plot shall be retained by the Developer and the rest of the amount shall be refunded within 30 days.
7. The allottee can not sub-let, transfer or sell his plot to any one before taking over possession, without prior written permission of the Developer, who shall allow such transfer on receipt of all outstanding dues up to that time and a transfer fee @ 0.5% of the total price of plot. However, no transfer fees shall be charged in case the transfer is made within 3 months of allotment.
8. That the vendee shall pay to the vendor documentation charges for sub-lease and loan, and external service connection charges for gas, electricity, sewage and water shall be

paid in proportion to the area of the plot, in accordance with the actual payment made to these agencies plus 15% as service charges for their respective services. This amount is to be paid at the time of deposit of challan. In case allottee fails to make this payment he shall pay mark-up on it at the prevailing bank rate, for the period of the delay.

9. That the vendee agrees to make payment of Rs. _____ per month to the vendor after taking over the possession of the plot towards maintenance services till such time the vendee's association comes into being.
10. That the vendee agrees to become a member of Association / Society which will be formed to look after the common and general services of the project and to regularly pay the fees, subscription etc. as may be decided by the Association / society.
11. That the price of the plot shall not be increased or escalated by the vendor without prior approval of the Authority. The vendor while fixing the price of plot shall take into account the escalation anticipated during the declared development period. The grant of any extension in the time completion of the development by the Authority shall not entitle the vendor to any escalation of cost over the initially fixed cost of the plot. If the allottee refuse to agree with the escalation in price granted by the Authority, the vendor shall refund the amount deposited along with the mark-up at the prevailing rate of profit of the average of three scheduled Banks for the period extending from the date of first payment by the allottee to the date of refund by a vendor. This amount shall be paid within 60 days as per banking principle.
12. If, for any reason, the project is abandoned by the vendor, the vendor will refund the total amount received from the vendee with mark up at the prevailing bank rate for the same, for the whole period of retention of the money, along with an additional compensatory amount equal to 10% of the amount received from the vendee up-to-date against the booked plot, within 60 days of the announcement to the effect of the abandonment of the project.
13. All disputes of the vendor and vendee shall be referred to the Authority. Any appeal against the decision made by the authorized officer of the Authority may be filed before the EDO-MPGO and thereafter any further appeal shall be made within 60 days, to an Appeal Committee consisting of the Chief Executive of the Authority, Chairman PEC or his/her representative, Chairman PCATP or his/her representative, one representative of Association of Builders & Developer (ABAD) and the representative of the Concerned Authority. The decision of this Committee shall be final and irrevocable. In the absence of any such appeal the decision of the Authority shall be binding of the all parties.

Signature of the vendor with seal

Signature of vendee

Witness one _____

Witness one _____

Witness two _____

Witness two _____

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CHAPTER - 6

VIOLATIONS OF LAND DEVELOPMENT

6-1 Removal or Prevention of Violation

6-1.1 The Authority and each Concerned Authority shall carry out inspection and take other appropriate measures to ensure compliance with these Regulations.

6-1.2 If the Authority/Concerned Authority shall find that any of the provisions of these Regulations, or any rules relating thereto, or any conditions of a General or Special Development Permit are being or have been violated, it shall serve a notice in writing on any person responsible for the violation.

6-1.2.1 The notice shall indicate the nature of the violation and the Authority / Concerned Authority may order such action as it may deem appropriate to correct the violation including but not limited to:

- a) The discontinuance of any illegal work being done on, or activities being conducted in relation to land.
- b) Requiring the Owner/Professional who are carrying out or have carried out such land development works, on or before such day as shall be specified in such notice, by a statement in writing subscribed by him or by an agent duly authorized by him and addressed to the Authority, to show sufficient cause why such land development works or such part thereof shall not be removed or altered to comply with these Regulations.
- c) If such person fails to show sufficient cause to the satisfaction of the Authority/ Concerned Authority why such land development works or part thereof shall not be removed or altered, the Authority /Concerned Authority may take the following actions:-
 - i) Require the person who has carried out the development works against the provisions of these Regulations or any other statute, to alter or cessation the whole or part of development works thereof.
 - ii) Any other measures authorized by these Regulations, or with the conditions of development permit.

6-1.2.2 The order shall specify the period within which the violation shall be corrected and in the event of non-compliance with the order the Authority /Concerned Authority may itself take appropriate measures under the relevant statute to be taken to effect compliance. The expenses shall be recoverable from the Owner/Registered Attorney or owners/developer in the manner provided for the recovery of arrears of land revenues or taxes.

6-1.2.3 The giving of notice and making and serving of an order under this clause shall not be a prerequisite to the initiation of and shall not bar any prosecution under

any applicable law, and the Authority /Concerned Authority may take action under this clause whether or not a prosecution is to be initiated.

6-2 Enforcement by the Authority

The Authority / MPMGO may direct the Concerned Authority (under whose jurisdiction violation/s occur) to take action under Regulation 1-4 with respect to any violation.

6-3 Appeals

6.3.1 Within 30 days from the date of receipt of any order of an Authority/ Concerned Authority under these Regulations, any aggrieved person so served may appeal to the Authority/ Concerned Authority as the case may be which shall give the person an opportunity to be heard before such officer within 15 days of filing such appeal.

6-3.2 Within 30 days from the date of receipt of any order of Authority/ Concerned Authority under these Regulations or of its determination on an appeal under the preceding sub-clause, the aggrieved person so served may appeal to the Government which shall give the person an opportunity to be heard before such officer or committee and within such reasonable time as shall be designated by the Government.

6-3.2.1 The Authority/Concerned Authority or the Government, as the case may be, after considering a report and any recommendations of the hearing officer or officers, may affirm, modify or over-rule the order or determination.

6-4 Finality of Orders or Determinations

Unless an appeal has been admitted as provided by Clause 6-3 of above, an original or appellate order, or determination of the Authority/ Concerned Authority or the Government shall be final.

CHAPTER – 7

SPACE REQUIREMENTS IN AND ABOUT BUILDINGS

7-1 Space for Electrical Sub-Station:

A minimum space of 16 ft. x 21 ft. (5 m x 6.5 m.) (or as per requirement of KESC) shall be left for electrical sub-station which is abutting on road side / street or has clear passage of 16 ft. (4.87 m) width , for public sale, commercial , residential buildings having more than 20,000 sq. ft. total floor area and industrial building having an area in excess of 25,000 sq. ft. In the event that KESC. Sub-Station is not required, this space may be utilized as per Regulations.

7-2 Method of measuring minimum clear space:

The minimum clear of space prescribed between a building and from the property line shall be measured from the external face of the perimeter wall enclosing the covered or usable area of the building , at its greatest projection from the building, at right angles to the plot boundary , and excluding permissible chajjas and balconies. If there are more boundaries than one in the plot affecting the building, the above requirements will be satisfied at all such boundaries also.

7-3 Separate approach for every building:

Every building more than 35 feet (10.5 m) high not abutting on a street shall have an access for an approach from the street, open to the sky, at least 16.ft width.

7-4 Projections beyond property limits:

No projections or overhanging features shall be permitted beyond property limits except where permitted under the Regulations.

7-5 Allowable Projections:

7-5.1 Maximum allowable projection of Chajjas and sunshades in compulsory open spaces shall be 2.5 ft (0.75 m) or half the width of COS whichever is less.

7-5.2 No construction shall be allowed in the chamfered portion upto 17 feet (5.17 m) measured from the adjacent road.

7-5.3 Open balconies projecting on to public streets from buildings abutting such streets be permitted by the authority only for residences / apartments. Such projection shall not be used as a room as per conditions stated here under:

- | | | |
|---------------------------------|---|--|
| (a) Width of Street | : | 30 ft. (9.13 m) and Less than 40 ft (12.18 m) |
| Maximum length of Balconies: | | 23 ft. (7 m) |
| Maximum Projection of Balconies | : | 2 ft (60 cm) |
| Min. height of Balconies | : | 17 ft. (5.17 m) |

/Sunshades above Street
level from Center of street

(b) Width of Street : 40 ft. (12.18 m) and Less than 50 ft (15.2 m)

Maximum length of Balconies: 23 ft. (7 m)

Maximum Projection of Balconies : 3 ft . (90 cm)

Min. height of Balconies /Sunshades above Street level from Center of street : 17 ft. (5.17 m)

(c) Width of Street : 50 ft. (15.2 m) and above

Maximum length of Balconies: 23 ft. (7 m)

Maximum Projection of Balconies : 4 ft. (120 cm)

Min. Height of Balconies /Sunshades above Street level from Center of street : 17 ft. (5.17 m)

(d) In case of corner plots no balcony will be allowed at the corner of the plot below 17 sq. ft. (5.17 m)

7-6 Residential Buildings.

7-6.1 No habitable room shall have a floor area of less than 100 sq. ft. (9.3 sq m)

7-6.2 The minimum width of the habitable room shall be 8 ft. (2.44m)

7-6.3 The minimum floor area of kitchen shall be 50 sq. ft (4.53 sq.m). The minimum width of kitchen shall be 6 feet (1.8 m)

7-6.4 The minimum areas and widths of W.C' S and Bathrooms shall be:

W.C	Min. Area	Min. Width
	15 sq .ft (1.4 sq.m)	3.5 ft (1.07)
Shower	15 sq. ft (1.4 sq.m)	3.5 ft. (1.07 m)
Combined	35 sq. ft	4.5 ft.

W. C & Bath (3.25 sq.m) (1.38 m)
Room :

7-6.5 The minimum clear height of rooms shall be as per table below :

Habitable rooms	9.5 ft (2.65 m)
Kitchen	8.0 ft (2.43 m)
Bathrooms, W.C' s Latrine	8.0 ft (2.43 m)
Garages & Car porch	7.5 ft (2.28 m)
Passages, Galleries, Corridors	7.5 ft (2.28 m)

7-7 Commercial Buildings :

7-7.1 The minimum floor area of a shop shall be 100 sq. ft (9.29 sq.m) and the minimum width of the shop shall be 8 ft. (2.4 m)

7-7.2 The shop having a loft shall have carpet area 100 sq. ft (9.29 sq.m) and minimum height of 16 ft (4.87m) and with loft area of not exceeding 40 % of the carpet floor area.

7-7.3 The minimum ceiling height of an arcade shall be 8 ft (2.5 m)

7-7.4 40 % of the shopping area may have shops of minimum floor area of 56 sq. ft (5.2 sq. m) provided they are not facing the road.

7-7.5 The minimum clear height of shop will be 10 ft. (3 m)

7-7.6 Clear width of Arcade between inner surface of the outer column and shop shall be minimum of 5'-6" and width from outer column and shop shall be 8'-0"

7-8 Staircases:

7-8.1 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 loft and spiral staircase to non public access areas shall be excluded from these requirements.

7-8.2 For all buildings other than buildings and bungalows having an area of 120 sq. yds., the minimum width of staircases shall be 4 ft. (1.2 m).The distance from any point to the nearest staircase shall not exceed 100.ft (30 m). The minimum clear head room under beams and stair landing shall be 7 ft (2.1 m)

- 7-8.3 Other than bungalows, all staircases shall be provided with handrails.
- 7-8.4 A handrail shall be provided on each side of the staircase when the staircase is 6 ft (1.8 m) wide or more.
- 7-8.5 For all buildings other than bungalows, there shall not be more than 15 risers between each landing in a straight flight. Depth of the landing shall not be less than the width of the flight.
- 7-8.6 Winders shall be permitted up to 120 sq. yds. buildings and bungalows only.

7-9 Lifts:

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.

7-10 Minimum requirements of places of Assembly:

The minimum clear height of places of assembly shall be 12 ft. (3.65 m)

7-11 Godowns and Warehouses:

- 7-11.1 No godowns except a store shall be provided in a residential building
- 7-11.2 Godowns / warehouses shall be designed, adopted or used for storage purposes only.
- 7-11.3 In every warehouses and godown there shall be exhibited by the owner, at some appropriate place, permanently and consciously, a notice incised or embossed on metal, plastic or similar permanent material in the following form, stating the load for which the floor has been designed with letters to be at least 1 inch (25mm) wide & 3 inch (75mm) high. In case of inflammable or explosive materials, being stored, prior permission from the relevant authorities shall be obtained.

NOTICE

This floor has been designed to sustain a superimposed load of 10 lbs per sq. ft (48.9 kg Per sq. m)

7-12 Compound Wall:

Compound wall wherever constructed shall be limited to max. height of 8'-0" (2.44 M) above the crown of road.

7-13 Facilities for Disabled:

In all building intended for commercial use, public use and buildings meant for amenity purposes such as health and welfare uses, education uses, religious uses, recreation uses and Govt. uses shall provide facilities for disabled persons as under:

- 7-13.1 Provision of ramp upto ground floor with a minimum width of 4ft. (1.20 m) and maximum gradient 1: 12 with a railing at least on one side.
- 7-13.2 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 the out side.
- 7-13.3 Provision for parking minimum one out of every 50 car parking stalls should be reserved for disabled persons.

CHAPTER - 8

PRESERVATION OF HERITAGE BUILDINGS

8-1 Definition

These definitions shall be confined to this chapter only.

8-1.1 Heritage Building means any premises or objects declared as protected Heritage under Sindh Culture Heritage Preservation Act – 1994 by the Government of Sindh, Culture, Tourism, Sports and Youth Affairs Department and the Government of Pakistan Antiquities Act – 1975 and Amendments thereof.

8-1.2 “Extension.” Or “to extend” means the making of additions to a Heritage Building which affects its character as such.

8-1.3 “Department” means the Government of Sindh’s Culture, Tourism, Sports and Youth Affairs Department.

8-2 Designation and Declaration of Special Interest Structures

8.2.1 The Department may designate and declare a special architectural, historical, archaeological, artistic, ethnological, anthropological or national interest structure/s (under the Sindh Cultural Heritage Bill – 1994), and forward the list of these designated structures to the Authority or Concerned Authority, as applicable, for enforcement of the writ.

8-3 Approval of Building Plans for Heritage Buildings

8-3.1 Any building declared as a Heritage Building by the Government of Sindh, under the above mentioned preservation Act – 1994 shall not be considered for approval by the Authority or Concerned Authority, except with the prior approval of the department designated as such by the Government of Sindh.

8-3.2 Transferable Development Rights

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.

8-4 Approval for Demolition, Alteration, or Extension

8-4.1 It shall be unlawful for any person to demolish, alter or extend any heritage building without obtaining the prior approval of the Concerned Department and completing necessary required formalities of the Authority or Concerned Authority.

8-4.2 Prior to permitting the alteration, extension to Heritage Building, the Authority or Concerned Authority shall inform the Concerned Department of the Government of Sindh. The Department shall have a period of thirty (30) days in which to express any objection to such an alteration or extension.

