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KARACHI BUILDING & TOWN PLANNING REGULATIONS



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TOWN PLANNING REGULATIONS PART - II

MASTER PLAN & ENVIRONMENTAL CONTROL DEPARTMENT

KARACHI DEVELOPMENT AUTHORITY

(AUTHORITY UNDER SIND BUILDING CONTROL ORDINANCE, 1979)



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KARACHI BUILDING AND TOWN PLANNING REGULATIONS

PART — II

TOWN PLANNING REGULATIONS



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KARACHI BUILDING AND TOWN PLANNING REGULATIONS 1979

PART - II - TOWN PLANNING

CONTENTS

	Page
Bibliography	1
List of officials/Private Consultants	2
REGULATION	
1. Definitions	3 — 8
CHAPTER — II — DEVELOPMENT PERMITS AND PROCEDURES	
2. General Requirements for Development Permission.	9 —
3. Inconsistencies between General and Area Standards.	9 —
4. Land Development by Public Agencies.	9 —
5. Types of Development Permits and Applications.	9 —
6. Grant of General Development Permit and Attachment of Conditions.	10 —
7. Departure from Provisions of detailed Plans etc.	11 —
8. Grant of Special Development Permit.	11 —
9. Preparation of Contingency plans as foundation for determination by MP & EC.	11 — 12
10. Condition to Development Permits.	13 —
11. Criteria for decisions relating to special development permits Contingency plans for planning position.	13 — 14
12. Notice for a special development permit.	14 — 15
13. Scrutiny/Attestation Fee for a development Permit.	15 — 16
CHAPTER — III — GENERAL AND AREA STANDARDS AND DECLARATION OF INTERIM CONTROL AREAS.	
14. General Standards.	17 —
15. Area Standards.	17 —
16. Amendments to General Standards or Area Standards.	17 —
17. Declaration of Interim Control Areas.	17 — 19

CHAPTER — IV — PROCEDURES AND REQUIREMENTS
RELATING TO SUB-DIVISION OF
LAND.

	Page
18. Major sub-division and Minor sub-division.	20 —
19. Approval of plans - General requirements.	20 — 21
20. Preliminary inquiry regarding Land Use Status.	21 —
21. Submission of plans and information for preliminary enquiry.	21 — 22
22. Approval of Minor sub-division.	22 —
23. Approval of Major sub-division.	22 — 24
24. Site Inspections & Consultations.	24 —
25. Condition to special development permit for Major sub-division.	24 — 25
26. Sub-division, Amalgamation and change of Land Use.	25 —

CHAPTER — V — PRESERVATION OF STRUCTURES OF
SPECIAL ARCHITECTURAL HISTORIC
INTEREST

27. Definitions.	26 —
28. Designation and declaration of special Architectural or Historical Interests Structures.	26 — 27
29. Approval for demolition, alteration or extension.	27 — 28

CHAPTER — VI — MISCELLANEOUS PROVISIONS.

30. Delegation of Powers & duties of the concerned Authorities.	29 —
31. Removal or Prevention of violation.	29 — 30
32. Revocation of development Permits.	30 —
33. Enforcement by MP & EC.	30 —
34. Existing enforcement powers.	30 —
35. Penalties.	31 —
36. Services of Notices or Orders.	31 —
37. Appeals.	31 — 32
38. Finality of Orders or determinations.	32 —
39. Effect of inconsistency with other provisions.	32 —
40. Amendment of Regulation.	32 —

SCHEDULES ATTACHED TO TOWN PLANNING REGULATIONS

	Page
SCHEDULE 'A' Concerned Authorities.	33 — 34
SCHEDULE 'B' Detailed Plans incorporating area standards.	35 — 46
SCHEDULE 'C' Built up Areas in which general development permits may be granted in the absence of a detailed plan.	47 —
SCHEDULE 'D' Sub-division and amalgamation of plots - Change of Land Use of Amenity, Utility and Residential Plots etc.	48 — 51
SCHEDULE 'E' Scrutiny and Attestation Fee to be realized by MP & EC/Concerned Authority.	52 — 55
SCHEDULE 'F' Interim Control Areas.	56 — 57
SCHEDULE 'G' Land Use Classifications (From Part 1 to 9)	58 — 90
SCHEDULE 'H' Area/Plot Ratio Standards.	91 — 93
SCHEDULE 'I' Structures of Architectural of Historical Interest.	94 — 96
FORMS 1 to 8	97 — 105
The Sind Govt. Gazette, December 28, 1972.	Zoning Regulations, 1972 for plots in KDA Schemes. 106 — 135
Builder's Guide K. D. A.	Zoning Regulations of D. P. Colonies etc. (From page 25 to 35) 136 — 154

