

Regulation 24-9

Added by the Karachi Building and Town Planning Regulation (Amendments) 2008, Karachi the 19th December 2008, the Sindh Govt Gaz., Extr., Pt IA, P.No.34, DT. November 26, 2010

24-9 (2010)	2019	2023
<p>In case of minimum 3 additional public parking floors are proposed in addition to the required parking as per these regulations. An enhanced FAR upto a maximum of 50% of the additional proposed parking area shall be added to the allowable FAR having minimum plot area of 1000 sqyds and above. The additional Public parking may also allowed on the surrounding residential plot declared to be only parking plaza to the main project provided.</p> <p>(i) The area of the residential plot shall be minimum 600 Sqyds. (ii) The minimum width of the existing lane between the project and surrounding residential plot shall not be more than 24'-0" wide. (iii) The parking plaza with the main project shall be linked through a bridge on existing lane/road if any having a minimum height of 18-ft. from the existing lane road. (iv) The provisions of Clause No.25-1.8 and "Residential Building Bulk Standards" as mentioned in Clause No.25-2 of KB&TPR-2002 alongwith its related other conditions shall not be applicable on surrounding residential plot i.e. parking plaza. (v) The basic requirement of parking shall be provided as per KB&TPR-2002. (vi) Betterment charges shall be charged on the FAR including enhance area as prescribed by Authority from time to time, whereas Rs.50/- per Sq.ft shall also be charged on the 50% of the area of parking plaza. (vii) On residential plot the number of floors of the parking plaza shall not be restricted. (viii) The road width for entrance to the parking plaza shall be minimum 40'ft. (ix) The premises of the parking plaza shall not be used for any other purpose except parking and undertaking be submitted by owner/builder on stamp paper. (x) The area of the parking floors meant for the project as per requirement shown in Parking Plaza shall not be consider for enhancement of FAR.</p>	<p>The owner/builder shall avail only one provision defined below while proposing building plan.</p> <p>(i) In case of One Min. floor and Four Max. floors additional visitor parking floor is proposed in addition to the required parking as per these regulations, an enhanced FAR upto a maximum of 50% of the additional proposed visitor parking area shall be added to the allowable FAR having minimum plot area of 950 Sqyds and above provided that the plot is a public sale project abutting on Min. 40 ft. wide road.</p> <p>(ii) In case of minimum 3 additional public parking floors are proposed in addition to the required parking as per these regulations only on Commercial/Public use building having minimum 40 ft. wide facing road, an enhanced FAR upto a maximum of 50% of the additional proposed visitor parking area shall be added to the allowable FAR having minimum plot area of 950 sqyds and above. The additional public parking may also be allowed on the surrounding residential plot facing 40 ft. Side road declared to be only parking plaza to the main project provided.</p> <p>(i) The area of the residential plot shall be minimum 600 Sqyds. (ii) The maximum width of the existing lane between the project and surrounding residential plot shall not be more than 24'-0" wide. (iii) The parking plaza with the main project shall be linked through a bridge on existing lane/road if any having a minimum height of 18-ft. from the existing lane road. (iv) The provisions of Clause No.25-1.8 and "Residential Building Bulk Standards" as mentioned in Clause No.25-2 of KB&TPR-2002 alongwith its related other conditions shall not be applicable on surrounding residential plot i.e. parking plaza. (v) The basic requirement of parking shall be provided as per KB&TPR-2002. (vi) Betterment charges shall be charged on the FAR including enhance area as prescribed by Authority from time to time, whereas Rs.50/- per Sq.ft shall also be charged on the 50% of the area of parking plaza.</p> <p>[substituted by the Karachi Building and Town Planning Regulations (Amdt) 2013, the Sindh Govt. Gaz., Extr., Pt I, P.No.99, dt. March 28, 2013.</p> <p>(vii) On residential plot the number of floors of the parking plaza shall not be restricted. (viii) The road width for entrance to the parking plaza shall be minimum 40'ft. (ix) The premises of the parking plaza shall be used for the purpose of project and/or public parking. Such parking plaza shall not be used for any other activities except food courts, swimming pools,</p>	<p>The owner/builder shall avail only one provision defined below while proposing building plan. [Substituted by the Karachi Building & Town Planning Regulation (Amdt) 2019, Notification No.Chief Executive/SBCA/2019/03, Karachi the 13th June 2019]</p> <p>(i) In case of One Min. floor and Four Max. floors additional visitor parking floor is proposed in addition to the required parking as per these regulations, an enhanced FAR upto a maximum of 50% of the additional proposed visitor parking area shall be added to the allowable FAR having minimum plot area of 950 Sqyds and above provided that the plot is a public sale project abutting on Min. 40 ft. wide road. (ii) In case of minimum 3 additional public parking floors are proposed in addition to the required parking as per these regulations only on Commercial/Public use buildings having minimum 40 ft. wide facing road, an enhanced FAR upto a maximum of 50% of the additional proposed visitor parking area shall be added to the allowable FAR having minimum plot area of 850 sqyds and above. The additional public parking may also be allowed on the surrounding residential plot facing 40 ft. Side road declared to be only parking plaza to the main project provided"</p> <p>[substituted by the Karachi Building and Town Planning Regulations (Amdt) 2023 Notification No. Chief Executive/SBCA/2023/47, dt 5th June 2023].</p> <p>(i) The area of the residential plot shall be minimum 600 Sqyds. (ii) The minimum width of the existing lane between the project and surrounding residential plot shall not be more than 24'-0" wide. (iii) The parking plaza with the main project shall be linked through a bridge on existing lane/road if any having a minimum height of 18-ft. from the existing lane road. (iv) The provisions of Clause No.25-1.8 and "Residential Building Bulk Standards" as mentioned in Clause No.25-2 of KB&TPR-2002 alongwith its related other conditions shall not be applicable on surrounding residential plot i.e. parking plaza. (v) The basic requirement of parking shall be provided as per KB&TPR-2002. (vi) Betterment charges shall be charged on the FAR including enhance area as prescribed by Authority from time to time, whereas Rs.50/- per Sq.ft shall also be charged on the 50% of the area of parking plaza.</p> <p>[substituted by the Karachi Building and Town Planning Regulations (Amdt) 2013, the Sindh Govt. Gaz., Extr., Pt I, P.No.99, dt. March 28, 2013.</p> <p>(vii) On residential plot the number of floors of the parking plaza shall not be restricted. (viii) The road width for entrance to the parking plaza shall be minimum 40'ft.</p>