8-4.3 In case of unauthorized or illegal demolition of declared protected Heritage Building no fresh approval of Building Plan on the said plot shall ever be permitted and a fine as permitted by the SBCO-79 as amended from time to time, shall be imposed by the Authority or Concerned Authority in addition to any other fine that may be imposed by the Department under the provision of the Sindh Culture Heritage Preservation Act – 1994 or the Antiquities Act – 1975.

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CHAPTER – 9

“WIDENING OF ROADS”.

9-1.1 For the purposes of this clause “Road Widening” means proposed widening of any road / street by drawing up new alignments. All the buildings on the roads declared under Road Widening Scheme shall be constructed only according to the setback prescribed by the Authority in consultation with concerned authorities from time to time.

9-1.2 For the purposes of these Regulations, roads listed in the Table in Clause 9-3, “Roads under Widening Scheme” shall be considered as declared roads under Road Widening Schemes.

9-2. Notifications of Road Widening Scheme.

9-2.1 The Authority may, in consultation with the Concerned Authority, declare and notify widening and new alignment of any other road / street.

9-2.2 Before declaring widening of any road / street the Authority shall invite public objections as prescribed in these Regulations.

9-2.3 No basement or structure shall be permitted in the portion of the plot affected by Road Widening Scheme.

9-2.4 The permissible FAR shall be allowed on the plots affected by Road Widening Schemes.

9-2.5 The required COS shall be measured from the property line. In the event of building is required to be set back on account of road widening greater than the required COS, no further COS will be required.

9-3. Roads under Road Widening Scheme.

S.no	Name of the Road	Existing Width in ft	Proposed Width in ft	Remarks
1.	Jehangir Sethna Road	80	130	
2.	Agha Khan Road (Tahilram Khem Chand Road)	60	80	
3.	Business Recorder Road (Deep Chand Ojha Road)	100	120	
4.	Noman Road	42	80	
5.	Princes Street (Chand Bibi Road)	90	100	
6.	Aiwan-e-Saddar Road (a). Strachen Road (b). Havelock Road	56 80	80 140	
7.	Aram Bagh Road	52	80	
8.	Zaibunnisa Street (Elphinstone Street)	72	80	
9.	Jamila Street (Barness Street)	66	80	
10.	Preedy Street	87	120	

11.	Syedna Tahir Saifuddin Road (Wadhupal Odharam Road)	55.9	80	
12.	I.I. Chundrigar Road (McLeod Road) (from Kutchery Road to Mereweather Tower)	82 64 to 83	116 117	
13.	Club Road & Moulvi Tamizuddin Khan Road	62	120	
14.	M.A. Jinnah Road (Bunder Road)	83 to 145	140 to 150	i). From Old Exhibition to Garden Road 150ft ii). From Garden Road to Preedy Street no extension of road iii). From Preedy Street to Mereweather tower 140ft iv). From Mohan Road to Mereweather Tower 141ft to 151ft
15.	Nishtar Road i). (Lawrence Road) and its extension upto Agha Khan and Nawab Mahabat Khanji Road. ii). From Harris and Embankment Road to Tin Hatti Crossing)	78 80 to 120	120 140	
16.	Baba-e-Urdu Road (Mission Road)	66	100	
17.	Britto Road	50	80	
18.	Lal Chand Hassomal Road	40	80	
19.	Dr. Ziauddin Ahmed Road (Kutchery Road)	80	100 to 120	i). From M.A. Jinnah Road to I.I. Chundrigar Road 120ft wide ii). From I.I. Chundrigar to Hoshang Road 120ft wide.
20.	Agha Khan and Nawab Mahabat Khanji Road (Harris and Embankment Road)	92	100	

21.	Altaf Hussain Road (Napier Road)	52	100	From lea Market to I.I. Chundrigar Road
22.	Shahrah-e-Liaquat (Frere Road) and its proposed extension upto Quaid-e-Azam Mazar	72	120	
23.	Hoshang Road	59	80	From Dr. Ziauddin Road to Jinnah Hospital
24.	Mohammad Bin Qasim Road (Burns Road)	80	120	
25.	North South Road	59	140	From Mangopir Road to Gizri
26.	Verley Vines Pedro D' Soza Road	50	80	
27.	Napier Mole Road (From Tower to Keamari)	82	120	
28.	Garden Road	72	120	
29.	Edulji Dinshaw Road	100	140	
30.	Sir Abdullah Haroon Road (Victoria Road) from musical Fountain upto KDA Scheme No.5 Kehkashan)	80 to 120	120 to 200	i). From Musical Fountain to Hoshang Road 120ft. ii). From Hoshang Road upto Cilifton. iii). Reservation for Railway bridge 200ft.
31.	Northern & Southern Lyari Bank Road (From Maripur Road to Shaheed-e- Millat Road)		100	
33.	Mir Karam Ali Talpur Road (Napier Road) (From Mcleod Road to Syed Mehmood Shah road –Lea Market)	92	100	

CHAPTER- 10

STANDARDS FOR LAND DEVELOPMENT.

10-1 General Standard/Area Standards

All development works shall be carried out as per Standards set out in Chapters 13 to 18.

10-2 Amendments to General Standards or Area Standards

10-2.1 The Authority shall on its own initiative or on requests by others, review, revise recommend or add additional general standards, area standards and detailed plans for adoption after giving public notice in the manner as prescribed in these Regulations.

10-2.2 Such amendments and additions shall be deemed to be part of these Regulations, which shall be published in the official Gazette and shall come into force upon such publication.

10-2.3 In making its recommendations the Authority shall apply the criteria specified in Clause 3-3.8 as may be appropriate.

10-3. Declaration of Interim Control Areas:

The boundary line of the KSDP-2020 Development Zone, distinguishes the Development Zone in the South from Interim Control / Protected Zone in the North.

10-3.1 The Authority besides the recommendations of KSDP-2020 after the approval of the City District Government Karachi may, by notification, declare a specified area to be an Interim Control Area for any one or more of the following purposes:-

10-3.1.1 To prevent haphazard and unplanned development in areas lacking adequate:

- a) Water supply, sewerage, or drainage facilities.
- b) Utilities; electricity, gas, telephone.
- d) Health, educational or other municipal services or facilities.
- e) Road net works and public transport.

10-3.1.2 To encourage land development in areas identified by the Development Plan as urban growth centers and discourages land development in other areas not so identified.

10-3.1.3 To allow sufficient time for the preparation of a concept plan, contingency plan, interim special area concept plan, urban renewal plan or detailed plan for the area, where deemed necessary, to ensure coordinated development of the area.

- 10.3.1.4 To otherwise promote the implementation of the Karachi Strategic Development Plan-2020 or Concept Plan or Other Development Plan or Local Area Plans.
- 10-3.1.5. To prevent waste in the use of, or otherwise preserve or protect, natural resources, and any other resources, investments or installations of a public agency.
- 10-3.2 Except as otherwise provided in sub-clause 10-3.3, the declaration shall prohibit the sub-division of land or any other land development, and bar the granting of development permits thereof in the interim control area during such period or until the occurrence of such aspect as shall be specified in the notification.
- 10-3.3 The declaration shall not apply to:-
- 10-3.3.1 Any types of land development specifically exempted in the notification.
- 10-3.3.2 Land development for which a development permit was granted prior to the date of the notification and which remains valid.
- 10-3.3.3 Land development lawfully commenced prior to the date of the notification.
- a) Development permission was not a prerequisite to the commencement of development.
 - b) The developer applies to the Authority for a special development permit to allow the continuation of the work.
 - c) Upon such application the developer demonstrates to the satisfaction of the Authority that substantial land development work was performed prior to the date of the notification and that the developer would suffer a severe economic loss if the interim control area declaration were applied to such land development.
- 10-3.3.4 Land development by a public agency which has been approved by the Authority as not being incompatible with the purposes of the declaration.

CHAPTER – 11

SUB-DIVISION AND AMALGAMATION OF LAND

11-1 Major Sub-Division & Minor Sub-Division :

- 11-1.1 Major Sub-division means any sub-division of 2.47 Acres or more acres (One Hectare) or any size sub-division requiring a new street or road, or the extension of or addition of substantial new public facilities. However it shall not be applicable on planned plots in defunct KDA Schemes and Minor Sub-Division fee shall be charged.
- 11-1.2 “Minor Sub-division” means any sub-division of less than 2.47 Acres (One Hectare) on an existing street, not involving any new street or road or the extension of or addition of substantial new public facilities.

11-2 Conditions for Special Development Permits for Major Sub-Division :

- 11-2.1 In addition to conditions prescribed Under 3-2.8 in granting a Special Development Permit upon approval of a major sub-division Plan, the Authority may.
- 11-2.1.1 Impose land use restrictions compatible with an applicable detailed Plan, contingency plan, or planning position.
- 11-2.1.2 Require such restrictions, or others, to be incorporated in leases or sub- leases granted to land / plot holders.
- 11-2.1.3 Require the applicant to secure the concerned public agencies and lessees of plots against defaults by the applicant in meeting his obligations to make improvements on the site, or any other obligations the applicant may undertake, or the planning agency may impose, to protect the interests of lessees or sub-lessees.
- 11-2.2 Where the development of the site of a Major Sub-Division is to occur in phases, Authority, may grant a Special Development Permit for the first phase, and provisional permits for a later phase or phases which may become effective only upon further review of the development and which shall be subject to such revision as Authority shall deem necessary following such review.
- 11-2.3 Authority shall limit the validity of a Special Development Permit for a major sub-division to such period as it may deem reasonably necessary to complete the development or specified stage of development, and if at the end of such period the development or stage is not completed the Special Development Permit shall lapse unless extended on application.
- 11-2.4 It shall be unlawful for any person to erase, alter, or modify any development permit issued by the Authority or Concerned Authority including the application thereof or any plans or drawings accompanying the same.

11-2.5 The issue of a development permit shall not absolve the applicant from complying with other statutory provisions.

11-2.6 Any development permit issued shall be void twenty four (24) months after the date of issue or the period fixed unless extended on application.

11-3 Sub-Division and Amalgamation of Plots:

For the sub-division and amalgamation of plots in the approved schemes and other areas, the criteria laid down below shall be followed.

11-3.1 Sub-Division of Plots:

{(a)_ Fee for Minor Sub-Division of plots shall be charged at the following rates :

- | | | |
|------|---|----------------------|
| i. | Residential | Rs.300/= per sq. yd. |
| ii. | Commercial | Rs.600/= per sq. yd |
| iii. | Industrial | Rs.600/= per sq. yd. |
| iv. | In case of withdrawal of Sub-Division, Amalgamation fee shall be charge in respect of plot category / type. | |

(b) Fee for Major Sub-Division / Layout Plan of plots shall be charged at the following rates:

- | | | |
|-----|----------------------------|------------------------|
| i. | New | Rs.40,000/=per acre |
| ii. | Revised | Rs.30,000/= per acre |
| ii. | Restoration upto 10 Acres. | Rs.2,00,000/= per acre |
| | Above 10 Acres | Rs.20,000/= per acre |
| iv. | Renewal /Revalidation | Rs.2,00,000/= lumsum |

11-3.1.1 Sub-Division of any residential, commercial and industrial plots shall be allowed by the Concerned Authority in case of Minor Sub-Division and with the approval of Authority in case of Major Sub-Division as per the rules set forth in these Regulations.

11-3.1.2 Plots earmarked for flats shall not be considered for sub-division in to smaller plots / Flat Sites.

- 11-3.1.3 Sub-Division of residential plots will only be considered to the extent that Sub-Divided plot shall not be less than 400 Sq.yds (336.13 Sq. m)
- 11-3.1.4 Sub-Division of commercial plots will only be considered to the extent that Sub-Divided plot shall not be less than 725 Sq. yds (609.41 Sq.m) having minimum frontage of 60 ft. (18.27 m) The FAR of the original plot, COS and Foot Print of the revised plot shall be allowed.
- 11-3.1.5 In case of Sub-Division of industrial plot having an area up to 1000 sq. yards the Sub-Division shall not be allowed and for plots having area more than 1000 sq. yards (836.12 Sq. m) the minimum sub-divided area shall not be less than 1000 sq. yards.
- 11-3.1.6 Seven copies of proposed Sub-Division Plan shall be submitted with the signature of Professional Town Planner and owner for approval.
- 11-3.1.7 No Sub-Division of a plot shall be considered without each of the Sub-Divided plots having direct approach / es from planned road / street / lane or approach provided by the plot owner from his own land up to minimum of 16 feet (4.87 M) width.
- 11-3.1.8 Building Regulations of the original category of the plots shall be applicable to the Sub- Divided plots. However, a five feet (1.5 m) minimum open space shall be provided on both sides of the sub dividing lines.
- 11-3.1.9 For built-up plots a demolition permission will be produced before allowing sub-division, only where construction is falling under the Sub- Division line or its C.O.S.

11-3.1.10 Old Clifton.

(a) Civil Lines, Frere Town, Clifton Queens Quarters and Bath Island Quarters

Minimum area of the sub-divided plot shall be 477 sq. yard (401.0 Sq. m)

(b) Garden East and West, Tahilram & Lawrence Qrts as Per Govt. Garden Quarters, Scheme No. II.

Minimum Area of the sub-divided plot shall be 952 Sq. yds (800 Sq. m)

(c) Jamshed Quarters and Muslimabad

Minimum Area of the Sub-divided plot shall be 571.0sq. yds(480 Sq. m)

(d) Railway Quarters, Serai, Quarters, Ghulam Hussain , Qasim Quarters, Bunder Road Qrts., Old Town Qrts. Wadhmal Odharam Quarters, Market Quarters, Rancho Qrts. Ramsawami Qrts., Preedy Quarters, Rambagh Qrts, Saddar Bazaar Qrts. Harchand Rai Vishamdas Qrts. Keamari Quarters.	Minimum area of the sub-divided Plot shall be 142 sq. yds. (120 sq. m)and minimum frontage of 30 ft. (9 m)
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11-3.1.11 For Katchi Abadis the Concerned Authority, with the approval of MPGO may allow sub-division.

11-3.1.12 No relaxation of these rules shall be allowed in respect of the sub-divided plots.

11-3.2. **Amalgamation of Plots**

11-3.2.1 “Amalgamation of Residential, Commercial, Industrial and FL plots shall be allowed subject to a maximum area not exceeding four times, the area of the larger plot of the category concerned or 1200 sq. Yds., whichever is greater 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. No amalgamation shall be allowed for Amenity Plot.

Seven copies of proposed Amalgamation Plan shall be submitted with the signature of Professional Town Planner and owner for approval.

Fee for Amalgamation of Plots shall be charged at the following rates:

- | | |
|--|--|
| i. Residential | Rs.100/= Per sq. Yd.
Up to 240 sq. Yds.
(Amalgamated). |
| ii. Residential | Rs.500/= Per sq. Yd.
Above 240 sq. yds.
(Amalgamated) |
| iii. Commercial | Rs.1000/= P. sq. Yd |
| iv. Industrial | Rs.750/= Per sq. Yd |
| v. in case of withdrawal of Amalgamation, Sub-division fee shall be charge in respect of plot category / type. | |

11-3.2.2 For Residential, Industrial and FL 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 Authority.