CORRIGENDA

TOWN PLANNING REGULATIONS PART — II

Page 4	:	In line 16, for "29th May" read "29 May, 1975".
Page 9	:	In line 9, for " it " read " if ".
Page 18	:	In line 20, for "exampled" read "exempted".
Page 20	:	In line 18, for "incomperative" read "in co-operative".
Page 22	:	In line 13, for "B to Schedule D" read "P. 3".
Page 24	:	In line 7, for "C to Schedule D" read "P. 5".
Page 24	:	In line 30, for "laid" read "Land".
Page 25	:	In line 13, for "and" read "as".
Page 31	:	In line 25, for "27" read "28".
Page 32	:	In line 12, for "4" read "6".
Page 33	:	In line 3, for "1(c)" read "1(e)".
Page 34	:	In line 2, for "work" read "works".
Page 35	:	In line 2, for "i" read "f".
Page 47	:	In line 4, for "8(2)" read "6(1)".
Page 48	:	In line 5, for "Architect" read "Town Planner".
Page 49	:	In line 30, for "larger" read "smaller".
Page 49	:	In line 32, for "80 sq.m" read "800 Sq.m".
Page 59	:	In line 11, for "see 1(9)" read "see (h)".
Page 59	:	In line 27, for "budiness" read "business".
Page 64	:	In line 17, for "1(f)" read "1(1)" and for "non-residensiary" read "other residensiary" uses.
Page 64	:	In line 18, for "1(3)" read "1(2)".
Page 68	:	In line 35, omit "of".
Page 71	:	In line 5, for "S. 1(6)" read "1(f)".
Page 71	:	In line 9, for "2(f)" read "2(c)".
Page 71	:	In line 13, for "2(l)" read "2(j)".
Page 72	:	In line 30, for "Plan 1 to Part 2" read "Plot ratio Plan".
Page 72	:	In line 32, for "Sections 5 (ii & iii) and 7 (iv & v (d))" read "Section 2(b) & (c)".

CORRIGENDA

TOWN PLANNING REGULATIONS PART — II

Page 77	: In line 20, for "1.2" read "2(d)".
Page 77	: In line 29, for "1(2)" read "2(f)".
Page 77	: In line 38, for "1(2)" read "2(f)".
Page 79	: In line 9, for "2.5 sq" read "25 sq".
Page 80	: In line 30, for "days" read "bays".
Page 80	: In line 34, for "43" read "45".
Page 85	: In line 23, for "1:0.75" read "1:0.75".
Page 105	: In line 4, for "8(23)" read "8".
Page 107	: In line 17, for "in" read "as".
Page 108	: In line 6, for "12800 sq" read "1338 sq.m".
Page 117	: In line 7, for "1/2th" read "1/20th".
Page 119	: In line 35, for "wordshop" read "Workshop".
Page 121	: In line 16, for "art" read "part".
Page 121	: In line 30, for "1.2" read "1:2".
Page 123	: In line 14, omit "Centre".
Page 128	: In line 39, for "near" read "rear".
Page 131	: In line 16, for "Weight" read "Height".
Page 131	: In line 25, for "120" read "1201".
Page 143	: In line 5, for "100 sq." read "100 sq. ft.".
Page 148	: In line 15, for "10' x 7½'" read "10' or 7½'".
Page 150	: In line 21, for "75 ft" read "75 sq. ft".
Page 152	: In line 25, for "500" read "599".
Page 153	: In line 1, for "180" read "80".
Page 154	: In line 2, for "Project" read "Projection".
General:	Plot ratio on flat sites read "1:2" instead of "1:1.75". Wherever "section" and "sub section", read "regulation" and sub-regulation".

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Regional Planning.