	<p><i>gymnasiums, theatres, restaurants, cinemas, concert halls, exhibition halls not exceeding maximum 25% of total covered area of parking plaza.</i></p> <p><i>[Substituted by the Karachi Building and Town Planning Regulation (Amndt) 2017, Notification No. Chief Executive/SBCA 2017/21 dt 20th October 2017, the Sindh Govt Gaz., Pt I, P No.942, dt October 26, 2017.</i></p> <p><i>(x) The area of the parking floors meant for the project as per requirement shown in Parking Plaza shall not be consider for enhancement of FAR.</i></p> <p><i>[Added by the Karachi Building and Town Planning Reg. (Amdt) 2013, Notification No. Chief Executive/SBCA 2013/298, Karachi the 30th December 2013, the Sindh Govt. Gaz. Extr., Pt. I.P. No.63, February 26, 2015]</i></p>	<p><i>(ix) The premises of the parking plaza shall be used for the purpose of project and/or public parking. Such parking plaza shall not be used for any other activities except food courts, swimming pools, gymnasiums, theatres, restaurants, cinemas, concert halls, exhibition halls not exceeding maximum 25% of total covered area of parking plaza.</i></p> <p><i>[Substituted by the Karachi Building and Town Planning Regulation (Amndt) 2017, Notification No. Chief Executive/SBCA 2017/21 dt 20th October 2017, the Sindh Govt Gaz., Pt I, P No.942, dt October 26, 2017.</i></p> <p><i>(x) The area of the parking floors meant for the project as per requirement shown in Parking Plaza shall not be consider for enhancement of FAR.</i></p> <p><i>[Added by the Karachi Building and Town Planning Reg. (Amdt) 2013, Notification No. Chief Executive/SBCA 2013/298, Karachi the 30th December 2013, the Sindh Govt. Gaz. Extr., Pt. I.P. No.63, February 26, 2015]</i></p>
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25.2 Residential																																				
25.2.1 "Building Bulk Standards 2002 Notified Karachi Building & Town Planning Regulations 2002 (Approved vide No.SO(Land)HTP/KBCA-3-39/2000 (April 4, 2002)																																				
All Residential houses/bungalows shall observe the following standards, except where any of these standards are in conflict with Section 25-9, in which case Section 25-9 shall prevail.																																				
Plot Size (sqyds)	FOOT PRINT						FAR						MINIMUM COS FRONT						MINIMUM COS SIDE						MINIMUM COS REAR											
	2002	2005	2009	2017	2019	2023	2002	2005	2009	2017	2019	2023	2002	2005	2009	2017	2019	2023	2002	2005	2009	2017	2019	2023	2002	2005	2009	2017	2019	2023						
Up to 59 (49.5 m ²)	85%	85%	85%	85%	85%	85%	1:2	1:2	1:2	1:2	1:2	1:2	None						None												15 Sq/ft (4.5 Sq.m) with min width 3ft (0.9m)					
60-119 (50.4-100m ²)	85%	70%	70%	70%	70%	70%	1:2	1:2	1:2	1:2	1:2	1:2	3 ft (0.9m)						None												Courtyard 5 ft (1.5m) x 5 ft (1.5m)					
120-199 (100.8-167m ²)	75%	70%	70%	70%	70%	70%	1:2	1:2	1:2	1:2	1:2	1:2	3 ft (0.9m)	3 ft (0.9m)	3 ft (0.9m)	3 ft (0.9m)	3 ft (0.9m)	3 ft (0.9m)	None												3 ft (0.9m)	3 ft (0.9m)	3 ft (0.9m)	3 ft (0.9m)	3 ft (0.9m)	3 ft (0.9m)
200-299 (168-251.3 m ²)	65%					65%	1:2	-	-			1:2	5 ft (1.5m)						5 ft (1.5m) on one side												5 ft (1.5m) on one side	7 ft (2.13m)				7 ft (2.13m)
300-399 (252-335.2 m ²)	65%					65%	1:1.8	-	-			1:1.95	5 ft (1.5m)						5 ft (1.5m) on one side												5 ft (1.5m) on one side	7 ft (2.13m)				7 ft (2.13m)
400-499 (336-419.3 m ²)	55%	65%	65%	65%	65%	65%	1:1.5	1:1.3	1:1.3	1:1.3	1:1.3	1:1.3	7.5 ft (2.25m)	7 ft (2.13m)	7 ft (2.13m)	7 ft (2.13m)	7 ft (2.13m)	7 ft (2.13m)	5 ft (1.5m)	5 ft (1.5m)	5 ft (1.5m)	5 ft (1.5m)	5 ft (1.5m)	5 ft (1.5m)	5 ft (1.5m)	5 ft (1.5m)	5 ft (1.5m)	5 ft (1.5m)	5 ft (1.5m)	5 ft (1.5m)	7 ft (2.13m)	7 ft (2.13m)	7 ft (2.13m)	7 ft (2.13m)	7 ft (2.13m)	7 ft (2.13m)
500-999 (420-839.5 m ²)	50%					50%	1:1					1:1	10 ft (3.9m)						7 ft (2.1m)												7 ft (2.1m)	7.5 ft (2.25m)				7.5 ft (2.25m)
1000-1499 (840.3-1259.6m ²)	45%	50%	50%	50%	50%	50%	1:1	1:1	1:1	1:1	1:1	1:1	15 ft (4.56m)	15 ft (4.56m)	15 ft (4.56m)	15 ft (4.56m)	15 ft (4.56m)	15 ft (4.56m)	7 ft (2.1m)	7 ft (2.1m)	7 ft (2.1m)	7 ft (2.1m)	7 ft (2.1m)	7 ft (2.1m)	7 ft (2.1m)	7 ft (2.1m)	7 ft (2.1m)	7 ft (2.1m)	7 ft (2.1m)	7 ft (2.1m)	10 ft (3m)	10 ft (3m)	10 ft (3m)	10 ft (3m)	10 ft (3m)	10 ft (3m)
1500 (1260.5m ² & larger)	40%				50%	50%	1:1			1:2		1:1	15 ft (4.56m)						7 ft (2.1m)												10 ft (3m)					

25.2 Residential					
25.2.1 "Bulk Building Standards" All residential houses/bungalows/buildings shall observe the following standards, except where any of these standards are in conflict with Clause 25-9 in which case Clause 25-9 shall prevail. In Clause 25-2.1 substituted by the Karachi Building & Town Planning Regulations (Amendment) 2006, the Sindh Govt. Gaz., Extr., Pt. IA, P.No.18, dt. November 26, 2010					
Plot Size (sqyds)	FOOT PRINT	FAR	MINIMUM COS FRONT	MINIMUM COS SIDE	MINIMUM COS REAR
Up to 59 (49.5 m ²)	85%	1:2	None	None	
60-119 (50.4 - 100m ²)	70%	1:2	None	None	
120 – 199 (100.8 – 167m ²)	70%	1:2	3 ft (0.9m)	None	3 ft (0.9 m)
400 – 499 (336-419.3m ²)	65%	1:1.3	7 ft (2.13 m)	5 ft (1.5 m)	7 ft (2.13 m)
1000 (840.3-1259.6m ²) & Larger	50%	1:1	15 ft (4.56 m)	7 ft (2.1 m)	10 ft (3 m)
"G" Category 3347.55 to 4064.89 Sq.Yds (2800-3400 m ²)	50%	1:2	15 ft (4.56 m)	7 ft (2.1 m)	10 ft (3 m)
Inserted by the Karachi Building and Town Planning Regulation (Amendment) 2009, Karachi the 4th March 2009, the Sindh Govt. Gaz., Extr., Pt. IA, P.No.35, dt. November 26, 2010 (This was done by Agha Siraj Durrani, Minister Local Government, Sindh)					

25.2 Residential																													
25.2.1 "Bulk Building Standards" Table substituted by the Karachi Building and Town Planning Regulation (Amendment) 2005, Karachi the 4th August 2005, the Sindh Govt. Gaz., Extr., Pt. IA, P.No.32, dt. September 5, 2008 (This was done by FAZLUR REHMAN CARETAKER City Dist. Govt. Karachi)																													
Plot Size (sqyds)		FOOT PRINT				FAR			MINIMUM COS FRONT					MINIMUM COS SIDE				MINIMUM COS REAR											
Up to 59 (49.5 m ²)		85%				1:2			None					None															
60-119 (50.4 - 100m ²)		70%				1:2			None					None															
120 – 199 (100.8 – 167m ²)		70%				1:2			3 ft (0.9m)					None				3 ft (0.9 m)											
400 – 499 (336-419.3m ²)		65%				1:1.3			7 ft (2.13 m)					5 ft (1.5 m)				7 ft (2.13 m)											
1000 (840.3-1259.6m ²) & Larger		50%				1:1			15 ft (4.56 m)					7 ft (2.1 m)				10 ft (3 m)											
"G Category 3347.55 to 4064.89 Sq. Yds (2800 – 3400 m ²)				50%	50%	1:2	1:2	1:2				15 ft (4.56m)	15 ft (4.56 m)	15 ft (4.56 m)	15 ft (4.56 m)				7 ft (2.1m)	7 ft (2.1 m)	7 ft (2.1 m)	7 ft (2.1 m)				10 ft (3.m)	10 ft (3.m)	10 ft (3 m)	10 ft (3 m)

25.2 Residential					
25.2.1 "Building Bulk Standards" All residential houses/bungalows/buildings shall observe the following standards, except where any of these standards are in conflict with Clause 25-9 in which case Clause 25-9 shall prevail. However, the approval in respect of plots upto 399 Sq.yds beyond G+1 storeyed shall be allowed after realizing Additional Floor charges as provided in Schedule 9-A of KB & TPR-2002] Regulation 25-2.1 substituted by the Karachi Building & Town Planning Regulations (Amendment) 2017, Karachi the 3rd February 2017, the Sindh Govt. Gaz., Pt. I, P.No.212, dt. 9th February 2017					
Plot Size (sqyds)	FOOT PRINT	FAR	MINIMUM COS FRONT	MINIMUM COS SIDE	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 (0.9m)		3 ft (0.9 m)
400 – 499 (336-419.3m ²)	65%	1:1.3	7 ft (2.13 m)	5 ft (1.5 m)	7 ft (2.13 m)
1000 (840.3-1259.6m ²) & Larger	50%	1:1	15 ft (4.56 m)	7 ft (2.1 m)	10 ft (3 m)
"G" Category 3347.55 to 4064.89 Sq.Yds (2800-3400 m ²)	50%	1:2	15 ft (4.56 m)	7 ft (2.1 m)	10 ft (3 m)

Note: Plots where original allotment conditions or previous rules provide for higher FAR than the one provided in the above chart (25-2.1) the FAR which are on higher side shall be adopted and numbers of floors shall be allowed in accordance with the allowable quantum of FAR.