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CHAPTER -12 CHANGE OF LANDUSE

In order to regulate the haphazard development of commercial & business activities along major roads of Karachi, caused by the speedy economic and industrial growth in the city, a policy for Change of Landuse has been formulated. Presently 22 –Major roads of Karachi has been declared for change of its Landuse, a detail of which has been attached as Proposal No.1 & 2 .The commercialization of all major roads notified as Corridors by the City District Govt. and KSDP-2020 Ring Roads having width of more than 100 feet shall be commenced phase wise subsequent to necessary survey & planning as well as prior approval of City District Council.

12-1. Change of Landuse:

Only leased plot/land shall be permitted for change of its use.

12-1.1 Change of Landuse of Amenity Plots:

No amenity plot reserved for the specific purpose shall be converted or utilized for any other purpose.

12-1.2 Change of Landuse of Residential Plots:

No Residential plot shall be converted into any other use except with the approval of the Authority, after the recommendations of the Concerned Authority/ Authority.

- (a) Residential plot within a residential neighbourhood can be allowed to be used for education purpose by the Authority, provided that the plot faces minimum width of 80' feet after inviting public objection from immediate neighbourhood, N.O.C from Concerned Union Administration and in consultation with Transport & Communication Department, CDGK.
- (b) The applicant shall apply and pay necessary fee to the Concerned Authority for change of landuse of the plot with full justification, which shall examine the application in the light of the area and forward it to the Authority for consideration.

12-1.3. Change of landuse of Industrial Plots:

12-1.3.1 Any industrial plot which is situated on declared commercial road and is surrounded by mostly residential / commercial area may be allowed to be converted into commercial. But every case shall be placed before City Council for approval.

12-1.3.2 Any particular industrial plot surrounded by plan residential / flats / commercial area may be allowed to be converted into residential / flats / commercial plots. The fees charge will be same as those applicable to the nearest declared commercial roads.

12-1.3.3 Industrial Plot of an Industrial Scheme can not be converted into residential and commercial use, however can be utilized for Petrol

Pump or CNG Station with the approval of the Authority on payment of charges.

- 12-1.4 A CNG station can be established on the declared Commercial road with the approval of the Authority in consultation with the Transport and Communication Department, CDGK.
- 12-1.5 Plots designated for use as cinema may be allowed to used 25% of the permissible covered area for Commercial activity in a Multiplexes, the remaining 75 % continues to be used exclusively for cinema. However, 25% portion shall be changed for commercial purpose under these regulations.
- 12-1.7 For applying fees / charges, Karachi has been divided into different categories for the purpose of change of land use. Details thereof are mentioned in Schedule No. 1.

12-2. Procedure for Change of Land Use:

There shall be following procedure for change of land use.

- 12-2.1 Application for change of landuse shall be submitted through specific Form CLU-I which can be obtained from the Authority on payment of Rs. 1,000/= (or as notified from time to time) by the applicant, it shall be compulsory to mention the nature of commercial purposes therein in clear terms.
- 12-2.2 (a) The applicant shall move the application for change of landuse simultaneously to the Concerned Union Administration and the Authority. Such application shall be moved with the copies of advertisements (at least two (02) widely circulated newspapers English & Urdu) in which objection(s) have been sought to change of landuse of the relevant plot.
- (b) The Concerned Union Administration shall inform the applicant and Authority in writing about the place, day and time of hearing of the objection(s)
- (c) Union Council shall approve or reject the application in its meeting within 30 days of the receipt of such application.
- (d) In case of the approval from Union Council, U.C. Nazim shall issue N.O.C. to Authority and in case of rejection he will inform the applicant and the Authority with reasons thereof in writing.
- (e) If Union Council fails in conveying its decision to Authority within 25 days it will be treated approval of application on part of the Union Council, then Authority shall exercise its process.
- (f) In case of disagreement with the decision of Union Council, the Authority shall submit that matter before the Committee of City District

Council or in the absence of City Council, to the Committee constituted by the Head of the City District Govt.

- 12-2.3 An advertisement having A-5 (6" x 8") size change of land use shall be published in two (02) widely circulated newspapers English & Urdu one each for public awareness whereby it will be asked to submit objection(s) before Concerned Union Administration or the Authority with in 15 days. Soon after the expiry of the said period the Concerned Union Administration shall hold open Kutchery wherein the Concerned officer of the Authority shall attend with objections so received. Expenses incurred on advertisements shall be borne by the applicant. Specimen of the advertisement as Form CLU-2.
- 12-2.4 If the land has been allotted to the applicant by any office of the City District Government, then the Authority shall refer the Concerned Office for verification of the ownership of plot within seven (07) days at its own and the concerned shall be bound to inform about its decision to Authority within seven (07) days.
- 12-2.5 If the land has been allotted by any institute/society, then applicant shall submit his application with the certificate of ownership of that society/institute/forwarding letter for Change of Landuse.
- 12-2.6 The applicant shall submit an affidavit on stamp paper valued at Rs. 200/- or as notified time to time wherein it shall be mentioned that the plot shall be used only for authorized commercial purposes. In case of violation such permission shall stand cancelled and action will be taken against him.
- 12-2.7 The Authority shall complete the whole processes as early as possible.
- 12-2.8 The Authority shall issue offer letter to the applicant in accordance with fee for Change of Landuse as mentioned in Clause 12-3.1. Thereafter, the applicant / owner will submit the pay order of the said amount within 15 days of issuance of offer letter. Authority shall submit the pay order in bank through Challan within 05 days. The Concerned Officer of the Authority shall issue permission for Change of Land use to the applicant within 3 days, after getting verification of the payment of Challan from concerned bank. Such permission shall be annexed with the duly stamped Proposed Plan of the said plot, the copies of such permission must be sent to the land allotting Authority and Concerned Union Administration.

12-3 Fees for Change of Land Use:

- 12-3.1. The fees for Change of landuse shall be charged per square yard category wise which is mentioned as under or as notified time to time by the Government:

Area 1	Area 2	Area 3	Area 4	Area 5	Area 6
Rs.8000	Rs.6000	Rs.4000	Rs.2000	Rs.1000	Rs.750

The details regarding categories of localities / areas are mentioned in Schedule No. I,

- 12-3.1. It has also been decided that the fee for Change of Landuse regarding beach facing Beach Avenue Road should be Rs. 24,000 per sq. yds. Since the FAR of said road is 1:9 instead of 1:5.5
- 12-3.2. Renewal of permission shall be mandatory in case of change of the nature of commercial use. Rates thereof shall be 50% less per category wise as mentioned in these regulations.
- 12-7.3. A separate account shall be maintained for income so received from change of land use.
- 12-7.4. 37.5% income so received from change of land use shall preferably be used in the same area with consultation of Concerned Union Councils, 10% income shall be used for development projects with consultation of the Councilors of Reserved Seats while remaining 25% shall preferably be disbursed on professional expenditures of the Authority.

12-4. **Ratio**

The ratio of covered area and plot of the converted land shall be in accordance with the rules and regulations as described in clause 18-3.

12-5. **Unlawful Commercial Usage**

- 12-5.1. Commercial use of the land without approval of City District Government shall be deemed unlawful except such permission has been granted by authorized departments in this respect.
- 12-5.2. It shall be mandatory to get permission within six (06) months in respect of change of land use for such construction, that has been made without approval along the roads approved by City District Government Karachi.
- 12-5.3. The owner of land shall be bound to pay fine equivalent to 5% of the commercialization fees per annum in case the use of land found to be unlawful under these regulations unless and until such use is ended. However, in case its commercial use continues then such fine shall be imposed at 10% of fees for each year to come.
- 12-5.4. The Authority can seal such property in case of non-payment of the said fine for its unlawful commercial use while the owners of said property shall be liable to pay additional 35% of fine per annum, apart from facing judicial proceedings. The proceedings of all such fine shall be carried out by the authorized officer/officers of City District Government Karachi.
- 12-5.5. City District Government shall pay 20% of total fine, so received to the Concerned Union Council for its steps taken against illegal use of commercial purposes.

- 12-5.6. Appeal against the said fine, for Change of Land use can be filed before the Committee formed under clause 12.8.1. The Committee shall decide such appeal in its ensuing meeting and its decision shall be final.

12-6. **Exemption**

- 12-6.1. The plot changed for commercial purposes shall not be permitted to be used for unethical activities, anti-environmental effects, production purposes, storage of dangerous articles, inflammable matters or other dangerous activities and for the services of transport.
- 12-6.2. Parking area that is being used for other purposes shall be used only for parking purposes.
- 12-6.3. There shall be ban on construction over the land reserved for expansion of road.
- 12-6.4. There shall be ban on construction of high rise building more than 91 feet high (approximately 27.72 m) within the radius of $\frac{3}{4}$ mile or approximately 1.2 k.m of the Mausoleum of Quaid-e-Azam or of sea level.
- 12-6.5. There shall be ban on establishment of Hawkers' zone along the roads and footpaths of commercial areas. Local Town Administration shall be responsible for strict implementation.

12-8 **Committee for Change of Landuse.**

- 12-8.1. City District Council shall constitute a Committee comprising 7 members (including two ladies members), which shall be called Master Plan Committee. The Council shall elect them on one member one vote basis. Executive District Officer of Master Plan Group of Offices shall be its ex-officio Secretary.
- 12-8.2. Meeting of the Committee shall be held after every two (02) months wherein performance of Master Plan in respect of Change of Landuse during said period and future projects shall be deliberated. The Committee shall make decisions thereupon and its request shall be submitted before the Council.
- 12-8.3. The Committee shall have power to make recommendations to the Council in respect of any area or the land along roads of Karachi for change of its use under these regulations and the recommendations of Karachi Strategic Development Plan (KSDP-2020).
- 12-8.4. In case of any dispute over change of land use between Master Plan Group of Offices and Committee, then the matter shall be referred to Nazim, City District Government for final decision.

- 12-8.5 The Committee shall further evaluate Bye-laws in case of any ambiguity or further explanations required and shall recommend such Bye-laws to City District Council or the Head of the City District Govt. for its approval
- 12-8.6. In the case of absence of City District Council, the Head of City District Government shall constitute a Committee within 30 days comprising 7 members (including 2 ladies members). The recommendations of the Committee regarding Change of Landuse shall be submitted for approval to the Head of City District Government.
- 12-8.7. In the case of absence of UC Nazim public hearing regarding any objection/complaint shall be conducted by the Concerned District Officer of the Authority.

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**CITY DISTRICT GOVERNMENT KARACHI
MASTER PLAN GROUP OF OFFICES**

(Application for Change of Landuse)

Nature of proposed commercial use

Classification / Plot No: / Quarter No: / Block / Sector

Scheme/Township

Nature of Plot

Area of Plot / Quarter

Applicant's Name

Name of Present Owner

I, the undersigned is hereby submitting documents overleaf in connection with change of land use of above mentioned piece of area. However, if any document(s) so required shall be submitted to the Authority / Concerned Authority.

Signature

Date	Month	Year

Status :

Lease	Transfer Attorney / Sub-Attorney	Gifted/Donated

Applicant 's Name	Signature	Name of present owner	Signature
NIC No:		NIC No:	

Attested photocopies of following documents are mandatory to be annexed:

1. Attested copy of ownership/title documents.
2. Verified Site Plan.
3. Photocopy of the proof of upto date cleared dues.
4. Photocopy of Applicants /Owners NIC
5. Registered Power of Attorney of the Owners (if necessary).

6. Two Passport size photographs of the applicant / owners.
7. Proposed Site Plan for change of land use (eight copies)
8. Advertisements published in two (02) widely circulated newspapers, one each in (English & Urdu)
9. Affidavit

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CITY DISTRICT GOVERNMENT KARACHI
UNION COUNCIL
(Application for Change of Landuse)

Union Council Town

Applicant Form Form No.

Change of Land use Issuance date
 (Valid upto 60 days from the issuance)

Nature of proposed Commercial use Classification / Plot No: / Quarter No. /

Block / Sector Scheme / Township

Nature of Plot

Area of Plot / Quarter

Applicant's Name

Name of present owner

Union Council Town

I, the undersigned is hereby submitting documents mentioned overleaf in connection with change of land use of above mentioned piece of area. However, if any document(s) so required shall be submitted to the Authority / Concerned Authority.

Signature

Date	Month	Year

Status :

Lease	Transfer Attorney / Sub-Attorney	Gifted/Donated

Applicant 's Name	Signature	Name of present owner	Signature
NIC No:		NIC No:	

Attested photocopies of following documents are mandatory to be annexed:

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6. Two Passport size photographs of the applicant / owners.
7. Proposed Site Plan for change of land use (eight copies)
8. Advertisements published in two (02) widely circulated newspapers, one each in English & Urdu
9. Affidavit

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CITY DISTRICT GOVERNMENT KARACHI

**Specimen of the Advertisement
Public Notice for Change of Land use**

Plot No: Sector/Block Scheme/ Township Mr./Mrs./Miss/M/s.
 owner of piece of area No: Sector/Block Scheme/Township
 has / have filed an application in the office of Union Council No: Town
 and Master Plan of Offices for Change of Landuse of the above mentioned plot from
 to and Master Plan are carrying out scrutiny in view of public easement
 and infrastructure regarding proposed change of the use of said area. As a result of such
 conversion by virtue of existing enforceable case conditions and rules and regulations of zoning
 following changes shall be effected:

Conditions	Existing	Conversion
Total area of the ground		
Height and number of storey's of the building		
Mandatory open space or compound		
Parking requirement		
Use of building		

If any one has objections / reservations the same should be submitted in writing to Union Council and MPGO- City District Government Karachi within 15 days of the publication of this notice. After the expiry of said 15 days or of any appropriate extension in the said period public hearing shall be held within five (05) days in the office of above mentioned Union Council. The concerned officer of MPGO shall also attend the said meeting in which people shall have an opportunity to express their views over such objections/reservation.