Definitions

(1) For the purposes of Part II of these regulations, unless there is anything repugnant in the subject or context,

- (a) "agriculture" means and includes pasture, horticulture, silviculture, breeding of livestock including poultry, fish and bees, and the use of land for any purpose ancillary thereto;
- (b) "amalgamation" means the joining of two or more adjoining plots into a single plot;
- (c) "area standards" mean those zoning regulations or other land development requirements or restrictions referred to in section 15 of these regulations, which have theretofore been, or may hereafter be, adopted for a specified area or areas by or on behalf of MP & EC whether or not as part of a detailed plan;

Explanation For the purposes of these regulations the term "area standards" does not include requirements or restrictions prescribed as conditions to leases or other land grants, or prescribed in connection with the approval of sub-division plans which do not constitute detailed plan,

- (d) "concept plan" means a plan approved under relevant statute which indicates the approximate locations or relationships, but not the precise sites or boundaries, of roads, utility lines and facilities, community facilities and residential and other uses of land, as may be appropriate, in an area designated for the development of a new community or the renewal improvement amelioration, or re-development of an existing built-up community;

(e) Concerned Authority means the public agency designated to perform the functions of the Concerned Authority for the purposes of these regulations, and listed in Schedule 'A'.

- (f) "detailed plan" means a land use plan, referred to in Schedule 'B' heretofore, or hereafter approved by or on behalf of MP & EC for a specified existing or new community or a major area thereof, which may include area standards or other provisions relating to

- (i) the precise location and characteristics of roads, other rights-of-way, and utilities;
 - (ii) the dimensions and grading of plots and the dimensions and siting of structures;
 - (iii) the precise location and characteristics of permissible types of development; and
 - (iv) any other planning matters which contribute to the development and use of the area as a whole;
- (g) "development permit" means any general or special development permit issued under section 8, 9, 10 or 11 whether or not so denominated, including a permit customarily denominated a "no objection certificate", "planning permit", "town planning permit" or other action (including building permission) having the effect of permitting development as defined in these regulations;
- (h) "Development Plan" means the Karachi Development Plan 1974-1985, adopted on 29 May by the Governing Body of KDA and notified by the Statutory Authority or as revised from time to time.
- (i) "general standards" means zoning regulations or other land development restrictions or requirements referred to in Section 14 of these regulations;
- (j) "Developer" means a person or body of persons engaged in Real estate Activity and not engaged in construction as masons or such other artisans.
- (k) "Government" means the Government of the Province of Sind;
- (l) "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, 1894.
- (m) "land development" has the meaning assigned under sub-section (2), (3), (4) and (5);
- (n) "land use" or "use of land" means the development existing on land;
- (o) "notification" means a notification published in the Sind Government Gazette;

- (p) "person" includes any individual, company or association or body or individuals, whether incorporated or not, or any public agency as defined in clause (u);
- (q) public building means and includes religious buildings, health and social welfare buildings, educational institutions;
- (r) the term "physical planning criteria" has the meaning assigned to it in section 11;
- (s) "prescribed" means prescribed by rules made by Environment;
- (t) "plot" means any size of land capable of being described with such definiteness that its location and boundaries may be established, which is designated by its owner or developer as land to be used or developed as a unit, or which has been used or developed as a unit;
- (u) "Public agency" includes:
- (i) a person or body of persons, including semi-autonomous or autonomous bodies, appointed by or under the authority of Government or the Federal Government to exercise powers and discharge functions in connection with the affairs of Government or of the Federal Government, as the case may be; and
 - (ii) a Local Council, as defined in the Sind Local Govt. Ordinance, 1972, and any person or body of persons comprising a unit thereof;
- (v) "road" includes any public or private road, highway, street, land, alley or bridge, as indicated by the context;
- (w) "structure" includes anything constructed or installed or portable, the use of which requires a location on a plot of land, such as buildings, huts, sheds, cabins, other enclosures, advertising signs, fences, swimming pools, pipelines, transmission lines and tracks;
- (x) "sub-division" means the division of land held under one ownership into two or more plots, and "sub-division plan" means a layout plan for a sub-division duly approved by or on behalf of the authority or any other public agency.
- (y) All definitions covered in Part I, shall also be applied to this part.

- (2) unless there is anything repugnant in the subject or context, or unless otherwise provided in these regulations, "land development" or the "development of land" means the dividing of land into plots, the amalgamation of plots, the carrying out of any building engineering, or mining operations in, on, over or under land, making of any material change in the use or appearance of any structure of land, and the creation or termination of rights of access.
- (3) 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 use of a structure or land or, if these regulations divide uses into classes, a change from one designated class of use to a use in another designated class;
 - (b) a reconstruction, alteration of the size, or material change in the external appearance, of a structure or land;
 - (c) a material increase in the intensity of use of land, such as an increase in the number of business, manufacturing establishments, offices, or dwelling units in a structure or on land;
 - (d) commencement of mining or excavation on a plot of land;
 - (e) demolition of a structure or additions or alteration to any preserved structure declared as a special Architectural or Historic interests structure;
 - (f) deposit or refuse, solid or liquid waste or fill on a plot of land;
 - (g) in connection with the use of land, the making of any material change in noise levels, thermal conditions, or emission of waste material;
 - (h) commencement or change in the location of an advertising structure or use of land, and the commencement or change in location of advertising on the external part of a structure.
 - (i) alteration of a shore, bank, or flood plain of a sea coast, river, stream, lake, pond or artificial body of water;