25.2 Residential					
25.2.1 "Building Bulk Standards" All residential houses/bungalows/buildings shall observe the following standards, except plots falling in Clause 25-9. However the approval of 2nd floor in respect of plots upto 399 Sq.yds shall be allowed after realizing Additional Floor charges as provided in Schedule 9-A of KB & TPR-2002 except Clause 25-9 of KB & TPR-2002] Regulation 25-2.1 substituted by the Karachi Building & Town Planning Regulations (Amendment) 2019, Notification No. Chief Executive/SBCA/2019/03, Karachi the 13th June 2019					
Plot Size (sqyds)	FOOT PRINT	FAR	MINIMUM COS FRONT	MINIMUM COS SIDE	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 (0.9m)		3 ft (0.9 m)
400 – 499 (336-419.3m ²)	65%	1:1.3	7 ft (2.13 m)	5 ft (1.5 m)	7 ft (2.13 m)
1000 (840.3-1259.6m ²) & Larger	50%	1:1	15 ft (4.56 m)	7 ft (2.1 m)	10 ft (3 m)
"G" Category 3347.55 to 4064.89 Sq.Yds (2800-3400 m ²)	50%	1:2	15 ft (4.56 m)	7 ft (2.1 m)	10 ft (3 m)
25.2 Residential					
25.2.1 "Building Bulk Standards" All residential houses/bungalows/buildings shall observe the following standards, except plots falling in Clause 25-9. However the approval of 2nd floor in respect of plots upto 399 Sq.yds shall be allowed after realizing Additional Floor charges as provided in Schedule 9-A of KB & TPR-2002 except Clause 25-9 of KB & TPR-2002] Regulation 25-2.1 substituted by the Karachi Building & Town Planning Regulations (Amendment) 2023, Notification No. Chief Executive/SBCA/2023/47, dt 5th June 2023					
Plot Size (sqyds)	FOOT PRINT	FAR	MINIMUM COS FRONT	MINIMUM COS SIDE	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 (0.9m)		3 ft (0.9 m)
200-299 (168.251.3 m ²)	65%	1:2	5 ft (1.5m)	5 ft (1.5m) on one side	7 ft (2.13m)

300-399 (252-335.2 m ²)	65%	1:1.95	5 ft (1.5m)	5 ft (1.5m) on one side	7 ft (2.13m)
400 – 499 (336-419.3m ²)	65%	1:1.3	7 ft (2.13 m)	5 ft (1.5 m)	7 ft (2.13 m)
500 – 999 (420-839.5 m ²)	50%	1:1	10 ft (3.0m)	7 ft (2.1 m)	7.5 ft (2.25m)
1000 (840.3-1259.6m ²) & Larger	50%	1:1	15 ft (4.56 m)	7 ft (2.1 m)	10 ft (3 m)
“G” Category 3347.55 to 4064.89 Sq.Yds (2800-3400 m ²)	50%	1:2	15 ft (4.56 m)	7 ft (2.1 m)	10 ft (3 m)

Note: Plots where original allotment conditions or previous rules provide for higher FAR than the one provided in the above chart (25-2.1) the FAR which are on higher side shall be adopted and numbers of floors shall be allowed in accordance with the allowable quantum of FAR.

25.3 COMMERCIAL							
25.3.1 "Building Bulk Standards 2002 Notified Karachi Building & Town Planning Regulations 2002 (Approved vide No.SO(Land)HTP/KBCA-3-39/2000 (April 4, 2002)							
All Commercial plots shall observe the following standards, except where any of these standards are in conflict with Section 25-9, in which case Section 25-9 shall prevail.							
Plot Size (sqyds)	FOOT PRINT	FAR	MINIMUM ARCADE	MINIMUM COS SIDES UPTO 30ft (9m) HEIGHT	MINIMUM COS SIDES ABOVE 30ft (9m) HEIGHT	MINIMUM COS REAR UP TO 30ft (9m) HEIGHT	MINIMUM COS REAR ABOVE 30ft (9m) HEIGHT
Up to 60 (50.42 m ²)	90%	1:2	8 ft (2.5 m)	None	None	5ft (1.5m) x 5ft(1.5m)	5ft (1.5m) x 5ft(1.5m)
61-219 (51.26 - 250m ²)	85%	1:2.50			None	5ft (1.5m) x 5ft(1.5m)	-
300 – 399 (251-334 m ²)	GF 85% Upper Flr 75%	1:4		5 ft (1.5m) on one side only	10% of building height above 30ft (9m), with a minimum of 5ft (1.5 m)	7ft (2.1 m)	7ft (2.1 m)
400 – 599 (335-501 m ²)		1:5					
600 – 799 (502-668 m ²)	70%	1:5		5 ft (1.5m)	10% of building height above 30ft (9m), with a minimum of 10ft (3 m)	8ft (2.5 m)	10% of building height above 30ft (9m), with a minimum of 10ft (3 m)
800 – 999 (669 – 835 m ²)		1:5					
1000 – 2000 (836 – 1672 m ²) Large	65%	1:5.5		7 ft for 1000-1999 Sqyds 10 ft (3m) or over 2000 sqyds	10ft (3 m)		
25-3.2 Other Conditions 1) For plots abutting public street at the rear, rear COS above 30 ft (9m) 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 (25-3.1), 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.							

25.3.1 "Building Bulk Standards"

All Commercial plots shall observe the following standards, except where any of these standards are in conflict with Section 25-9, in which case Section 25-9 shall prevail.

Plot Size (sqyds)	FOOT PRINT			FAR	MINIMUM ARCADE	MINIMUM COS SIDES UPTO GROUND FLOOR	MINIMUM COS SIDES ABOVE GROUND FLOOR	MINIMUM COS REAR UP GROUND FLOOR	MINIMUM COS REAR GROUND FLOOR	
Up to 60 (50.42 m ²)	90%			1:2	8 ft (2.5 m)	None	None	5ft (1.5m) x 5ft(1.5m)	5ft (1.5m) x 5ft(1.5m)	
61-219 (51.26 - 250m ²)	85%			1:2.50		None	None			
300 – 399 (251-334 m ²)	GF 85% Upper Flr 75%			1:4		5 ft (1.5m) on one side only	10% of building height above 30ft (9m), with a minimum of 5ft (1.5 m)	7ft (2.1 m)	7ft (2.1 m)	
400 – 599 (335-501 m ²)				1:5					10% of building height above 30ft (9m), with a minimum of 10ft (3 m)	
600 – 799 (502-668 m ²)	Ground Floor 80% Upper Floor 70%			1:5		8 ft (2.5m) one side		8ft (2.5 m)		
800 – 999 (669 – 835 m ²)				1:5				10 ft (3 m)		
1000 – 2000 (836 – 1672 m ²)	75% Ground floor and 65% Upper Floor			1:5.5		7 ft		10% of building height above 30ft (9m), with a minimum of 10ft (3 m)	10ft (3 m)	10% of building height above 30ft (9m), with a minimum of 10ft (3 m)
Over 2000 (836-1672 m ²)						70% Ground floor and 65% Upper floor				

Table substituted by the Karachi Building & Town Planning Regulation (Amendment) 2005, Karachi the 4th August 2005, the Sindh Govt. Gaz., Extr., Pt. IA, P.No.32, dt. September 5, 2008
(Amended by Fazal-ur-Rehman, Caretaker Administrator, City District Govt. Karachi/Chief Executive, KBCA)

25-3.2 Other Conditions

- 1) For plots abutting public street at the rear, rear COS above ground floor shall be only minimum as prescribed for plot size].
- 2) Plots where the allotment conditions or previous rules permit for higher FAR than the FAR noted in the above Chart (25-3.1), 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.
- 4) Arcade on front/sides not required if building line set back 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].