Plot – Location Plan

LIST FOR DECLARED COMMERCIAL ROADS

PROPOSAL NO. 1

- Road 1** Shara-i-Faisal (Metropole Hotel to Malir Bridge)
- Road 2** Tariq Road (Allah Wali Chowrangi to Commercial Area of Bahadurabad and Sindh Muslim Society to Shara-i-Faisal (Captain Farid Bukhari Road)
- Road 3** Rashid Minhas Road (Scheme No: 16 Scheme No: 24 and Scheme No: 36 (Millennium Mall to Shafiq Moure)
- Road 4** University Road Scheme No. 24 and Scheme 36 (Safoora Chowrangi to plot No: ST-9 Block-14 (on both sides) Gulshan-e-Iqbal
- Road 5** Shara-i-Pakistan Scheme No. 16, Teen Hutti Bridge to Sohrab Goth.
- Road 6** Nazimabad "A" Road (Lasbela Bridge to Circular Railway Line both sides)

PROPOSAL NO. 2

- Road 1** ... North Nazimabad 300 feet wide Shara-i-Shersha Soori, Board Office Chowrangi to Sakhi Hassan Chowrangi both sides (Block B to Block N) (Block A to Block J)
- Road 2** North Nazimabad Shara-i-Jehangir, Nazeer Chaman Plot ST-12, Block H to Clinic ST-2 Block-H opposite ST-1 Taimoria Library Block-L to Bagh-i-Mahabat Khan Plot ST-8, Block-L.
- Road 3** Khayaban-i-Iqbal Clifton Road Bridge to Do Talwar, Plot No: G-1 to ST-12 Park Opposite Columbus Hotel to G-8
- Road 4** Khayaban-i-Jami Plot No: ST-10 to ST-13 PB. Opposite ST-12 Parking to ST-13.
- Road 5** Khalid Bin Waleed Road Plot No: K-107 to 168 G Church (Both sides)
- Road 6** Jamaluddin Afghani Road clarification vide City Council Resolution No: 269 dt: 04.09.2007, T.V. Station to Plot No: 58 MSGP upto 40' feet wide road (on both sides adjacent to Shaheed-i-Millat)
- Road 7** Allama Iqbal Road P.E.C.H.S Kashmir Road to Jheel Park (Both sides)
- Road 8** Sir Syed Ahmed Road, Tariq Road to Khalid Bin Waleed Road (Both sides)
- Road 9** Shaheed-i-Millat Road P.E.C,H.S. Hyder Ali to Jail Chowrangi (Both Sides)

Road 10 Choudhry Khalikhuzzaman Road Block 8 & 9 Askari Market to Choudhry Khaleeq-uz-zaman Colony.

Road 11 Beach Avenue Road (Marine Research Academy Round About to Cassino Chowrangi).

Road 12 Khayaban-i-Saadi

Road 13 Khayaban-i-Roomi

Road 14 Nishtar Road (Dhoraji Road)

Road 15 Alamgir Road

Road 16 Shahrah-e-Noor Jehan, Abdullah College Round About (Plot No: C-1 Block-A North Nazimabad) to Qalanderia Chowk (B-48 Block-T North Nazimabad) (on both sides)

Note: The Plots situated with in the roundabout at the stating and ending of any declared commercial road shall also be considered for commercialization.

Schedule-I

AREA WISE CATEGORIES FOR CHANGE OF LAND USE FEE

S No.	Locality/ Area	Category	S No.	Locality / Area	Category
1.	Abdullah Haroon Road	1	2.	Al- Hilal CH Society	1
3.	Aram Bagh Quarters	1	4.	Artellery Maidan Quarter	1
5.	Bath Island Quarters	1	6.	Bombay Bazar	1
7.	Bunder Road Quarters	1	8.	Burns Quarters	1
9.	Civil Lines Quarters	1	10.	Clifton Quarters	1
11.	Defence Housing Authority	1	12.	Delhi Mercantile	1
13.	Depot Line Dhoraj C H S	1	14.	Dhoraji C. H. S	1
15.	Fatima Jinnah Colony	1	16.	Fere Quarters	1
17.	G Allana Road	1	18.	Garden East Quarters	1
19.	Garden West Quarters	1	20.	Gulshan-e-Iqbal	1
21.	Ghulam Hussain Quarters	1	22.	Gulshan-e-Faisal	1
23.	I.I. Chundriger Road	1	24.	Jamshed Quarters	1
25.	Juna Market	1	26.	Jodia bazaar	1
27.	K. D. A Officers C H S	1	28.	Karachi Admin C. H. Society	1

29.	Karachi C. H. S. Union Ltd. (Bahadur Yar Jhang Bihar Muslim C. P & Berar Karachi Memon Rohel Khun, Dawoodi Bohra Imammia, Delhi Hussaini , Naseem Overseas , Al-Hamra, Baghor, Kathiawar & Al-Riaz)	1	30.	KDA Scheme No.1 and 1-A	1
31.	M. A. Jinnah Road	1	32.	Kaghzi Bazar	1
33.	Moulji Street	1	34.	Market Quarters	1
35.	Muhammad Ali C. H S	1	36.	New Challi	1
37.	Old Frere Street	1	38.	Old Town Quarters	1
39.	Pakistan Employees C. H. S	1	40.	Parsi Street	1
41.	Parsi Colony (M. A Jinnah Road)	1	42.	Preedy Quarters	1
43.	Queens Road, Quarters	1	44.	Aroy Lines	1
45.	Railway Quarters	1	46.	Saddar Bazar Quarters	1
47.	Saleh Muhammad Street	1	48.	Sarafa Bazar	1
49.	Sarai Quarters	1	50.	Shara-e-Faisal	1
51.	Shara-e-Iraq	1	52.	Shah-e-Liaquat (Frere Road)	1
53.	Sindh Muslim C. H. Society	1	54.	South Napier Road	1
55.	Upper Gizri	1	56.	Zaib-un Nisa Street	1
57.	Bohri Bazar	1	58.	Chandani Chowk KDA Scheme-7	2
59.	Federal B. Area	2	60.	Firdous Colony	2
61.	Gulistan e Johar	2	62.	Gulzar C. H. S	2
63.	Gulshan-e-Jamal Phase-2	2	64.	Hercand Rai Wisham Das Quarters	2
65.	Lawrence Quarters	2	66.	Marriot Road	2
67.	Muslimabad	2	68.	Napier Quarters	2
69.	National Cement C. H. S	2	70.	Nazimabad	2
71.	North Nazimabad	2	72.	Ramswami Quarters	2
73.	Ranchore Quarters	2	74.	Rizvia Colony	2
75.	Soldier Bazar Quarters	2	76.	Tela Ram Quarters	2
77.	Wadhoo Mai Odho Ram Quarters	2	78.	AL Fateh C. H. S	3
79.	Ameenabad	3	80.	Bihar Colony (Clayton Road)	3
81.	Buffer Zone	3	82.	Delhi Colony	3
83.	Drigh Cantonment	3	84.	Ejaz Colony	3
85.	Hyderabad Colony	3	86.	Iqbal Colony	3
87.	Jacob Line Including Lies Area	3	88.	Jamhooia Colony	3
89.	Khaleeq-uz-Zaman Colony	3	90.	Gulbahar (New Golimar)	3
91.	Khudadad Colony	3	92.	Lee Quarters	3

93.	Malir Cantonment	3	94.	Model Colony	3
95.	Muslim League Quarters	3	96.	Nafees Abad	3
97.	Neelum Colony	3	98.	P.I.B. Colony	3
99.	Pak Colony	3	100.	Shireen Near Rizvia Colony	3
101.	Jinnah Colony	3	102.	Osman Colony	3
103.	Akhtar Colony	4	104.	Azam Basti	4
105.	Ashraf Nagar	4	106.	Balouch Colony	4
107.	Green Colony (P.I.A)	4	108.	Shah Faisal Colony	4
109.	Quaidabad	4	110.	Liaquat Ashraf Colony	4
111.	Chandio Village and S. Defence	4	112.	Doli Khata	4
113.	Deh Dig	4	114.	Darakshan C. H S	4
115.	Hawks Bay	4	116.	Ishaque Abad	4
117.	Keamari	4	118.	Liaquatabad	4
119.	Manoora	4	120.	Maaupur	4
121.	Metrovill-I-II (S.J.T.E.)	4	122.	Mehmoodabad	4
123.	Naval Colony	4	124.	Aurangabad Quarters	4
125.	Paposh Nagar	4	126.	Qassimabad	4
127.	Rafih-e-Aman C. H. S	4	128.	Saeedabad	4
129.	Sher Shah	4	130.	Saudabad	4
131.	Willayatabad	4	132.	U.P Mohajrin Society	4
133.	Ali Basti	5	134.	Butta Village	5
135.	Baldia Town	5	136.	Peepri (Bin Qasim)	5
137.	Cattle Colony	5	138.	Chensar Goath	5
139.	Deah Thano	5	140.	Doda Village	5
141.	Feature Colony	5	142.	Gul Bai	5
143.	Gulshan-e-Hadeed (Phase-1-2)	5	144.	Hasrat Mohani Colony	5
145.	Haji Mureed Goath	5	146.	Khandoo Colony	5
147.	Khokrapar	5	148.	Korangi Town Ship	5
149.	Kausar Niazi Colony	5	150.	K.B.R.	5
151.	Landhi Township	5	152.	Laeqabad	5
153.	Lyari Quarters	5	154.	Malir City	5
155.	Mustafa abad	5	156.	Metoville-III Scheme-33	5
157.	North Karachi	5	158.	Naseemabad Colony	5
159.	Nusrat Bhutto Colony	5	160.	Old Golimar	5
161.	Orangi Town	5	162.	Pasban Mohalla	5
163.	Peerabad	5	164.	Qasba Colony	5
165.	Bukhshan Village	5	166.	Shah Latif Town No.25, KDA	5
167.	Shanti Nagar	5	168.	Waheedabad	5
169.	Government Approved Katchi Abadies	6	170.	Baba Bhit Village	6
171.	Mohrin Colony	6	172.	Maghopir Road including adjacent K.M.C Farm	6
173.	Surjani Town Scheme-41	6	174.	Sands Pit	6
175.	Gizri Village	6	176.	Ibrahim Hyderi	6

177.	Memon Goth	6	178.	Shahnawaz Goth	6
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CHAPTER 13

GENERAL STANDARDS: LAND USE CLASSIFICATION

13-1 General

- 13-1.1 As used in this Land Use classification, as elsewhere in these Regulations, the term includes or 'including' indicates that the listed items are intended to be illustrative and not exclusive.
- 13-1.2 Where land includes mixed uses, the designations of the various uses classes may be combined as appropriate (e.g. "commercial-cum- residential").

13-2 Urban Uses – Residential

- 13-2.1 Residential Uses: includes all land used for dwelling facilities, but does not include land used for lodging facilities operated on a commercial basis.
- 13-2.2 Other Residential Uses:
- 13-2.2.1 Government Uses: includes the use of land for all governmental purposes such as offices, post offices, police stations, jails, Public libraries and foreign missions, other than uses specifically included in other classifications.
- 13-2.2.2 Health and Welfare Uses: includes land for health and social welfare services such as health centre, medical & dental clinics, hospitals, maternity homes, medical research institutions, nurseries, mother and child care centre, homes or other institutions for physically disabled persons, mental institutions, homes for the elderly, and veterinary clinics/hospitals charitable homes, including green areas and open spaces essential for the proper functioning of such institutions.
- 13-2.2.3 Education Uses: includes all land used for nursery schools, kindergartens, primary schools, secondary schools, high schools, colleges, universities, technical institutes, I.T. training centre, educational training institutes, special colleges, madressah, all such institutions related with education purposes (other than medical), and fine arts institutes, including green and open spaces essential for the proper functioning of such institutions.

Note : The sites reserved for education use can not be converted into any other use.

- 13-2.2.4 Assembly Uses: includes all land used for libraries, cinemas, theatres, concert halls, planetaria, aquaria (if outside zoo), non-sportive clubs, exhibition halls, and exhibition grounds, open areas of these facilities will be limited by their actual operational needs.
- 13-2.2.5 Religious Uses: includes all land used by mosques, jamaat khana, monasteries, churches, synagogues, shrines, temples, dargahs, imambargahs, and tombs including ancillary green and open spaces belonging to the religious body owning the land.

13-2.2.6 Commercial (trade) Uses: normally includes only the land used for the activity in question, though this may be increased by additional open or green space, if the operation of the facility concerned requires it. Commercial (trade) uses includes:

- a) whole sale trade: subzi mandi, fruit mandi, whole sale markets;
- b) retail shopping: includes shops, shopping centres, departmental stores, bazaars, markets and hawkers areas juma bazaar etc;
- c) personal services: includes barbers, hair-dressers, beauty parlours, baths, tailoring, shoe-making, laundries and dry cleaners;
- d) catering: includes restaurants, banquet halls, marriage halls/lawns, refreshment stalls, buffets
- e) lodging: includes hotels, motels and clubs providing lodging;
- f) business offices includes banks;
- g) petrol stations, CNG stations
- h) Cyber Cafes etc.

13-2.2.7 Parks and playgrounds: includes all green spaces, including various related cultural or recreational facilities such as greenhouses, zoo-logical and botanical gardens and their related facility, toilet for both sex and first aid facility, but excluding green spaces ancillary to welfare or educational facilities, and excluding median or other dividing green strips in road rights-of-way.

13-2.2.8 Play Ground

- a) All open spaces designated for all indoor or outdoor sports activities of all types whether fully developed or not; and
- b) All structures serving sports activities, like sports complex, gymnasias, swimming pools, stadium, race-courses, sports clubs of all kinds, whether they are part of an open space designated for sports activities or are independent structures.

Note: Spaces reserved for parks and play grounds shall not be converted for any other amenity or for any other use.

13-2.2.9 Burial Grounds: includes graveyards of any religious denomination, Towers of Silence and crematoria.

13-2.2.10 Transportation right-of-way: includes highways and refer roads with service road and streets, parking and loading areas therein, green belts, and pedestrian lanes.

- 13-2.2.11 Parking: includes driveway, parking spaces, bus bays, parking lots, ramps, and buildings used exclusively for parking purposes.
- 13-2.2.12 Residuary Manufacturing: those industries in which the process carried on or the machinery installed are such that it could be carried on or installed in any residential area without detriment to the environment or pleasant circumstances, features and advantages of the area as specified in Regulation No.18-6.1.
- 13-2.2.13 Aquatic Recreational Areas: sea coast, lakes, rivers, ponds, water falls, boating basins, marine promenade, marine clubs, yachting clubs.

13-3 Urban Uses – Non Residuary

- 13-3.1 Manufacturing Uses: includes all industrial activities other than cottage industries and may be sub-divided into:
 - 13-3.1.1 Large-Scale Manufacturing heavy industry.
 - 13-3.1.2 Small-Scale Manufacturing light industry.
- 13-3.2 Wholesale uses: includes all warehousing, godowns, and whole-sale markets.
- 13-3.3 Construction: includes yards of construction firms, open storage of construction materials, pre-processing of constructional materials, and small pre-fabrication plans serving particular construction projects, but does not include a site under construction which is intended for another ultimate use.
- 13-3.4 Utilities and Municipal Service facilities includes all facilities for utility services, excluding those parts of utility networks that are under or above transportation rights-of-way. Utilities and municipal services facilities may be included:
 - 13-3.4.1 Water supply: including protected water resources areas, water purification plants, pumping stations, water mains, water conduits rising mains and water reservoirs;
 - 13-3.4.2 Sewerage: including treatment plants sewage farms, oxidation ponds, sludge ponds outside industrial enterprises, pumping stations and main trunk sewers;
 - 13-3.4.3 Solid Waste Disposal: including composting plants incinerator and general or special dumping grounds and landfill sites;
 - 13-3.4.4 Electricity: includes power stations, sub-station, step-down stations, transformers in separate structures and high-tension lines, street poles;
 - 13-3.4.5 Gas: includes gas works, pressure reducing stations and main gas conduits;

- 13-3.4.6 Communication: including Radio, TV, wireless stations, boosting stations and telephone exchange etc;
- 13-3.4.7 Others: including storm water drains, flood embankments fire-brigade stations, depots of public works supplies and equipment, and civil defence depots.
- 13-3.5 Transportation Terminals: includes airports, harbours, railway stations and yards, bus depots, truck terminal stands and tramway depots and oil tankers terminals etc.
- 13-3.6 Protection Zones: includes buffer areas around industrial facilities or transportation terminals and river beds, which must be kept vacant to protect nearby uses from such facilities or terminals, but does not include buffer areas suitable for agriculture.