Sub Clause (1) substituted by the Karachi Building & Town Planning Regulation (Amendment) 2005, Karachi the 4th August 2005, the Sindh Govt. Gaz., Extr., Pt. IA, P.No.32, dt. September 5, 2008

Sub Clauses (4) & (5) added, ibid (Amended by Fazal-ur-Rehman, Caretaker Administrator, City District Govt. Karachi/Chief Executive, KBCA)

25.3 COMMERCIAL			
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25.3.1 "Building Bulk Standards: All Commercial plots shall observe the following standards, except where any of these standards are in conflict with Section 25-9, in which case Section 25-9 shall prevail.							
Plot Size (sqyds)	FOOT PRINT	FAR	MINIMUM ARCADE	MINIMUM COS SIDES UPTO 30ft (9m) HEIGHT	MINIMUM COS SIDES ABOVE 30ft (9m) HEIGHT	MINIMUM COS REAR UP TO 30ft (9m) HEIGHT	MINIMUM COS REAR ABOVE 30ft (9m) HEIGHT
Up to 60 (50.42 m ²)	90%	1:2	8 ft (2.5 m)	None	None	5ft (1.5m) x 5ft(1.5m)	5ft (1.5m) x 5ft(1.5m)
61-219 (51.26 - 250m ²)	85%	1:2.50					
300 – 399 (251-334 m ²)	GF 85%	1:4					
400 – 599 (335-501 m ²)	Upper Flr 75%	1:5		5 ft (1.5m) on one side only	10% of building height above 30ft (9m), with a minimum of 5ft (1.5 m)	7ft (2.1 m)	10% of building height above ground floor minimum of 10 ft (3 m)
600 – 799 (502-668 m ²)	Ground Floor 80%	1:5		8 ft (2.5m) one side only		8ft (2.5 m)	
800 – 999 (669 – 835 m ²)	Upper Floor 70%						
1000 – 2000 (836 – 1672 m ²) Large	75% Ground floor and 65% Upper floor	1:5.5		7 ft	10% of building height above ground floor minimum of 10 ft (3 m)	10ft (3 m)	10% of building height above ground floor minimum of 10 ft (3 m)
Over 2000 (836 – 1672 m ²)	70% Ground floor and 65% Upper floor			10 ft			
25-3.2 Other Conditions <ol style="list-style-type: none"> 1) For plots abutting public street at the rear, rear COS above 30 ft (9m) 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 (25-3.1), 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. 							

25.9 -A Building Bulk Standards (Residential)					
25.9-A.1 "All Residential plots in Clause 25-9 shall observe the following standards:					
Plot Size (sqyds)	FOOT PRINT	FAR	MINIMUM COS FRONT	MINIMUM COS SIDE	MINIMUM COS REAR
Up to 59 (49.5 m ²)	55-65%	Applicability of FAR shall be as per area defined in clause 25-9.1 to 25-9.5 of KB&TPR 2002 and amendments upto date.			
60-119 (50.4 - 100m ²)	55-65%				
120 – 199 (100.8 – 167m ²)	55-65%		3 ft (0.91 m)	-	3 ft (0.91 m)
200-299 (168.251.3 m ²)	55-65%		5 ft (1.52 m)	5 ft (1.52 m) on one side	7 ft (2.13m)
300-399 (252-335.2 m ²)	55-65%		5 ft (1.52 m)	5 ft (1.52 m) on one side	7 ft (2.13m)
400 – 499 (336-419.3m ²)	55-65%		7 ft (2.13 m)	5 ft (1.52 m) both sides	7 ft (2.13 m)
500 – 999 (420-839.5 m ²)	45-55%		10 ft (3.04 m)	7 ft (2.13 m) both sides	7.5 ft (2.28 m)
1000-1500 (840.33-1260.50m ²)	45-55%		15 ft (4.57 m)	10 ft (3.04 m) both sides	10 ft (3.04 m)
1501-1999 (1261.34m ² -1679.83m ²)	35-45%		20 ft (6.09 m)	10 ft (3.04 m) both sides	12 ft (3.65 m)
2000-2999 (1680.67m ² -2520.16m ²)	30-40%		20 ft (6.09 m)	10 ft (3.04 m) both sides	12 ft (3.65 m)
3000 & Above (2521.00m ²)	25-35%		20 ft (6.09 m)	12 ft (3.65 m) both sides	12 ft (3.65 m)
Regulation 25-9-A Inserted by the Karachi Building and Town Planning Regulations (Amendment) 2019, Notification No. Chief Executive/SBCA/2019/03, Karachi the 13 th June 2019. (Amended by DG SBCA)					

25.9 -A Building Bulk Standards (Residential) [Old City Area]

25.9-A.1 "All Residential plots in Clause 25-9 shall observe the following standards:

Plot Size (sqyds)	FOOT PRINT	FAR	MINIMUM COS FRONT	MINIMUM COS SIDE	MINIMUM COS REAR
Up to 59 (49.5 m ²)	65%	Applicability of FAR shall be as per area defined in clause 25-9.1 to 25-9.5 of KB&TPR 2002 and amendments upto date.			
60-119 (50.4 - 100m ²)	65%				
120 – 199 (100.8 – 167m ²)	65%		3 ft (0.9m)		3 ft (0.9 m)
200-299 (168.251.3 m ²)	65%		5 ft (1.5m)	5 ft (1.5m) on one side	7 ft (2.13m)
300-399 (252-335.2 m ²)	65%		5 ft (1.5m)	5 ft (1.5m) on one side	7 ft (2.13m)
400 – 499 (336-419.3m ²)	65%		7 ft (2.13 m)	5 ft (1.5 m) both sides	7 ft (2.13 m)
500 – 999 (420-839.5 m ²)	55%		10 ft (3.0m)	7 ft (2.1 m) both sides	7.5 ft (2.28 m)
1000-1500 (840.33-1260.50m ²)	50%		15 ft (4.56 m)	10 ft (3.04 m) both sides	10 ft (3.04 m)
1501-1999 (1261.34m ² -1679.83m ²)	45%		20 ft (6.09 m)	10 ft (3.04 m) both sides	12 ft (3.65 m)
2000-2999 (1680.67m ² -2520.16m ²)	40%		20 ft (6.09 m)	10 ft (3.04 m) both sides	12 ft (3.65 m)
3000 & Above (2521.00m ²)	35%		20 ft (6.09 m)	12 ft (3.65 m) both sides	12 ft (3.65 m)

Regulation 25-9-A Inserted by the Karachi Building and Town Planning Regulations (Amendment) 2019, Notification No. Chief Executive/SBCA/2019/03, Karachi the 13th June 2019.

Added by the KB & TP Reg, (Amdt) 2023 Notification No. Chief Executive/SBCA/2023/47, dt. 5th June 2023 (Amended by DG SBCA)

Substituted by the KB & TP Reg. (Amdt) 2023 Notification No. Chief Executive/SBCA/2023/47, dt. 5th June 2023.

Other Conditions:

- 1) Plots abutting a public street, lane and permanent open space on the rear shall be exempted from the previous 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%.
- 2) 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 19 to 22 of these Regulations, the provisions of Area Standards/Zoning Regulations shall prevail].

25.9 -B Building Bulk Standards (Residential cum Commercial)					
25.9-B.1 "All Residential cum Commercial plots in Clause 25-9 shall observe the following standards:					
Plot Size (sqyds)	FOOT PRINT	FAR	MINIMUM ARCADE	SIDE COS	REAR COS
Up to 120 (100.84 m ²)	70% - 85%	Applicability of FAR shall be as per area defined in clause 25-9.1 to 25-9.5 of KB&TPR 2002 and amendments upto date.	6 ft (1.82 m)	-----	3 ft (0.91 m)
121 – 299 (101.68 – 251.26 m ²)	70% - 85%		8 ft (2.43 m)	3 ft (0.91 m) One side	5 ft (1.52 m)
300-425 (252.10 - 357.14 m ²)	70% - 85%		8 ft (2.43 m)	5 ft (1.52 m) One side	7 ft (2.13 m)
426 – 720 (357.98 – 605.04 m ²)	GF Max 75% - UF (55% - 65%)		8 ft (2.43 m)	7 ft (2.13 m) on one side	8 ft (2.43m)
721 – 999 (605.88 - 839.49 m ²)	GF Max 65% - UF (50% - 60%)		8 ft (2.43 m)	8 ft (2.43 m) One side	10 ft (3.04 m)
1000-1500 (840.33-1260.50 m ²)	GF Max 65% - UF (40% - 50%)		8 ft (2.43 m)	10 ft (3.04 m) both sides	12 ft (3.65 m)
1501-1999 (1261.34m -1679.83m ²)	GF Max 60% - UF (35% - 50%)		8 ft (2.43 m)	12 ft (3.65 m) both sides	12 ft (3.65 m)
2000-2999 (1680.67 -2520.16m ²)	GF Max 60% - UF (35% - 50%)		8 ft (2.43 m)	12 ft (3.65 m) both sides	12 ft (3.65 m)
3000 & Above (2521.00m ²)	GF Max 60% - UF (35% - 50%)		20 ft (6.09 m) set back & 8 ft (2.43 m)	12 ft (3.65 m) both sides	10 ft (3.04 m)
Regulation 25-9-B and 25-9-B Inserted by the Karachi Building and Town Planning Regulations (Amendment) 2019, Notification No. Chief Executive/SBCA/2019/03, Karachi the 13 th June 2019. (Amended by DG SBCA)					

25.9 -B Building Bulk Standards (Residential cum Commercial) [Old City Area]					
25.9-B.1 "All Residential cum Commercial plots in Clause 25-9 shall observe the following standards:					
Plot Size (sqyds)	FOOT PRINT	FAR	MINIMUM ARCADE	SIDE COS	REAR COS
Up to 120 (100.84 m ²)	GF 90% UF 85%	Applicability of FAR shall be as per area defined in clause 25-9.1 to 25-9.5 of KB&TPR 2002 and amendments upto date.	6 ft (1.82 m)	-----	3 ft (0.91 m)
121 – 299 (101.68 – 251.26 m ²)	GF 85% UF 80%		8 ft (2.43 m)	3 ft (0.91 m) One side	5 ft (1.52 m)
300-425 (252.10 - 357.14 m ²)	GF 80% UF 75%		8 ft (2.43 m)	5 ft (1.52 m) One side	7 ft (2.13 m)
426 – 720 (357.98 – 605.04 m ²)	GF 75% UF 65%		8 ft (2.43 m)	7 ft (2.13 m) on one side	8 ft (2.43m)
721 – 999 (605.88 - 839.49 m ²)	GF 70% UF 60%		8 ft (2.43 m)	8 ft (2.43 m) One side	10 ft (3.04 m)
1000-1500 (840.33-1260.50 m ²)	GF 70% UF 60%		8 ft (2.43 m)	10 ft (3.04 m) both sides	10 ft (3.04 m)
1501-1999 (1261.34m ² -1679.83m ²)	GF 65% UF 55%		8 ft (2.43 m)	12 ft (3.65 m) both sides	12 ft (3.65 m)

2000-2999 (1680.67m ² -2520.16m ²)	GF 60% UF 50%		8 ft (2.43 m)	12 ft (3.65 m) both sides	12 ft (3.65 m)
3000 & Above (2521.00m ²)	GF 60% UF 50%		8 ft (2.43 m)	12 ft (3.65 m) both sides	12 ft (3.65 m)

Regulation 25-9-B and 25-9-B Inserted by the Karachi Building and Town Planning Regulations (Amendment) 2019, Notification No. Chief Executive/SBCA/2019/03, Karachi the 13th June 2019.

Added by the KB & TP Reg, (Amdt) 2023 Notification No. Chief Executive/SBCA/2023/01, dt. 10th January 2023

Table Substituted by the KB & TP Reg. (Amdt) 2023 Notification No. Chief Executive/SBCA/2023/01, dt 10th January 2023

Note:- In case any plot falls in height restricted area/flying gap funnel area than no setback shall be applicable on plot size 3000 Sqyds (2521 Sq.m) and above.

Other conditions:-

For Plots abutting public street at the rear, rear COS shall be exempted

- 1) For plots abutting public street at the rear, rear COS shall be exempted in case width of road is 40-ft and above whereas less than 40 ft. COS shall be provided as specified.
- 2) Plots where the allotment conditions or previous rules permit for higher FAR than the FAR noted in the above chart, 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 40ft wide and above shall be condoned and Arcade shall be provided otherwise COS shall be provided as specified. The entry and exit for parking into the building shall be allowed from 40ft wide road and above].
- 4) Arcade on front/sides not required if building line set back 8 ft (2.5 m) or more from the property line.
- 5) Number of storey/s in the area of Katchi Abadi for plot area 1/2 acres (2420 Sq.yds) or more shall be Ground + three floors or four storeys whereas less than 1/2 Acres (2420 Sq.yds) the number of storeys shall be Ground + two floors or three storeys.]

25.9 -C Building Bulk Standards (Commercial)

25.9-C.1 "All Commercial plots in Clause 25-9 shall observe the following standards:

Plot Size (sqyds)	FOOT PRINT	FAR	MINIMUM ARCADE	SIDE COS	REAR COS
Up to 120 (100.84 m ²)	70% - 85%	Applicability of FAR shall be as per area defined in clause 25-9.1 to 25-9.5 of KB&TPR 2002 and amendments upto date.	6 ft (1.82 m)	-----	3 ft (0.91 m)
121 – 299 (101.68 – 251.26 m ²)	70% - 85%		8 ft (2.43 m)	3 ft (0.91 m) One side	5 ft (1.52 m)
300-425 (252.10 - 357.14 m ²)	70% - 85%		8 ft (2.43 m)	5 ft (1.52 m) One side	7 ft (2.13 m)
426 – 720 (357.98 – 605.04 m ²)	GF Max 75% - UF (55% - 65%)		8 ft (2.43 m)	7 ft (2.13 m) on one side	8 ft (2.43m)
721 – 999 (605.88 - 839.49 m ²)	GF Max 65% - UF (50% - 60%)		8 ft (2.43 m)	8 ft (2.43 m) One side	10 ft (3.04 m)
1000-1500 (840.33-1260.50 m ²)	GF Max 65% - UF (40% - 50%)		8 ft (2.43 m)	10 ft (3.04 m) both sides	12 ft (3.65 m)
1501-1999 (1261.34m -1679.83m ²)	GF Max 60% - UF (35% - 50%)		8 ft (2.43 m)	12 ft (3.65 m) both sides	12 ft (3.65 m)
2000-2999 (1680.67 -2520.16m ²)	GF Max 60% - UF (35% - 50%)		8 ft (2.43 m)	12 ft (3.65 m) both sides	12 ft (3.65 m)
3000 & Above (2521.00m ²)	GF Max 60% - UF (35% - 50%)		20 ft (6.09 m) set back & 8 ft (2.43 m)	12 ft (3.65 m) both sides	10 ft (3.04 m)

Regulation 25-9-C and 25-9-C.1 Inserted by the Karachi Building and Town Planning Regulations (Amendment) 2019, Notification No. Chief Executive/SBCA/2019/03, Karachi the 13th June 2019.

Note: In case any plot falls in height restricted area/flying gap funnel area than no setback shall be applicable on plot size 3000 Sq.yds (2521 Sq.m) and above.