13-4 Semi-Urban Uses

- 13-4.1 Vacant Improved Land: includes land reclaimed for development, such as through the provision of major roads and trunk utility lines, but not yet developed.
- 13-4.2 Restricted Land: includes land use which is governed by national security regulations.

13-5 Non-Urban Uses

- 13-5.1 Agriculture and Forestry Uses:
 - 13-5.1.1 Agricultural lands: includes arable lands, poultry farms, pastures and grazing grounds and orchards, farm houses.
 - 13-5.1.2 Woodlands: includes woods, forests and tree nurseries.
 - 13-5.1.3 Fishing: includes fish harbours, fish ponds and fish farms or hatcheries.
 - 13-5.1.4 Irrigation: includes irrigation canals, ditches and dykes.
- 13-5.2 Mines and quarries.
- 13-5.3 Salt pans.
- 13-5.4 Non-Urban Vacant: unutilized land outside city limits / jurisdiction.
 - 13-5.4.1 Developable Vacant: includes vacant land, whether developable for urban or non-urban use, other than vacant land under the jurisdiction of Provincial Government.

13-5.4.2 Residential Vacant Land: including areas prone to risks/hazards detrimental to human lives, all land not capable of development, including land subject to annual flooding.

13-5.5 Water Bodies: Sea, Lakes, Ponds, Rivers.

13-5.6 Tourist Resorts/Holiday Towns and Historical sites.

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CHAPTER : 14

GENERAL STANDARDS : BULK AND SPATIAL

14-1 Plot Areas

14-1.1 For all new Major Sub-Division Schemes / Layout Plan, the following standard Plot areas shall be observed.

- 14-1.1.1 Minimum Plot area of "L" category shall be 80 sq. yds. (66.89 Sq.m). Plots ranging from 80 sq.yds., upto 119 sq yds., shall be L Category.
- 14-1.1.2. Plot area of "R" category shall be 120 sq. yds., (100.33 sq.m).
- 14-1.1.3. Plot area of "A" category shall be 240 sq. yds., (200.67 sq.m).
- 14-1.1.4. Plot area of "B" category shall be 400 sq. yds., (334.45 sq.m).
- 14-1.1.5. Plot area of "C" category 600 sq. yds., (501.67 sq.m).
- 14-1.1.6. Minimum plot area of "LSA" category shall be 60 sq. yds., (50.42 sq.m).
- 14-1.1.7. Commercial Plots shall not be less than 60 sq. yds., (50.42 sq.m).
- 14-1.1.8. Flat site: shall not be less than 2420 sq. yds.
- 14-1.1.9. Farm house: shall not be less than 2420 sq. yds.

Note: for Govt. resettlement / redevelopment schemes for shiftees / affectees the min plot area would be 60 sq. yds., and minimum street width 20 feet.

- 14-1.2. Concerned Authority, in their areas of jurisdiction may set higher minimum levels, but may not reduce them beyond the sizes defined above.
- 14-1.3. The determinations by the Concerned Authority of plot sizes shall be referred to the Authority for its comments, and in the event of differences, the Authority determination shall prevail.

14-2. Plot Shape

Plot shapes shall generally be rectangular quadrangles provided, however that where this would cause practical difficulties arising from irregular or unique features of a plot, the developer may apply for an exception. In any case:-

- 14-2.1. The ratio of frontage to depth of residential plots shall be no less than 1:1 and no more than 1:3.
- 14-2.2. Minimum width of residential / commercial plot shall not be less than 20 ft. (6 m).

14-2.3 Length of Rows. The maximum length of row of residential / commercial plots shall not be more than 400 feet and in industrial area 600 feet.

14-3 Residential and Residuary Density

14-3.1.1. “Residential Density” means the average number of persons residing on 1 acre (4840 sq yds) of residential area. For the purposes of this clause “Residential Area” means an area devoted to residential uses, as define in clause 13-2.1 and does not include streets or lanes or other residuary uses, as defined in clause 13-2.2.

14-3.1.2. “Residuary Density” means the average number of persons residing on or occupying 1 acre of Residuary area. For the purposes of this clause “Residuary Area” means an area devoted to residuary uses, other than residential uses, as defined in clause 13-2.1.

14-3.2. The following Residential Density requirements shall apply.

14-3.2.1. To the indicated types of housing development:

- a). on 80 sq yds (66.89 sq.m) plots no more than 500 persons per acre (0.404 hectare) of residential area.
- b). on plots between 81 sq.yds (67.7 sq.m) to 120 Sq yds (100) sq.m) plots: no more than (400). Four hundred persons per acre (0.404 hectare) of residential area.
- c). on plots between 121 sq yds (101.17 sq.m) to 240 sq yds (200.67 sq.m) plots : no more than (300) Three hundred persons per acre (0.404 hectare) of residential area.
- d). on plots between 241 sq yds (201.5 sq.m) to 400 sq yds (334.45 sq.m) plots: no more than (200) two hundred persons per acre (0.404 hectare) of residential area;
- e). on plots between 401 sq yds (335.28 sq.m) to 600 sq yds (501.67 sq.m) plots: no more than 150 persons per acre of residential area.

14-3.2.2. Flats for Low Income Groups; no more than 650 persons per acre of residential area (0.404 hectare).

14-3.2.3. Flats for Medium Income Groups; no more than 500 persons per acre (0.404 hectare) of residential area.

14-3.2.4. Flats for High Income Groups; no more than 325 person per acre (0.404 hectare) of residential area.

14-3.3. **For Developed Areas:**

The Karachi Strategic Development Plan-2020 enables densification and vertical development in existing residential areas which shall be adapted in accordance with the Local Area Plans.

14-3.3.1 In areas already substantially developed, where the requirements of sub-clause 14-3.2 are inappropriate for either the development of vacant areas or redevelopment of deteriorated built-up areas, the Concerned Authority may approve less restrictive density standards for residential development with the approval of the Authority provided, however, that the Concerned Authority in making such determinations takes into account the following factor:

- a). The number and size of the dwelling units to be constructed.
- b). The pattern of existing housing development in the neighborhood;
- c). The terms and conditions and restrictions of the land grant conditions governing the development.
- d). The potential improvement of hygienic conditions in relation to available capacity of utility infrastructures and sanitation facilities.
- e). The health, safety and general welfare of the residents of the Community of which the development is a part.

14-3.3.2 In the case of redevelopment schemes, the Concerned Authority shall refer its determinations of such density requirements to the Authority and such requirements shall be subject to the Authority approval

14-4 Land Allocation

“The Karachi Strategic Development Plan (KSDP-2020) has been approved by the City District Gov. Karachi establishing the Authority (MPGO-CDGK) as the apex planning institution with legal authority for planning and development control over all land and buildings within the City District. Hence the Authority (MPGO –CDGK) is the final authority / authorized agency for designing / converting land uses in the City District of Karachi. The Authority shall also charge the land use fee as per approved rate of these Regulations.

14-4.1 **Residential:** Allocation for various land uses for new residential schemes shall be as follows.

14-4.1.1. Residentiary area for residential uses as defined in 13-2.1 shall be allowed upto maximum 55% of the total area of land.

14-4.1.2 Commercial area for commercial uses as defined in sub-clause 13-2.2.6 shall be allowed upto maximum 5 % of the total area of land.

- a) Roads / Streets, right of way minimum 25 % of the total area of the land
- b) Parks & Play Ground minimum 8 % of the total area of the land.

- c). Public Uses including Govt. offices, health & welfare, assembly uses and religious uses hospital, post office, mosque, Imam-Bargaas, etc minimum 4 % of the total area of the land.
 - d) Education Uses minimum 3% of the total area of the Land
- 14-4.2. **Industrial:** Allocation of land for new industrial towns and estates for large and medium size industries shall be as follows.
- 14-4.2.1 Industrial area as defined in 13-3.1.1 shall be allowed upto maximum 70 % of the total area of land.
- 14-4.2.2 Commercial area as defined in sub clause 13-2.2.6 shall be allowed upto maximum 2 % of the total area of land.
- 14.4.2.3 Amenity area for other residentiary uses shall be as under:-
- a). Road / streets, right of way minimum 20 % of the total area of the land.
 - b). Parks / Play Grounds minimum 3 % of the total area of the land.
 - c). Public uses including educational / training institutes, health and religious uses minimum 6 % of the total area of the land.
- 14-4.2.4 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 atleast 40 ft. (12.18 m).
- 14-4.2.5 In any Industrial area, no road shall be less than 50 ft. (15.22m) in width for areas allocated for large and medium industries and not less than 40 ft. (12.18m) for area allocated for small industries and not less than 30 ft for cottage Industry.
- 14-4.3 **Commercial**
- 14-4.3.1 Allocation for various land uses for new commercial Projects/Schemes shall be as follows.
- 14-4.3.2. Area for commercial plots as defined 19-2.2.6 shall be allowed upto maximum 60% of the total area of land.
- 14-4.3.3. Area for planned parking minimum 10% of the total area of land.
- 14-4.3.4. Amenity area for other commercial uses shall be as under :-
- a) Roads / Streets, right of way minimum 20 % of the total area of the land
 - b) Parks minimum 4% of the total area of the land.

- c). Public uses including religious uses such as mosque, Imam-Bargaas, etc minimum 6% of the total area of the land.

14-4.4. **Farm House**

Farm House means a hutment, small dwelling, sub urban construction giving a farm house look along with mandatory cultivation of gardens / orchards, vegetables/ dairy not falling within definition of an urban / city dwelling or alike.

14-4.4.1 Following land use composition shall be allowed for Farm House Project / Schemes.

14-4.4.2 Area for Farm House Plots Max 30 %

14-4.4.3 Open area with landscaping/ agriculture Min 60 %

14-4.4.4 Circulation/Roads/ Car Parking Area Min 10 %

14-4.4.5 The footprint (covered area) of any farm house plot shall be 12 % with 20 ft COS from all sides excluding servant quarter if any.

14-4.4.6 The farm house building shall be limited to only Ground Floor.

14-4.4.7 Minimum plot area for single Farm House shall not be less than 0.5 Acre.

14-4.5. **Special Purpose Zone / Corridors’:**

As per KSDP-2020 recommendations, A special purpose Zone / Corridors’ shall be built along the Northern By Pass within its 312 meter Reservation on both sides. For land following within 312 meter Special purpose zone, the following By Laws shall apply for land allocation:

- a). 312 Meter Reservation Corridor shall be applicable on the lands for all Concerned Authorities including private developers (Govt., CDGK, MDA, LDA or Private etc).
- b). The entire 312 meter reservation would be bounded by two wide roads: 140 feet road separating Special Purpose Corridor/ Strip with the Northern Bypass and 120 feet road separating the Special Purpose Corridor with the surrounding area.
- c). High rise commercial, residential and civic use will be allowed including special land uses such as Petrol Pumps, Restaurant / Hotels, Cash and Carry Shops, Parking, Car Showrooms, Fire Stations, Utility Centre, Police Check Posts, Fire Station, Roads and circulations etc.
- d). For Govt. lands, the minimum area of plots facing KNBP should not be less than 1.0 acre for commercial use or any other purpose.

- e). For private lands the minimum area of plots facing KNBP should not be less than 1000 Sq.yds for commercial use or any other purpose.
- f). The percentage of the proposed commercial plots should not be more than 50% of the remaining land after leaving the land for maintaining 140 and 120 feet wide roads. The rest would be utilized for amenity and internal roads.
- g). Lands uses such as Truck Stand, Bus Terminus, Sabzi Mandi, Anaj Mandi, Timber/ Steel Market, Godowns and such other whole sale Markets etc. shall be located behind 312 meter strip on Govt. allocated lands in addition to commercial + residential, amenity land use.
- h). The Layout Plans for land falling within 312 meter Special Purpose Corridor would invariably be submitted to Master Plan Group of Offices, CDGK for approval in accordance with these regulations.

CHAPTER – 15

GENERAL STANDARD: COASTLINE / WATER FRONT RECREATION DEVELOPMENT

15- Water Front Development

The Plan KSDP-2020 calls for an adoption of the provisions of the Karachi Coastal Recreation Development Plan 1990-2000 which identifies the natures of the developments on the coast, the areas to be utilized for recreational uses and sensitive ecological areas marked for protection and conservation.

Associated with the coastal development is the mandatory requirement of unhindered, public access to beaches. This is also covered for protection under these Bylaws.

Reclamation along any section of the sea front either on the landward side or the bordering sea would not be advised as it would impact seriously the harbor regime. The same restriction holds for the mud flats, marshes and back water creeks, which in no way be allowed to undergo artificial morphological change detrimental to the existing hydrological environment, in particular around the Karachi Port. Accordingly no reclamations work can be undertaken without in depth hydrological study, and sequential impacts on the harbor regime. It is essential that the Karachi Port Trust be associated in the conduct of hydrological studies.

The coastal sea and its back water and creeks provide source of livelihood to fishing communities who live on the coast. The fisherman must enjoy free access to their traditional grounds in the sea, backwaters and creeks for any developments to be sustainable and acceptable, the historical rights of the communities to the sea and the coastal village land they occupy ought to be respected.

The coast provide opportunities for recreation activities and their development should be responsive to the demand pattern in order to be economically and commercially viable. Development should therefore be based on assessment of actual need and the nature of development at different coastal sections.

15-1. Interim Control Area:

As per the Karachi Coastal Recreation Development Plan entire approximately 60 mile strip of Karachi Coastline right from Hub River Estuary passing through Paradise Point, Hawkesbay, Manora and Western Backwater, Eastern Backwater and Clifton, Gizri Defence and Korangi Creek, Phitti Creek, Kadero Creek and right upto Gharo Creek is an interim control area for the purposes of recreation and tourism.

15-2. Sectors of Karachi Coastal Zone:

The Karachi Coastal Zone is divided into following Sectors.

- a. From Hub River Estuary upto Paradise Point.
- b. From Paradise Point upto Hawkesbay.
- c. From Hawkesbay to Manora including Western Backwater.

- d. Clifton including Western Backwater of China Creek.
- e. From Clifton to Gizri Creek upto Malir River Estuary.
- f. Korangi Creek, Phitti Creek, Kadero Creek and Gharo Creek.