Other conditions

- 1) For plots abutting public street at the rear, rear COS shall be exempted in case width of road is 40-ft and above whereas less than 40 ft. COS shall be provided as specified.
- 2) Plots where the allotment conditions or previous rules permit for higher FAR than the FAR noted in the above chart, 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 40ft wide and above shall be condoned otherwise COS shall be provided as specified. No opening of shops shall be allowed on side 40ft wide road, however the entry and exit into the building/parking shall be allowed from 40ft wide road and above.
- 4) Arcade on front/sides not required if building line set back 8 ft (2.5 m) or more from the property line.

5) Number of storey/s in the area of Katchi Abadi for plot area 1/2 acres (2420 Sq.yds) or more shall be Ground + three floors or four storeys whereas less than 1/2 Acres (2420 Sq.yds) the number of storeys shall be Ground + two floors or three storeys.]

25.9 -C Building Bulk Standards (Commercial) [Old City Area]

25.9-C.1 "All Commercial plots in Clause 25-9 shall observe the following standards:

Plot Size (sqyds)	FOOT PRINT	FAR	MINIMUM ARCADE	SIDE COS	REAR COS
Up to 120 (100.84 m ²)	GF 85% UF 80%	Applicability of FAR shall be as per area defined in clause 25-9.1 to 25-9.5 of KB&TPR 2002 and amendments upto date.	6 ft (1.82 m)	-----	3 ft (0.91 m)
121 – 299 (101.68 – 251.26 m ²)	GF 85% UF 80%		8 ft (2.43 m)	3 ft (0.91 m) One side	5 ft (1.52 m)
300-425 (252.10 - 357.14 m ²)	GF 80% UF 75%		8 ft (2.43 m)	5 ft (1.52 m) One side	7 ft (2.13 m)
426 – 720 (357.98 – 605.04 m ²)	GF 75% UF 65%		8 ft (2.43 m)	7 ft (2.13 m) on one side	8 ft (2.43m)
721 – 999 (605.88 - 839.49 m ²)	GF 70% UF 60%		8 ft (2.43 m)	8 ft (2.43 m) One side	10 ft (3.04 m)
1000-1500 (840.33-1260.50 m ²)	GF 65% UF 55%		8 ft (2.43 m)	10 ft (3.04 m) both sides	10 ft (3.04 m)
1501-1999 (1261.34m ² -1679.83m ²)	GF 60% UF 55%		8 ft (2.43 m)	12 ft (3.65 m) both sides	12 ft (3.65 m)
2000-2999 (1680.67m ² -2520.16m ²)	GF 60% UF 50%		8 ft (2.43 m)	12 ft (3.65 m) both sides	12 ft (3.65 m)
3000 & Above (2521.00m ²)	GF 65% UF 50%		8 ft (2.43 m)	12 ft (3.65 m) both sides	12 ft (3.65 m)

1. Regulation 25-9-C Inserted by the Karachi Building and Town Planning Regulations (Amendment) 2019, Notification No. Chief Executive/SBCA/2019/03, Karachi the 13th June 2019.

2. Regulation 25-9-C.1 Inserted by the Karachi Building and Town Planning Regulations (Amendment) 2019, Notification No. Chief Executive/SBCA/2019/03, Karachi the 13th June 2019.

3. Added by the KB & TP Reg, (Amdt) 2023 Notification No. Chief Executive/SBCA/2023/01, dt. 10th January 2023

4. Table Substituted by the KB & TP Reg. (Amdt) 2023 Notification No. Chief Executive/SBCA/2023/01, dt 10th January 2023

Note: In case any plot falls in height restricted area/flying gap funnel area than no setback shall be applicable on plot size 3000 Sq.yds (2521 Sq.m) and above.

Other conditions

1) For plots abutting public street at the rear, rear COS shall be exempted in case width of road is 40-ft and above whereas less than 40 ft. COS shall be provided as specified.

2) Plots where the allotment conditions or previous rules permit for higher FAR than the FAR noted in the above chart, 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 40ft wide and above shall be condoned and arcade shall be provided otherwise COS shall be provided as specified. The entry and exit for parking into the building shall be allowed from 40ft wide road and above.

4) Arcade on front/sides not required if building line set back 8 ft (2.5 m) or more from the property line.

5) Number of storey/s in the area of Katchi Abadi for plot area 1/2 acres (2420 Sq.yds) or more shall be Ground + three floors or four storeys whereas less than ½ Acres (2420 Sq.yds) the number of storeys shall be Ground + two floors or three storeys.]

25-5 AMENITY PLOTS 2002 Notified Karachi Building & Town Planning Regulations 2002 (Approved vide No.SO(Land)HTP/KBCA-3-39/2000 (April 4, 2002)

25-5.1 Subject to the general conditions as defined in Clause 25-1

S.NO.	PLOT SIZES	FOOT PRINT	FAR	MINIMUM COS FRONT (Ft.)	MINIMUM COS SIDE (Ft.)	MINIMUM COS REAR (Ft.)
1	LESS THAN 1.0 ACRE	50%	1:1.5	10 (3m)	10 (3m)	10 (3m)
2	1.0 ACRE AND ABOVE	50%	1:1.5	20 (6m)	20 (6m)	20 (3m)

Note: The number of floor shall be restricted to Ground + 2 floors

Elevators/lift and or ramps (Slope 1:12) for pedestrian and stretcher use shall be provided for all hospitals and health out-lets of more than Ground + 1 floors

Regulation 25-5 deleted by the Karachi Building and Town Planning Regulations (Amendments), 2005, Karachi the 4th August 2005, the Sindh Govt. Gaz., Extr., Pt. 1A, P.No.32, dt. September 5, 2008.
(Deleted by FAZLUR REHMAN CARETAKER City Dist. Govt. Karachi. Chief Executive KBCA Authority as per SBCO (1979)

25-5 AMENITY PLOTS

25-5.1 Subject to the general conditions as defined in Clause 25-1

S.NO.	PLOT SIZES	FOOT PRINT	FAR	MINIMUM COS FRONT (Ft.)	MINIMUM COS SIDE (Ft.)	MINIMUM COS REAR (Ft.)
1	LESS THAN 1.0 ACRE	50%	1:3.5	10 (3m)	10 (3m)	10 (3m)
2	1.0 ACRE AND ABOVE	40%	1:4.5	20 (6m)	20 (6m)	20 (3m)

Note: For high education institute/university duly chartered by Govt. of Sindh and recognized by Higher Education Commission (HEC), Govt. of Pakistan the FAR shall be 1:6 and same FAR shall be applicable for Educational Institutes/Universities and Hospitals only on plot size 2000 Sq.yds (1680.67 m²) meant for education/health/commercial purpose only]

1. Regulation 25-5, Table substituted by the Karachi Building and Town Planning Regulations (Amendments), 2019, Notification No. Chief Executive/SBCA/2019/03, Karachi the 13th June 2019
2. Note, substituted by the Karachi Building and Town Planning Regulations (Amendments), 2019, Notification No. Chief Executive/SBCA/2019/03, Karachi the 13th June 2019
(This was amended by DG SBCA/Chief Executive SBCA, Authority under SBCO, 1979)

25.1.6 “Landscaped and recreation spaces” 2002 Notified Karachi Building & Town Planning Regulations 2002 (Approved vide No.SO(Land)HTP/KBCA-3-39/2000 (April 4, 2002)

25-1.6.2 For all public sale/public use/industrial and commercial plots exceeding 600 Sq.Yds (502 Sq.m) a minimum of 8% of the permissible floor area ratio 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 8% of total floor area

25-5.2 On residential plots for allowing education and health activity as per 18-4.2.2 following ratio shall be applicable.

S. No.	Level of Activity	Minimum Road width	Plot Size (Sq.yds)	FAR	No. of floors	MINIMUM COS FRONT (Ft.)	MINIMUM COS SIDE (Ft.)	MINIMUM COS REAR (Ft.)
1	Primary School/Clinic	60 ft.	Up to 240	1:2.0	G+2	3 ft	-	3 ft
2	Secondary School/Clinic	80 ft.	241-400	1:2.0	G+2	6 ft	5 ft	6 ft
3	College/Hospital	100 ft.	401-1500	1:2.5	G+3	8 ft	5 ft	8 ft
4	College/University	100 ft.	1501-1999	1:4.5	---	10 ft	7 ft	10 ft
5	College/University Chartered by HEC for University/Hospital	150 ft.	2000 & Above	1:5.5	---	15 ft	10 ft	15 ft

Note: (1) MPD shall charges Rs.10,000/- per sq.yds for change of Trade (Education/health) for specific purpose only.
 (2) If 3 additional public/visitors parking floors are proposed in addition to the required parking as per these regulations for Plot mentioned in Sr. No. 4 & 5 only, an enhanced FAR upto a maximum of 50% of the additional proposed public visitors parking area shall be added to the allowable FAR mentioned above]

Sub-regulation 25-5.2 inserted, by the Karachi Building and Town Planning Regulations (Amendment) 2019, Notification No. Chief Executive/SBCA/2019/03, Karachi the 13th June 2019.

Clause 25-9.6.9

The required COS shall be measured from the property line, in the event of building line is required to be set back, on account of Clause No.25-9-.6.3, greater than the required COS, no further COS will be required

Clause 25-9.6.9 inserted by the Karachi Building and Town Planning Regulation (Amendment) 2005, Karachi the 4th August 2005, the Sindh Govt Gaz., Extr., Pt IA, P.No.32, dt September 5, 2008.
 (Inserted by FAZLUR REHMAN CARETAKER City Dist. Govt. Karachi. Chief Executive KBCA Authority as per SBCO (1979)

Clause 25-9.6.10

For plots which are affected by the height restriction of podium level within 3/4 mile radius of Quaid-e-Azam Mausoleum the block plan is allowed maintaining the compulsory open space as per regulations within restricted height however the provisions of foot print, FAR and ventilation duct/s are exempted]

Clause 25-9.6.10 inserted by the Karachi Building and Town Planning Regulation (Amendment) 2016, Karachi the 11th August 2016, the Sindh Govt Gaz., Extr., Pt IA, P.No.438, dt October 6, 2016

25-1.6.2 For all public sale/public use/industrial and commercial plots exceeding 600 Sq.Yds (502 Sq.m) a minimum of 2% of the permissible floor area ratio/proposed covered area shall be provided for recreation facilities/children play area/prayer area. This area shall not be included in the total FAR up to a maximum of 2% of total floor area.

Clause 25-1.6.2 substituted by the Karachi Building and Town Planning Regulations (Amendment) 2005, Karachi the 4th August 2005, the Sindh Govt. Gaz., Extr., Pt IA, P.No.32, dt. September 5, 2008. (This was done by FAZLUR REHMAN CARETAKER City Dist. Govt. Karachi. Chief Executive KBCA Authority as per SBCO (1979)

25-1.6.2 For all public sale/public use/industrial and commercial plots exceeding 600 Sq.Yds (502 Sq.m) a minimum of 2% and maximum of 5% of the permissible floor area ratio/proposed covered area shall be provided for recreation facilities/children play area/prayer area. This area shall not be included in the total FAR up to a minimum of 2% and maximum of 5%.

Clause 25-1.6.2 substituted by the Karachi Building and Town Planning Regulations (Amendment) 2019, Notification No. Chief Executive/SBCA/2019/03, Karachi the 13th June 2019

25.1.7 "Exemption from FAR" (Amendments in 2019)

25-1-7.1 In all commercial, public sale, public use, amenity and industrial buildings the following areas upto maximum 30% of total FAR shall be excluded from FAR except activities defined in (a), (d) & (e)

- a) Car parking including ramps and driveways
- b) Lift shaft, Garbage chute and Garbage collector, KE Sub-station and Emergency stair case & its tower. Building services areas, such as plant rooms, electrical and mechanical ducts and electric power generator space, corpse room with washing area, driver sitting area with bathroom, guard room with bathroom etc.
- c) Passages and stair case area.
- d) Arcades
- e) Staircase tower over the stair shaft shall be allowed with maximum clear height of 8 ft. (2.43 m)

25-1-7.2 In all commercial, public sale, public use, amenity and industrial buildings the following areas upto maximum 30% of total FAR shall be excluded from Foot Print except activities defined in (a), (d) & (e)

- a) Car parking including ramps and driveways
- b) Lift shaft, Garbage chute and Garbage collector, KE Sub-station and Emergency stair case & its tower. Building services areas, such as plant rooms, electrical and mechanical ducts and electric power generator space, corpse room with washing area, driver sitting area with bathroom, guard room with bathroom etc.
- c) Passages and stair case area.
- d) Arcade, if provided
- e) Staircase tower over the stair shaft shall be allowed with maximum clear height of 8 ft. (2.43 m)

Clause 25-1.7.1 and 25-1.7.2 substituted by the Karachi Building & Town Planning Regulations (Amendment) 2019, Notification No.Chief Executive/SBCA/2019/03, Karachi the 13th June 2019

25.1.7 "Exemption from FAR" 2002 Notified Karachi Building & Town Planning Regulations 2002 (Approved vide No.SO(Land)HTP/KBCA-3-39/2000 (April 4, 2002)

25-1-7.1 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) Arcade, if provided

25.1.7 "Exemption from FAR" (Amendment in 2005)

25-1-7.2 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.

25-1.7.3 The loft area upto a maximum height of 5 ft (1.52 m) on bathroom and kitchen shall not be included in FAR]

Clauses 25-1.7.2 and 25-1.7.3 inserted by the Karachi Building and Town Planning Regulation (Amendment) 2005, Karachi the 4th August 2005, the Sindh Govt. Gaz., Extr., Pt. 1A, P.No.32, dt September 5, 2008 (Inserted by FAZLUR REHMAN CARETAKER City Dist. Govt. Karachi. Chief Executive KBCA Authority as per SBCO (1979)

25.1.7 "Exemptions" (Amendments in 2009)

25-1-7.1 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, corpse room with washing area, meter rooms, emergency stair, driver sitting area with bathroom, guard room with bathroom, etc.
- c) Arcades, if provided

Regulation 25-1.7 substituted by the Karachi Building and Town Planning Regulation (Amendments) 2009, Karachi the 4th March 2009, the Sindh Govt. Gaz., Extr., Pt. IA, P.No.35, dt. November 26, 2010

Clause 25-1.7.3 deleted by the Karachi Building & Town Planning Regulation (Amendments) 2009, Karachi the 4th March 2009, the Sindh Govt. Gaz., Extr., Pt. IA, P.No.35, dt. November 26, 2010.

(Delete by Agha Siraj Khan Durrani, Minister Local Government. Chief Executive KBCA Authority as per SBCO (1979)

25.1.7 "Exemption from FAR" (Amendments in 2019)

25-1-7.1 In all commercial, public sale, public use, amenity and industrial buildings the following areas upto maximum 30% of total FAR shall be excluded from FAR except activities defined in (a), (d) & (e)

- f) Car parking including ramps and driveways
- g) Lift shaft, Garbage chute and Garbage collector, KE Sub-station and Emergency stair case & its tower. Building services areas, such as plant rooms, electrical and mechanical ducts and electric power generator space, corpse room with washing area, driver sitting area with bathroom, guard room with bathroom etc.
- h) Passages and stair case area.
- i) Arcades
- j) Staircase tower over the stair shaft shall be allowed with maximum clear height of 8 ft. (2.43 m)

25-1-7.2 In all commercial, public sale, public use, amenity and industrial buildings the following areas upto maximum 30% of total FAR shall be excluded from Foot Print except activities defined in (a), (d) & (e)

- k) Car parking including ramps and driveways
- l) Lift shaft, Garbage chute and Garbage collector, KE Sub-station and Emergency stair case & its tower. Building services areas, such as plant rooms, electrical and mechanical ducts and electric power generator space, corpse room with washing area, driver sitting area with bathroom, guard room with bathroom etc.
- m) Passages and stair case area.
- n) Arcade, if provided
- o) Staircase tower over the stair shaft shall be allowed with maximum clear height of 8 ft. (2.43 m)

Clause 25-1.7.1 and 25-1.7.2 substituted by the Karachi Building & Town Planning Regulations (Amendment) 2019, Notification No.Chief Executive/SBCA/2019/03, Karachi the 13th June 2019