15-3. Environmental Planning Zones:

The following Environmental Planning Zones as per the Karachi Coastal Recreation Development Plan should be considered while planning a recreation scheme within coastal area.

- 15-3.1 Conservation Area
 - 15-3.1.1 Where no infra-structural development is allowed nor access is allowed.
 - 15-3.1.2 Where controlled / limited infrastructural development may be allowed and public access may also be allowed. These include following areas along Hawkesbay, Sandspit and Manora Beach: Green Turtle Sanctuaries, mangrove swamps, coral, reef, oyster beds, Rock Pools and bird roosting and nesting sites.
 - 15.3.2.2 These are areas which are suitable for Development.
- 15-3.3. Area of Concern:
 - 15.3.3.1 It is a development and condition affecting area. Improvement in this area may be beneficial.
 - 15.3.3.2 Future development may affect area, hence control is required.
- 15-3.4. Restricted Zone:
 - 15.3.4.1 Access is restricted within a radius of 1.24 miles (2 km) of KANUP. No development is allowed.
 - 15.3.4.2 Public access may be allowed but no permanent structures may be constructed.

15-4. Utilization Area (Areas for Planning):

- 15.4.1 These areas are suitable for development, marked as 3b. The coastal areas need special consideration both from the point of view of safety and to maintain their simple natural beauty which is the principal ingredient in their attraction to day-trippers and holiday makers. Expert views in the field of planning, architecture, oceanography, geography, engineering, environmental sciences and laws to be applied.

- 15-4.2 The following guiding principles may be given special consideration in planning for coastal development: Clauses 15-4.2.1 to 15-4.2.14 accommodated in guiding principal below:
- 15-4.2.1. Coastal development plan should be an integral component of the development strategy for the city.
 - 15-4.2.2. Land use, commercial and residential development with impacts on water supply, waste water disposal, transportation and infrastructure must be linked with the city. Any development scheme should be self-sufficient and sustainable in this regard.
 - 15-4.2.3. The coast must be protected as an environmental asset, and environment quality, including reduction of pollution of the coastal zone must be improved Green Turtle Sanctuaries and Mangrove Ecological system along the beach, in the backwaters and creek must be preserved and measures against its degradation should be urgently taken to control pollution.
 - 15-4.2.4. The seashore and the beaches should be preserved and promoted as public assets. Public access to the beaches and the coast must remain free and unhindered, and to keep the enjoyment for the general citizen, no development should be allowed in land area upto 150 meters from the high water mark.
 - 15-4.2.5. The creeks, backwaters and the coast must remain accessible to fishing community.
 - 15-4.2.6. The recreational and other development should be self-supporting demand based and profit / revenue generating.
 - 15-4.2.7. Karachi's sea and coast is one of its most valuable and vulnerable assets, and needs to be carefully monitored and maintained as an integral component of the development strategy of the city.
 - 15-4.2.8 The fishing community settled in coastal villages should not be forced to abandon their lands or source of livelihood. The local villages should not be dispossessed and their village lands not acquired by the government.
 - 15.4.2.9 Ample beach space per person.
 - 15.4.2.10 Location of car parking area away from the beach area.
 - 15.4.2.11 Design of marinas and piers etc may not hamper free flow of tides.
 - 15.4.2.12 Safety measures to check pollution of the sea by beach activities.
 - 15.4.2.13 Safety measures such as life-guard and medical aid must be provided.

- 15.4.2.14 Arrangement of fire fighting, alarming system in case of tidal waves, cyclone etc.

15-5. Planning Regulations.

Each recreation and amusement project requires special design compatible with most modern facilities and buildings in other parts of the world, both for holiday makers and for local and foreign tourists for development of tourism. A proper feasibility of the project is to be drawn by the consultants covering all aspects and the maximum gross density should not exceed 25 persons per acre.

15-5.1 Sanitation and drainage facilities will be provided to the maximum efficiency for the disposal of waste water and removal of solid waste without polluting the Coastline.

15-5.2 As a special feature any other special element, building, equipments may be allowed. Innovative structures and buildings of special architectural character may be allowed.

15-5.3 Following land use composition shall be allowed for recreation project.

15-5.3.1 Boarding & lodging area Max 20 %

15-5.3.2 Open area with landscaping Min 70 %

15-5.3.3 Circulation Roads and Car Parking Area Min 10 %

15-5.3.4 A plot ratio of 1:1 shall be used for all buildings for hotels, motels, amusement halls.

15-5.3.5 Recreation project may include hotels, motels for boarding and lodging, restaurant, marina clubs, swimming pools, casino, yachting clubs, boating basins, Dolphine Parks and other modern types of amusements and water based recreation without damaging the natural environment of the coastline.

15-5.3.6 Large open space for car parking along the approach road shall be provided. Proper car parking facilities shall be designed.

CHAPTER - 16

GENERAL STANDARDS: HIGHWAYS, MAJOR ROADS, BOULEVARDS, STREETS AND LANES.

16-1 Pedestrian lanes

16-1.1 Thoroughfares intended exclusively for pedestrian traffic, referred to as "Pedestrian Lanes", shall be at least 10 ft. (3m) wide, as given in FIGURE-1.

16-1.2 Pedestrian lanes, if abutting plots on both sides, shall have uninterrupted length not greater than 30 times its width provided that interruption shall be created by other pedestrian lane or vehicular street.

16-1.3. The grade of pedestrian lanes in cross-section shall be level, and their longitudinal slope may not be greater than 5degree, provided however, that:-

16-1.3.1. If the slope of the terrain is greater than 5degree, the difference in slope may be made up by an appropriate number of steps, the series of steps for each 5 degree higher slope shall be separated by a landing at least 6.5 ft. (1.97 m) wide also there should be a ramp for wheel chair.

16-1.3.2. If the lane is along double or single rows of plots in a terrain sloping more than 5 %, the difference in slope may be made up by an appropriate number of steps at the bottom end of each double or single row of plots, as the case may be also. Also there should be ramp for wheel chair for special persons.

16-2 One Way (Types A, B, C) / Two Way (Types D, E, F, G) Streets

16-2.1 As shown in FIGURE-2, Typical Street Cross-Sections, appended to this Part, Street Types A, B and C shall be one way street.

16-2.2. Category A: Minimum width of street shall be 24 ft. (7.31m) with kerb side parking on one side only.

Category B: 30 ft with footpaths on both sides

The minimum width of street for different plot sizes shall be:

Category A upto 80 Sq. yds., plots

Category B 81 Sq yds to 240 Sq. yds., plots

16-2.3 One way Streets shall be intersected by vehicular streets at least every 400 ft.

16-3 Two way Streets (types D, E, F, G).

16-3.1 Category C: Minimum width of two way street excluding parking shall be 40 ft.

Category D: shall be 60 ft wide road

16-3.2. Street Type E (FIGURE-2) shall be so designed and maintained as to permit parallel parking on one side only

16-3.3 The minimum radius for turning circles / cul-de-sacs for residential area shall be 33 ft and for industrial / commercial vehicle 50 ft. The minimum width of street above 240sq. yds., plots shall be category C : 241sq yds., to 400sq. yds., and Category –D: above 400 sq. yds., plot size

16-4 Highways, Major Roads and Boulevards (Types-H, I & others).

16-4.1 (a) Highways; the main road of the city serving through traffic and providing communication among the different cities. According to section 8 of Highway Ordinance , no building should be allowed to be erected within 220 feet from the center of the Highway without the consent of the Highway Authority.

16-4.1 (b) For major roads of not less than 100 ft. (30m) right-of-way a permanent service road shall be provided on each side of the Highway / Boulevard.

Based on function, volume of traffic, type of traffic and position in network, the major roads may be categorized as: Primary Road , Secondary Road , Local Roads

The Local Roads may be further sub-divided into: Local Distributor (feeder) roads , Local Access Roads , Street and Gali's.

The minimum width of service road shall not be less than 30 ft.

16-4.2. The width of side walks (a) / footpaths shall depend on the pedestrian traffic volume, the nature of land uses around the road, the function of the road & underground utility lines. However minimum width of side walk shall be 4 ft.

16-4.3. The width of green strip (b) belt in roads will depend on the nature and dimension of the utility lines to be laid under them. The minimum width of green strip shall not be less than 6 ft.

16-4.4. The width of the green median shall be at least 10 ft. (3m) as to provide adequate pedestrian refuge island at crossing but where necessary such strips may be released by separate terrain / LAT right-of-way.

16-4.5. No direct access to highway or major roads shall be allowed except through a service road at appropriate distances.

16-4.6. Bus bays / lanes on all major roads shall be provided in consultation with Transport Department.

16-4.7 The minimum spacing between junctions shall be as under:

Road Category	Spacing of Minor Road junctions
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Primary	200 meters
Secondary	100 meters
Local distributor	50 meters
Access Streets	24 meters

Wye, Scissor and multi way junctions cause severe accidents, they should be avoided.

16-4.8 The minimum width of single lane of carriage way shall be 12 ft.

16-4.9 The minimum radii for horizontal curves shall be as under:

Design Speed (Km/Hr)	Minimum Radii (Meters)
80	350
60	300
50	200

16-5 Visibility at Cross Roads.

16-5.1. In the interest of pedestrian safety and vehicular traffic visibility at cross roads, no trees or any other impediment / structure including Advertisement Boards shall be planted/ installed within 30 ft. (9.13 m) of any street right-of-way limit

16-5.2. For the same purposes, except as otherwise provided in sub-clause, the borders of streets shall be chamfered at such distances from their crossing as provided in sub-clause 13-1.2.

16-6 Streets lines and Building Lines.

16-6.1. Street right-of-way shall be regarded as distance between plot lines on opposite side of the street.

16-6.2. No structure or part of a structure of ground floor may project beyond such building line or building setback line.

CHAPTER - 17

GENERAL STANDARDS: INDUSTRIAL DEVELOPMENT.

17-1 Scope

- 17-1.1 For the purpose of these Regulations, the terms ‘industrial uses’ ‘industrial purposes’, ‘industrial activities’ and ‘industrial development’ include:
- 17-1.1.1 The making or manufacturing of any articles or part of any article;
 - 17-1.1.2 The altering, fabricating, ornament-ting, finishing, stitching, spinning, ginning, compounding, assembling, blending, mixing, packing or canning, adapting for sale, or breaking up or demolition of any article;
 - 17-1.1.3 The extraction, dressing, treatment or preparation for sale of minerals, or the extraction or preparation for sale of oil;
 - 17-1.1.4 Any other activity which has been designated as “industry” by the Federal Government or Government of Sindh through a notification.
- 17-1.2 For the purposes of these Regulations, industries are classified as “residential manufacturing” and “non-residential manufacturing” (Chapter-13).

17-2 Permits for Industrial Development

- 17-2.1 No land development for industrial purposes may be undertaken without a Special Development Permit from Authority, except in the case of residential manufacturing for which a General Development Permit may be obtained from the Concerned Authority upon compliance with the requirements of an applicable detailed plan, any area standards and any other pertinent requirements or regulations.
- 17-2.2 The Concerned Authority determining an application for a development permit for industrial purposes may grant the permit with consultation of Authority only if it is satisfied that the applicant has complied, or will comply with:
- 17-2.2.1 The performance standards set forth in this Chapter;
 - 17-2.2.2 Any applicable bulk, height, area or other standards specified in Chapter 13 to 16.
 - 17-2.2.3 The requirements of any applicable detailed plan or planning position;
 - 17-2.2.4 Any applicable requirements of other laws, regulations or bye-laws for licensing or regulating industrial uses or operations for the protection of the environment, or of health and welfare of residents of the community.

17-3 Criteria for Special Development Permit for Industrial Purposes

- 17-3.1 In determining an application for a Special Development Permit for industrial purposes, the Authority shall apply the following performance standards, as may be appropriate:
- 17-3.1.1 **Removal of Wastes:** The applicant shall submit plans for the removal of liquid and solid wastes from the site in such manner as shall avoid or minimize the pollution of nearby water courses or sources, sewers, or water supply facilities, or damage to sewer lines or sewerage treatment plants; and the developer and operator shall comply with such conditions as the Authority may impose in respect of the disposal of industrial waste.
 - 17-3.1.2 **Removal of noise and vibration:** The applicant shall give the details of noise and vibration generation in the industry and/or its control and shall avoid or minimize the noise and vibration generation; and the owner and operator shall comply with conditions set down by the Authority.
 - 17-3.1.3 **Access and Loading:** Facilities for vehicular access and unloading shall be adequate for the particular industrial activities, and be so designed and located as to ensure safety and eliminate fire hazards.
- 17-3.2 In addition to the requirements of paragraph 17-3.1, the Authority shall give consideration to the following, as may be appropriate:
- 17-3.2.1 The location of the site and whether it is designated for industry in an applicable detailed Master Plan or Development Plan;
 - 17-3.2.2 Implications for road and rail traffic and traffic congestion;
 - 17-3.2.3 The precise nature of the industrial process in relation to its impact on the environment, especially, though not exclusively, in reference to the emission of fumes and dust and creation of noise;
 - 17-3.2.4 The potential burden on utilities i.e. water, sewerage, electricity, gas, telephone, etc;
 - 17-3.2.5 If sought to be located in a rural area, whether the activity is the processing of agricultural products or is otherwise traditionally conducted in rural areas; and in any event, whether the proposed industrial development is likely to invite urban development in the area and, in particular, pressures on green belt areas;
 - 17-3.2.6 The particular needs of the industry, such as the need to be near water, docks or a source of raw materials.

CHAPTER - 18

ZONING REGULATIONS / AREA STANDARD

18.1 INTRODUCTION

18-1.1 In addition to the general conditions as specified in clause No.13-1.2 to 13-1.10. Special conditions applicable to different categories of plots shall be applicable.

18-1.2 Chamfering for Corner Plots

18-1.2.1 Unless otherwise specified in figure-3, the corners of all plots abutting on two intersecting roads for auto vehicles shall be chamfered as follows:

In case width of the road is less than 30ft the distance should be 6 ft (1.82 m)

- a) From 30ft.(9.0m) to 59ft.(17.9m) width of the road, the distance should be 8ft.(2.44m);
- b) From 60ft.(18m) to 109ft.(33.22m) width of the road, the distance should be 10ft.(3.00m);
- c) From 110ft.(33.53m) and above width of the road, the distance should be 12ft.(3.65m);
- d) In case building abuts on service road the chamfered will be governed on the width of the service road.
- 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.
- f) The length of chamfered portion noted above shall be in accordance with width of a respective road and shall be measured along the length of the road.

18.1.3 Projections

18-1.3.1. Boundary walls or any other structures in the front of the plot shall be totally within the plot.

18-1.3.2. For those sides of buildings which abut property line, no openings, projections or attachments of any nature whatsoever shall be permitted, except for those buildings where property lines abut on to a public street or a permanently open space.