25.1.7 "Exemption from FAR" (Amendment in 2023)

25-1-7.1 In all commercial, public sale, public use, amenity and industrial buildings the following areas upto maximum 40% of total FAR shall be excluded from FAR except activities defined in (a), (d) & (e)

- a) Car parking including ramps and driveways
- b) Lift shaft, Garbage chute and Garbage collector, KE Sub-station and Emergency stair case & its tower. Building services areas, such as plant rooms, electrical and mechanical ducts and electric power generator space, corpse room with washing area, driver sitting area with bathroom, guard room with bathroom etc.
- c) Passages and stair case area.
- d) Arcades
- e) Staircase tower over the stair shaft shall be allowed with maximum clear height of 8 ft. (2.43 m)

25-1-7.2 In all commercial, public sale, public use, amenity and industrial buildings the following areas upto maximum 40% of total FAR shall be excluded from Foot Print except activities defined in (a), (d) & (e)

- f) Car parking including ramps and driveways
- g) Lift shaft, Garbage chute and Garbage collector, KE Sub-station and Emergency stair case & its tower. Building services areas, such as plant rooms, electrical and mechanical ducts and electric power generator space, corpse room with washing area, driver sitting area with bathroom, guard room with bathroom etc.
- h) Passages and stair case area.
- i) Arcade, if provided
- j) Staircase tower over the stair shaft shall be allowed with maximum clear height of 8 ft. (2.43 m)

Clause 25-1.7.1 and 25-1.7.2 substituted by the Karachi Building & Town Planning Regulations (Amendment) 2023, Notification No.Chief Executive/SBCA/2023/01, Karachi the 10th January 2023

25.1.12.1 Areas included in FAR

In all commercial, public sale, public use, amenity and industrial buildings

25-1-9.1 In case of plots of non-rectangular shape, COS on respective side/s shall be measured as average space between buildings and property line with minimum of 5 ft (1.5 m)]

Clause 25-1.9.1 Inserted by the Karachi Building & Town Planning Regulations (Amendment) 2005, Karachi the 4th August, 2005, the Sindh Govt., Gaz., Extr., Pt. IA P.No. 32, dt. September 5, 2008

(Inserted by FAZLUR REHMAN CARETAKER City Dist. Govt. Karachi. Chief Executive KBCA Authority as per SBCO (1979)

Clause 25-1.9.1 Deleted by the Karachi Building & Town Planning Regulations (Amendment) 2009, Karachi the 4th March 2009, the Sindh Govt., Gaz., Extr., Pt. IA P.No. 35, dt. November 26, 2010

(Deleted by Agha Siraj Khan Durrani, Minister Local Government, Sindh)

25-1-9.3 In all building plan the provision of Broadband wiring is mandatory.

Clause 25-1.9.3 Inserted by the Karachi Building & Town Planning Regulations (Amendment) 2011, Karachi the 1st July 2012, the Sindh Govt., Gaz., Extr., Pt. I P.No. 97, dt. March 28, 2013

25-1-9.4 In all building plan the provision for utilization of at least 5% for Solar energy is mandatory.

Clause 25-1.9.4 Inserted by the Karachi Building & Town Planning Regulations (Amendment) 2011, Karachi the 30th November 2012, the Sindh Govt., Gaz., Extr., Pt. I P.No. 98, dt. March 28, 2013

25-1-9.4 In all building plan the provision for utilization of at least 5% for Solar energy is mandatory. The size of solar battery room shall not exceed 100 Sq.ft covered area and height shall not be more than 7 ft. The solar battery room shall be proposed/planned in rear side of Proposed Building Plan submitted by owner/builder]

Clause 25-1.9.4 Substituted by the Karachi Building & Town Planning Regulations (Amendment) 2016, Karachi the 18th May 2016, the Sindh Govt., Gaz., Pt. I P.No. 189, dt. May 26, 2016

25-1.10.2 The height of the building shall not be above the podium level of 91ft (27.72m) MSL within 3/4 mile (1.2 km) radius of Quaid-e-Azam's Mausoleum. **2002 Notified Karachi Building & Town Planning Regulations 2002** (Approved vide No.SO(Land)HTP/KBCA-3-39/2000 (April 4, 2002)

25-1.10.2 The height of the building shall not be above the podium level of 91ft (27.72m) MSL within 3/4 mile (1.2 km) radius of Quaid-e-Azam's Mausoleum.[To determine the permissible height of building a certificate (height pavement shall be obtained from MPOG – CDGK on payment of Rs.12,000/-]

In clause 25-1.10.2, added by the Karachi Building & Town Planning Regulations (Amdt) 2006, the Sindh Govt., Gaz., Extr., Pt 1A, dt. August 4, 2006

25-1.11 Recycling Plant & Septic Tank

In all High-rise buildings i.e. above G+4 floors, recycling plant for the treatment of effluent/sewage of adequate size and dimension shall be mandatory provided by the builder at an appropriate location of the plot/building in accordance with the requirement for construction and maintenance as set by National Environment Quality Standards (NEQS). Arrangements for the disposal of sewage shall be made through Septic Tank of adequate size and capacity, disposal of treated sewage and the sludge so created shall be disposed of through transportation to the designated sites indicated by KW&SB. Treated water shall be used for landscaping purpose. The above area shall be exempted from FAR]

Clause 25-1.11.1 inserted by the Karachi Building and Town Planning Regulations (Amdt) 2015, Notification No. Chief Executive/SBCA 2015/45, dt. 19th February, 2015

25-2.2.2. Height of all houses /bungalows measured from Plinth level, but excluding parapet, overhead tank, lift machine room if required, staircase tower, and barsati, shall not exceed 35ft. (10.66m) or three stories whichever is less (except for category H – plots of 4000 sqyds and above where height of 72 ft or 6 stories whichever is less will prevail). **2002 Notified Karachi Building & Town Planning Regulations 2002** (Approved vide No.SO(Land)HTP/KBCA-3-39/2000 (April 4, 2002)

25-2.2.2. Height of all houses /bungalows measured from Plinth level, but excluding parapet, overhead tank, lift machine room if required, staircase tower, and barsati, shall not exceed 25ft. (10.66m) or two stories whichever is less upto plot area 399 sqyds (335.2 m²). However in case, 2nd floor is allowed after realization of additional floor changes as provided in schedule 9-A of KBTPRO-2002 than height upto 35ft is allowed upto plot area 399 Sqyds (335.2 sq.m) and 25ft (7.61 m) or two stories whichever is less for plot area of 400 sqyds (336 m²) and above, except for category 'G' plot of 3347.55 Sq.yds to 4064.89 Sq.yds (2800 m² to 3400 m²) where height of 50ft or four storeys whichever is less be allowed and for category 'H' Plots of 4000 sqyds and above where height of 72ft or 6 stories whichever is less will prevail).

Clause 25-2.2.2 substituted by the Karachi Building and Town Planning Regulations (Amendment) 2017, Karachi the 3rd February 2017, the Sindh Govt. Gaz., Pt I, P.No.212, dt. February 9, 2017.

25-2.2.4 On basement at residential plots having minimum plot area of 400 Sqyds shall be permissible by maintain the Compulsory Open Space and Max Height of plinth shall not exceed 2 ft – 6 inches from Ground level. Area of such Basement shall not be included in permissible FAR but betterment charges shall be applicable at rate of Rs. 50/- per sq.ft on covered area of basement or applicable rate per sq.ft whichever is less]

Clause 25-2.2.4 substituted by the Karachi Building and Town Planning Regulations (Amendment) 2016, Notification No.Chief Executive/SBCA 2016/271, the Sindh Govt., Gaz., Pt. I, P.No.801, dt. December 22, 2016 (Amended by DG SBCA)

25-2.2.5 Number of stories in the area of Katchi Abadis shall be restricted to (G+1) upper floors on all plot sizes and height shall not exceed 25ft]

New Clause 25-2.2.5 inserted by the Karachi Building and Town Planning Regulations (Amendment) 2023, Notification No.Chief Executive/SBCA/2023/27, dt. 3rd May 2023 (Amended by DG SBCA)