18.1.4 Ancillary structures

18-1.4.1. Area of the car porch in house shall not be included in FAR, upto a maximum of 380Sq.ft.(35sq.m). If car porch is constructed in the front or side COS, maximum: clear overall height shall not exceed 8ft.(2.43m) from the floor level of the plot, and a maximum depth of 20ft.(6m) shall be allowed along the properly line. No construction or occupancy shall be allowed over it within COS. However, any construction above car porch outside the COS shall be included in the FAR.

18-1.4.2. Guard room of maximum 64 Sq.ft(5.95Sq.m) area having maximum height of 10ft.(3m) from centre of the road shall be allowed in the front COS in all type of plots having an area of 400Sq.yds. (335Sq.m) and above.

18.1.5 Space between blocks in Residential Plots.

18-1.5.1 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 24 ft.(7.31m) and a 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.

18-1.5.2 Wherever more than one residential building/town houses are permitted within the plot boundary, for buildings of maximum two story height open space on front and rear of the building shall be minimum 15 ft (4.56 m) and minimum open space between the buildings on sides of the buildings shall be minimum 7 ft (2.1 m)

18.1.6 Landscaped and recreation spaces

25.1.6.1. In all residential and residential-cum-commercial projects for public sale, a minimum of 20% of the mandatory open spaces shall be properly landscaped. This landscaped space shall be left open to sky and shall not be used for parking of vehicles

18-1.6.2. For all public sale/public use/industrial and commercial plots exceeding 600Sq.yds.(502Sq.m) a minimum of 2% of the permissible floor areas 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.

18.1.7 Exemptions from FAR

18-1.7.1. 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) Building services areas, such as sub-station, plant rooms lift shafts, lift machine rooms, electrical and mechanical ducts and electric power generator space.
- c) Arcades, if provided.

18-1.7.2 Staircase tower over the stair shaft shall be allowed with maximum clear height of 10 ft (3 m) this area shall not be included in FAR

18-1.7.3 The loft area upto a maximum height of 5 ft (1.52 m) on bathroom and kitchen shall not be included in FAR

18.1.8 Height related setbacks of buildings

For all buildings except houses the height of buildings shall be such that it should not intersect an imaginary line from the opposite side of the main road serving the building at an angle of 65° with the horizontal. (Not applicable on chimney shaft of industrial buildings, flag masts and communication equipment, figure 6)

18.1.9 Miscellaneous

No workshop for denting, painting or repairing of vehicles shall be allowed on commercial plots. In addition, a building intended to carry out dangerous and offensive trades, trades emitting obnoxious smell, factories and mills which produce, noise, smell, smoke or other nuisance shall not be allowed to be constructed on commercial plots.

18-1.9.1 In case of plot 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 (1.5 m)

18.1.10 Height Restriction of the Building

18-1.10.1 The restricted flying gap and safety zone as prescribed by the Civil Aviation Authority and PAF shall be taken into consideration while determining the height of the building.

18-1.10.2. The height of the building shall not be above the podium level of 91ft.(27.72m) high MSL within 3/4 mile(1.2 K.m) radius of Quaid e-Azam's Mausoleum. (to determine the permissible height of building a certificate (height pavement) shall be obtain from the Authority on payment of Rs.20,000/- or as notified by Govt. CDGK from time to time

18-2 Residential

18-2.1 Building Bulk Standard

All Residential houses / bungalows shall observe the following

standards, except where any of these standards are in conflict with Clause 18-9 in which case Clause 18-9 shall prevail.

PLOT SIZE (Sq.yds)	FOOT PRINT	FAR	MINIMUM COS FRONT	MINIMUM COS SIDES	MINIMUM COS REAR
Up to 59 (49.5 m ²)	85%	1:2			
60-119 (50.4-100m ²)	70%	1:2			
120-199 (100.8-167m ²)	70%	1:2	3 ft (0.9 m)		3 ft (0.9 m)
400-499 (366-419.3m ²)	65%	1:1.3	7 ft (2.13 m)	5 ft (1.5 m)	7 ft (2.13 m)
1000 & above (840.3 m ² & above)	50%	1:1	15 ft (4.56 m)	7 ft (2.1 m)	10 ft (3 m)

18.2.2 Other Conditions

18-2.2.1. Subject to the General Conditions as defined in Clause 18-1.

18-2.2.2 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 which ever is less upto plot area 399 sq.yds (335.2 sq m) and 25 ft (7.61 sq m) or two stories which ever is less for plots area of 400 sq.yds (336 sq m) and above, except for category “G” Plot of 3347.55 sq.yds to 4064.89 Sqyds (2800 sq m to 3400 sq m) where the height of 50 ft or four stories which ever 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.

18-2.2.3. 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 119 sq.yds. (100 sq.m). For plots greater than 119 sq.yds.(100 sq.m), the rear COS shall be 50%.

18-3 Commercial

18-3.1. Building Bulk Standards

All Commercial plots shall observe the following standards, except where any of these standards are in conflict with Clause 18-9 in which case Clause 18-9 shall prevail

PLOT SIZE (SQ.YDS)	FOOT PRINT	FAR	MINIM- UM ARCADE	MINIMUM COS SIDES UPTO GROUND	MINIMUM COS SIDES ABOVE GROUND	MINIMUM COS REAR UPTO GROUND	MINIMUM COS REAR GROUND FLOOR
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				FLOOR	FLOOR	FLOOR	
Upto 60 (50.42 m ²)	90%	1:2	8. ft (2.5m)	None	None	5 ft(1.5) x 5 ft (1.5m)	5 ft(1.5) x 5 ft (1.5m)
61.299 (61-26- 250m ²)	85%	1:2.5					
300-390 (251- 334m ²)	GF 85% upper Floor 75%	1:4		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 (2.1 m)	7 ft (2.1 m)
400-599 (335- 501m ²)		1:5		5 ft (1.5m) one side only			
600-799 (502- 668m ²)	Ground Floor 80% Upper Floor 70%	1:5		8 ft (2.5m) One side			
800-999 (669- 835m ²)							
1000-2000 (836-1672 m ²)	75% ground floor and 65% upper floor	1:5.5		7ft		10 ft (3 m)	10% of building height above ground floor with a minimum of 10 ft (3m)
Over 2000 (836-1672 m ²)	70% Ground Floor and 65% Upper floor			10 ft (3m)			

18-3.2. Other Conditions

- 1) For plots abutting public street at the rear, rear COS above ground floor shall be only minimum as specified for Plot size
- 2). Plots where the allotment conditions or previous rules permit for higher FAR than the FAR noted in the above chart (18-3.1), 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 shall be condoned and arcade will be provided, it shall be applicable only on planned commercial plots.
- 4) Arcade on front sides not required if building line set back is 8 ft (2.5 m) or more from the property line.
- 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.

18-4 Flat Sites Category

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

18-4.1 Subject to the general conditions as defined in clause 18-1

18-5 Residential cum commercial

S.No	Foot print	FAR	Min. COS front	Min COS sides	Min COS rear
1	50%	1:4	20ft (6m)	20ft (6m)	20ft (6m)

Ground+ 1st floor shall be permissible for commercial activities. Remaining floor area shall only be used for residential purpose

18-6 Industrial Areas

(Other than defined in clause 18-9)

S.No	Plot size Sq.yds	Foot print	FAR	Minimum COSfront (ft)	Minimum COSsides (ft)	Minimum COS rear (ft)
1	Up to 1100 (460m ²)	70%	1:2.5	8 (2.44 m)	5(1.5m) one side	10(3m)
2	1101 to 2500 (461-2090m ²)	70%	1:2.5	10 (3 m)	10(3m) Each side	10(3m)
3	2501 to 20000 (16722-16721m ²)	65%	1:2	20 (6 m)	15(4.5m) Each side	15(4.5m)
4	20001 to 30000 (16722-	60%	1:2	20 (6 m)	15(4.5m) Each side	20(6m)

	25084m ²)					
5	30001 to 45000 (25085-37625m ²)	60%	1:1.5	30 (9.13 m)	15(4.5m) Each side	20(6m)
6	Above 45000 (37625m ²)	60%	1:1.5	30 (9.13 m)	15(4.5m) Each side	45(13.5m)

18-6.1. Subject to the general conditions as defined in Clause 18-1.

18-6.2. The area of the following structures will not be treated as floor area:

18-6.2.1 Overhead Tank.

18-6.2.2 Underground Tank.

18-6.2.3 Open Platform.

18-6.2.4. Above ground open washing space and water tank.

18-6.2.5. Underground chemical stores.

18-6.2.6 Gas Sub-Station

18-6.2.7. Oil Tank.

18-6.2.8. Underground air raid shelter not exceeding 10% of the foot print.

18-6.2.9. Electrical/mechanical plant room.

18-6.2.10. Parking space

18-6.3. For industrial units on plots over 3500 sq.yds.(2926.42sq.m), loading and unloading facilities shall be provided within the area of the plot, in keeping with the functioning of the industrial unit.

18-6.4. Change in nomenclature/type of industry is permissible upon clearance from the Concerned Authority.

18-6.5. Only those industries will be permitted which are not considered hazardous or obnoxious as defined by the Insurance Association of Pakistan (1996) of hazardous Category (1) and (2) and/or defined in the list given in section 18-6.12.

18-6.6. The following single storey structures will be permitted in the COS along the access road/s.

18-6.6.1. KESC substation as required by the authorities.

18-6.6.2 Time/Gate office of 150sq.ft (13.94sq.m) area.

18-6.6.3. Guard/Security room of size not more than 90 sq.ft.(8.36sq.m).

18-6.7. All effluents discharged from Industrial processes will be in keeping with the standards laid down by the applicable Federal, Provincial and Local Government Environmental Standards.

18-6.8 In all buildings/containers used for storage of inflammable materials, approval of Chief Inspector of Explosives is mandatory.

18-6.9. For installation of all Boilers in/outside the factory, special approval from the Chief Inspector of Boilers is mandatory.

18-6.10. For industries using natural gas, the laying/testing certificate of pipes has to be furnished by contractors who are registered with the relevant Gas Company.

18-6.11. All hazardous waste shall be disposed off as per conditions mentioned below:-

18-6.11.1 All medical & hospital waste shall be safely collected, transported and disposed off in accordance with the public health standards (as prescribed by Sindh Environmental Protection Agency) and to the satisfaction of the Authority.

18-6.11.2 All industrial waste shall be treated in accordance with National Environment Quality Standards (NEQS)

18-6.11.3 All hospitals shall provide the disposal of medical waste as per National Environment Quality Standard (NEQS)

18-6.11.4 In all public sale projects the central waste disposal system shall be provided by the developer.

18-6.12. List of specific trades and industries which are required specially designated/approved areas for their location (excluding residential and general industrial zones).

18-6.12.1. Dangerous trades in inflammable materials.

- a) Timber.
- b) Fire-wood in excess of 500 maunds, charcoal in excess of 300 bags and coal in excess of 100 bags.
- c) Hay and straw:-
- d) Sugar refining.
- e) Acetylene gas manufacture.
- f) Ammonia, Chlorine or bleaching powder manufacture.

- g) Distillation of coal, petroleum, refuse grade or bones
- h) Storage of petroleum in excess of 19,984.8 gallons (75,700 litres).
- i) Manufacturing of gun powder and fire crackers etc.

18-6.12.2. Offensive trades emanating obnoxious Smells/Effluents.

- a) Processing and trading in bones, tallow, offal, fat, blood. hides, skins, manure, catgut, oil cloth, fish, and hoofs.
- b) Burning of lime, manufacturing of cement, bricks. earthenware and pottery.
- c) Coke ovens.
- d) Crematory
- e) Glue size or gelatine manufacturing where the processes include the refining, or recovery of products from fish, animal refuse or offal.
- f) Grease, lard, fat or tallow rendering or refining, lime, cement manufacture.
- g) Rubber or gutta-percha manufacture or treatment, shoe polish manufacture.
- h) Slaughtering of animals.

18-7 Cottage Industries, Work-Shops, Godowns

18-7.1. Subject to the general conditions as defined in Clause 18-1

S. No	Plot size sq. yds	Foot print	FAR	Minimum COS Front (ft)	Minimum COS Sides (ft)	Minimum COS Rear (ft)
1	Less than 120(100 m ²)	80%	1:2			5(1.5m)
2	121-240 (100-200 m ²)	70%	1:2	5(1.5 m)		8(2.5 m)
3	241-500 (201-418 m ²)	70%	1:1.75	5(1.5 m)		8(2.5 m)
4	Above 500 (418 m ²)	70%	1:1.5	10(3 m)	10(3 m)	8(2.5 m)

18-7.2. Under no circumstance will any type of hazardous, obnoxious, offensive or noisy activities be carried out which create a nuisance for the neighbours and the locality as specified in clause 18.6.12.

18-8 DAIRY PLOTS

- 18-8.1. Subject to the General conditions as defined in Clause 18-1.
- 18-8.2. These are special type of plots, where processing of milk into various items will be done, Cattle or other livestock will not be allowed on these plots.
- 18-8.3. Not more than 1/3rd of the plot area shall be allowed to be covered including all ancillary structures.
- 18-8.4. Compulsory Open Space of 20ft.(6m) all around shall be left.

18-9 Old City Areas

18-9.1. Zone 'A'

18-9.1.1. The following areas are included in this zone.

- a) Lyari Quarters (LY)
- b) Lea Quarters
- c) Keamari Quarters
- d) K.P.T. Area
- e) Queens Quarters (QR)
- f) Jamshed Quarters (J.M) Muslimabad
- g) Hyderabad Colony - Fatima Jinnah Colony
- h) Garden East Quarters (G.E.)
- i) Garden West Quarters (G.W.)

18-9.1.2. Floor Area Ratio shall be followed according to the use as laid down hereunder:-

- a) Residential Uses 1:1.75
- b) Industrial Uses 1:1.75
- c) Residential-cum-Commercial uses 1:2.00
- d) Commercial Uses 1:2.50

18-9.2. Zone 'B'

18-9.2.1. The following areas are included in this zone.

- a) Bath Island Quarters.
- b) Civil Lines Quarters (C.L).
- c) Frere Town Quarters(F.T).
- d) Portion of Cantonment Quarters.

18-9.2.2. Floor Area Ratio shall be followed according to the use as laid down hereunder.

- a) Residential Uses 1:2
- b) Industrial Uses 1:2
- c) Residential cum Commercial uses 1:2.5
- d) Commercial Uses 1:3

18-9.3. Zone "C"

18-9.3.1. The following areas are included in this zone.

- a) Serai Quarters (SR)
- b) Railway Quarters (PRY)
- c) Saddar Bazar Quarters (SB)
- d) Portion of Preedy Quarters (PR2)
- e) Portion of Artillery Maidan (AM)
- f) Portion of Cantonment Quarters
- g) Portion of Civil Lines Quarters

18-9.3.2. Floor Area Ratio shall be followed according to the use as laid down here under:-

- a) Residential 1:3.00
- b) Industrial Uses 1:3.00
- c) Residential cum Commercial uses 1:4.00
- d) Commercial Uses 1:6.00

18-9.4. Zone "D"

18-9.4.1. The following areas are included in this zone

- a) Ghulam Hussain Kasim Quarters (GK)
- b) Old Town Quarters (O.T)
- c) Bunder Quarters (B.R.)
- d) Market Quarters (M.R.)
- e) Napier Quarters (N.P.)
- f) Tahil Ram Quarters (T.L.).
- g) Wadhomal Oddahram Quarters (W.O)
- h) Ranchore Lines Quarters (R.C)
- I) Ramsawami Quarters(R.S)
- j) Lawrence Road Quarters(L.R).
- k) Harchand Rai Vishandas Quarters (H V.)
- l) Part Portion of Garden West (G.W)
- m) Soldier Bazar Quarters (Sol. B.)
- n) Part Portion of Preedy Quarters (P.R.I.).
- o) Arambagh Quarters (R.B.)
- p) Artillery Maidan Quarters (A.M.)

18-9.4.2. Floor Area Ratio shall be followed according to use as laid down hereunder:-

- a) Residential 1:3.00
- b) Industrial Uses 1.3.00
- c) Residential-cum-Commercial uses 1:4.00
- d) Commercial Uses 1:4.50

18-9.5. Zone 'E'

18-9.5.1. The following areas are included in this zone.

- a) KDA Scheme No. 35. Jacob Lines

18-9.5.2. Floor Area Ratio shall be followed according to the use as laid down hereunder:

- a) Residential 1:3.00.
- b) Residential-cum-Commercial uses 1:6.00
- c) Commercial uses 1:6.00

18-9.6. General

18-9.6.1. Subject to the general conditions as defined in Clause 18-1.

18-9.6.2. In case the depth of the plot is less than 25ft. (7.6m) it would be exempted from the rear COS.

18-9.6.3. For building facing road/street less than 30ft.(9.13m) in width: a minimum distance of 15 ft. (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) or plots with depth of less than 35ft (10.66 m).

18-9.6.4. There shall be a minimum 7.5 ft.(2.25m) COS in- the rear of the building. Where there is a lane at the back, the minimum distance measured from the centre of the lane to outermost face of the building shall be 7.5 ft.(2.25m), figure-7.

18-9.6.5. Corner plots where the building is allowed to abut on the sides shall be required to leave minimum space of 7.5 ft.(2.25m) on the side at the rear corner.

18-9.6.6. For all residential plots facing more than 30 ft.(9.13m) road/street width, the minimum COS and foot print, as prescribed in section 18.2 shall be applied subject to clause No. 18-9.3 except the part of old city including following area :-

Lyari Quarters (LY). Lea Quarters, Keamari Quarters. KPT area, Serai Quarters (SR), Railway Quarters (RY), Saddar Bazaar. Quarters (SB), Preedy Quarters (PR), Artillery Maidan (AM), Ghulam Hussain Kasim Quarters (GK), Old Town Quarters(OT), Bundar Quarters (BR), Market Quarters (MR), Napier Quarters (NP), Tahil Ram Quarters (TL), Wadhomal Oddahram Quarters (WO), Ranchore Lines Quarters (RC), Ramswami Quarters (RS), Lawrance Quarters(LR), Herchand

Rai Vishandas Quarters (HV), Soldier Bazar Quarters (Sol.B), Aram Bagh Quarters(RB).

18-9.6.7. For all Commercial / Residential cum Commercial plots facing more than 30ft Road/street width the minimum COS and foot print as prescribed in Clause 18-3 and 18-5 shall be applied respectively

18-9.6.8. The plot ratio for public buildings falling under the category of "other residentiary uses as defined in sub-clauses 13-2.2.1 through 13-2.2.5 shall be the same as for residential or industrial uses of the respective zones in which they fall.

18-9.6.9 The required COS shall be measured from the property line, in the event where building line is required to be set back, on account of Clause No. 18-9.6.3 greater than the required COS, no further COS will be required

18-10 Cinema Houses

18-10.1. Subject to the general conditions as defined in Clause 18-1.

18-10.2. In addition to the 'Cinematograph Act Confer, the following standards shall be adopted:

18-10.2.1 The spacing between the rows of seats shall be calculated as follows;

18-10.2.2 Minimum width of the seats shall be 18 inches (0.5m).

18-10.2.3 Minimum back to back space between the rows of the seats shall be 3ft. (0.91m).

18-10.2.4 Minimum width of the gangway shall be 4ft (1.21 m).

18-10.2.5 No cinema shall be planned within the radius of 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.

18-10.3. Floor Area Ratio shall be followed 1:1 for plots meant for cinema houses.

18.10.4. No residential accommodation except a single room accommodation of a maximum covered area not more than 250 sq.ft.(23.23 sq.m) shall be allowed.

18-10.5. The size of the cinema shall be calculated on the basis of number of seats @ 20 sq.ft.(1.86 sq.m) per seat.

18-10.6 Plots designated for use as cinema may be allowed to use upto 25% of the permissible covered area for commercial activity in multiplexes provided the remaining 75% continues to be used exclusively for cinema

18-11 Petrol Pump

- 18-11.1 Subject to the general conditions as defined in Clause 18-1.
- 18-11.2 For the purposes of this Clause the term “Petrol Station” means a station for the sale, at retail, of petrol and ancillary products for motor vehicles.
- 18-11.3 Application for the establishment of Petrol Station shall be submitted in the Office of the DCO, CDGK through Concerned Authority/ Lessor. Thereafter, the case shall be forwarded by District Coordination Officer, CDGK, to Planning Authority (MPGO) for examination and recommendation.
- 18-11.4 A petrol station may be located only on a main collector street having a total right-of-way of at least 60 ft. (18.27 m).
- 18-11.5 A petrol station may not be located within 0.46 mile (0.75 km) 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 100 ft. (30 m) and a dividing median strip.
- 18-11.6 The minimum frontage of plot for Petrol Station shall be 60 ft. (18.27 m) wide.
- 18-11.7 The minimum area of a petrol station used for petrol filling facilities and servicing activities shall be 1000 Sq. yds. provided, however, that in Old City Areas with limited available space, the Authority may permit a reduction to not less than 600 sq. yds., if at least 10 ft. of open space from each side and 20 ft. at the rear is maintained.
- 18-11.8 Access roadways shall be constructed in accordance with the following requirements:
 - 18-11.8.1 No access roadway may cross the sidewalk at an angle of more than 45 degree;
 - 18-11.8.2 The width of each lane shall be at least 12 ft.
 - 18-11.8.3 Both an “In” and “Out” roadway shall be provided respectively leaving and entering the approach traffic lane at an angle of not more than 45 degree.
- 18-11.9 Adequate space shall be provided for parking for oil supply tankers while discharging its load.
- 18-11.10 No less than one (1) lavatory shall be provided at each petrol station exclusively for public use in addition to lavatory/lavatories provided for the staff.
- 18-11.11 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 Authority on payment of prescribed

fees and charges @ Rs. 2000/- per sq. yd. for commercial plots and @ Rs. 5000/- per sq. yd. for Industrial plots or as notified by Competent Authority from time to time.

Conversion charges shall be treated as utilization fee, in case of withdrawal of the Petrol Station facility on the said plot, the original change of land use of the plot (before conversion) shall again be operational both for Industrial & Commercial plots, subject to the payment of T.P. Scrutiny Fee as mentioned in Clause 18-11.18 (d).

18-11.12 A petrol Station can be allowed on a commercial plot with minimum area of 600 Sq. yds., if it is situated on a road declared for change of land-use by CDGK and 800 sq.yds in case of non-declared road.

In case of withdrawal of the Petrol Pump facility on the road declared for change of land-use by CDGK, the original land-use of the plot (before conversion) shall again be operational, after paying T.P. Scrutiny Fee as mentioned in Clause 18-11.18(d).

18-11.13 NOC for designated/planned Petrol Station shall be issued on payment of Town Planning Scrutiny Fee as mentioned in Clause 18-11.18 (d) or as notified by Competent Authority from time to time.

18-11.14 On an existing or new proposed Petrol Station, CNG facilities shall be allowed only if the area is 1000 sq. yds., or more than 1000 sq. yds.

18-11.15 A single story retail mart/shop shall be permitted on an area not exceeding 5% of the plot area in addition to the tyre, puncture shop.

18-11.16 Telephone facility.

18-11.17 Drinking water (fountain).

18-11.18 Both facilities i.e. Petrol Station & CNG shall be allowed on the following types of plots subject to payment of fee/charges as under as notified by the Competent Authority from time to time:

- a) For Petrol Pump Plots @ Rs. 1000/- per sq. yd.
- b) For Commercial Plots @ Rs. 3000/- per sq. yds
- c) For Industrial Plots @ Rs. 7000/- per sq. yd.
- d) T.P. Scrutiny Fee Rs. 4 lac (Lump sum) shall be charged on above type of plots.

18-11.19 No proposed exclusive Petrol Pump Station shall be located within 300ft. (91.37 m) of crossing of two major arteries measuring from the intersecting edge of the road or as prescribed by the Authority in consultation with Transport and Communication Department, CDGK.

- 18-11.20 All ownership and title documents including Allotment Order, Possession Order, Site Plan and Lease Deed etc. duly attested are to be provided.
- 18-11.21 Seven copies of layout plans duly signed by the owner and registered Town Planner shall be submitted to the Authority for processing the case.
- 18-11.22 In case of Service Station, NOC for water supply from Karachi Water & Sewerage Board shall also be required.
- 18-11.23 All cases/applications including cases pending before Court of Law or Quasi Judicial Authorities for change of land use from commercial or industrial plot into Petrol Pump as per Regulation KB&TPR- 1979 & 2002 shall be deemed to have been granted, passed, issued, established, initiated or made under the Regulation (Karachi City Planning Regulation-2011) as if these Regulations in force at the time of which such orders were passed, instructions issued and made and shall continue to have effect accordingly.

18-12 CNG Station

- 18-12.1 Subject to the general conditions as defined in Clause 18-1. Application for the establishment of CNG Station shall be submitted in the Office of the DCO, CDGK through Concerned Authority/ Lessor. Thereafter, the case shall be forwarded by District Coordination Officer, CDGK, to the Authority for examination and recommendation.
- 18-12.2 CNG station can be installed on commercial, industrial and residential plots after following the due procedure for conversion and after payment of conversion charges as may be notified by the CDGK, provided that conversion shall be done after calling public objections and with the approval of the Authority.
- 18-12.3 All ownership and title documents including Allotment Order, Possession Order, Site Plan and Lease Deed etc. duly attested are to be provided. In addition, permission from Ministry of Petroleum and Natural Resources is also required.
- 18-12.4 Seven copies of layout plans duly signed by the owner and registered Town Planner shall also be submitted to the Authority for processing the case.
- 18-12.5 The minimum area of the plot will be 600 sq. yds. (540.20 sq.m) on which CNG station can be allowed.
- 18-12.6 No proposed exclusive CNG Station shall be located within 300 ft. (91.37 m) of crossing of two major arteries measuring from the intersecting edge of the road or as prescribed by the Authority in consultation with Transport and Communication Department, CDGK.
- 18-12.7 The minimum frontage of plot for CNG Station shall be 60 ft. (18.27 m) wide.

- 18-12.8 The CNG Station can be allowed only on roads having at least 60 ft. (18.27 m) width in the case of Commercial and Industrial plots and 100 ft. in case of the Residential plots.
- 18-12.9 The Compressor Station shall be located at a minimum distance of 10 ft. for commercial and industrial plot and 20 ft. in case of residential plot in-side from the boundary walls and all measures provided in CNG safety Rules, 1992 and subsequent amendments shall be followed including construction of a wide strong wall around the CNG Compressor Installation.
- 18-12.10 In case of explosion, the damage cost of adjoining houses (property + human loss) shall be borne by the owner of the CNG Station.
- 18.12.11 Selected Commercial activities may be allowed such as tyre puncture shop and small shopping mart to the extent of 5% of the total area of the plot.
- 18.12.12 In case of Service Station NOC for water supply from Karachi Water & Sewerage Board will also be required.
- 18-12.13 All building structures shall be constructed leaving a compulsory open space of at-least 10 ft wide. for commercial and industrial plot and 20 ft. for residential plot from the boundary of the plot.
- 18-12.14 Apart from office for Management, a Public Lavatory comprising of two (2) W.C's and drinking water facility shall also be provided for the public.
- 18-12.15 NOC will be issued by the Authority on payment of Conversion/ Utilization charges at the following rates or as notified by the Authority from time to time:
- a) For Petrol Pump Plots CNG Station shall be allowed on payment of Rs. 1000/- per sq. yd.
 - b) For Commercial Plots @ Rs. 1500/- per sq. yd.
 - c) For Industrial Plot @ Rs.3000/- per sq. yd.
 - d) For Residential Plots @ Rs. 4000/- per sq. yd.
 - e) T.P. Scrutiny Fee Rs. 2 lac (Lump sum) shall be charged on above type of plots.

Conversion charges shall be treated as utilization fee, in case of withdrawal of the CNG facility on the said plot, the original land use of the plot (before conversion) shall again be operational for Industrial, Commercial & Residential plots, subject to the payment of T.P. Scrutiny Fee as mentioned in Clause 18-12.15 (e)

- 18-12.16 Access roadways shall be constructed in accordance with the following requirements:

- a) No access roadway may cross the sidewalk at an angle of more than 45 degree;
 - b) The width of each lane shall be at least 12 ft.
 - c) Both an “in” and “out” roadway shall be provided respectively leaving and entering the approach traffic lane at an angle of not more than 45 degree.
- 18-12.17 A CNG station may not be located within 0.46 mile (0.75 km) of the site of an existing or approved CNG station unless the CNG 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 100 ft. (30 m) and a dividing median strip.
- 18-12.18 All cases/applications including cases pending before Court of Law or Quasi Judicial Authorities for change of land use from residential, commercial or industrial plot into CNG as per Regulations KB&TPR-1979 & 2002 shall be deemed to have been granted, passed, issued, established, initiated or made under the Regulations (Karachi City Planning Regulation-2011) 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.

18-13 Religious Buildings

- 18-13.1. Subject to the general conditions as defined in Section 18-1.
- 18-13.2. A Maximum of 5% of FAR may be utilized for commercial activity for generating income/fund for maintenance of religious buildings.
- 18-13.3. No religious building shall be built within 700ft.(213m) of any cinema house, theatre, or similar entertainment facility.
- 18-13.4. Religious buildings shall only be permitted on plots reserved for this purpose or on plots with specific approval from the Concerned Authority and Concerned District Administration for change in land use, if any, which shall be carried out in accordance with the procedures laid down in these Regulations. Reasonable residential area may be allowed for the Khateeb not exceeding 1000 sq.ft. (836 sq.m).