- (j) the installation of underground or overhead public service facilities;
- (k) re-establishment of a use which has been abandoned for one year;
- (l) 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 concerned or is continued.

Explanation

A reference to particular operations, activities or uses shall not be deemed to limit the generality of sub-section (27).

- (4) 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 railroad 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, lighting traffic or telephone poles or other apparatus, or similar facilities;
 - (c) work for the maintenance, renewal, improvement or alteration of any structure, if the work affects only the interior of the structure or colour or decoration of the exterior thereof;
 - (d) the use of any structure or land devoted to dwelling uses any purposes customarily incidental to enjoyment of the dwelling;
 - (e) 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;
 - (f) 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;

- (g) the creation or termination of easements, or covenants or other rights in the land.

Explanation

(Reference to any specific operation or activity as involving land development is not intended to mean that when part of other operations or activities, it is not land development).

- (5) (Land development as designated in these regulations or a development permit includes all other development customarily associated with it unless otherwise specified).

CHAPTER — II DEVELOPMENT PERMITS AND PROCEDURES

2. No person may carry out land development or permit land development without a development permit and except in compliance with the requirements, restrictions or conditions of:

General requirements for development permit.

- these regulations;
- any applicable detailed plan;
- any applicable general standards and area standards;
- any applicable land grant;
- any applicable sub-division plan; and
- the conditions attached to a development permit, it granted subject to conditions.

3. If with respect to any land development the provisions of any applicable area standards are in consistent with the provisions of any general standards prescribed in Chapter IV of these regulations, the provisions of area standards shall prevail.

Inconsistencies between general and Area standards.

4. These regulations, including the requirements of section 2, shall apply to all public agencies except for the works which serve the defence purposes only.

Land development by public agencies.

5. (1) Development permits shall consist of two types:-

Types of Development permits and publications.

- general development permits for land development meeting the requirements of section 6 which shall be issued by the concerned Authority and

- special development permits, for any other land development authorized under these regulations which shall be issued by Master Plan & Environmental Control Department as required under these regulations.

- (2) (a) An application for a general development permit shall be made to the Concerned Authority on the prescribed form, in which the land to be developed is located;

- An application for a Special development permit shall be made to the Master Plan and Environmental Control Department on the prescribed form.

- The Concerned Authority shall refer to Master Plan and Environmental Control Department for its decision, all applications for a special development permit, except as otherwise provided in Section 7.

Grant of general development permit and attachment of conditions.

6. (1) Except as otherwise provided in sub-section (2), the Concerned Authority may grant general development permit in the areas described in Schedule 'C' if it is satisfied that the proposed land development is in compliance with the requirements of 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 and
- (2) does not involve a change in the use of land or a structure from a use within a class designated in these regulations to another use in a different class.

Explanation

The purpose of this conception to the general provisions of sub-section (1) is to allow general development permission in various built up areas of Karachi not covered by detailed plans, where, nevertheless land development is for the most part restricted by land grant/lease conditions. The exception would not apply to use changes or building heights.

- (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 concerned 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.
- (4) The Concerned Authority shall simultaneously endorse a copy of each general development permit granted by it to MP & EC Department.

7. The Concerned Authority shall after consultation with MP & EC Department and after complying with their comments and conditions, if any, may grant permit to authorise a departure from the applicable provisions of a detailed plan, general standards or area standards relating to the open space, plot coverage or similar area requirements (but not building heights or permissible type of land use), where compliance with the provisions would cause practical difficulties rising from the irregular, unusually narrow or shallow dimensions or other unique features of a plot and the conditions existed at the time the provisions took effect or were created by natural forces or governmental action for which no compensation was paid.

Explanation

In these situation the granting of a departure from the applicable provisions of detailed plan, general standards or area standards would not, nor require an amendment to these regulations or to a detailed plan or area standards.

8. (a) Master Plan and Environmental Control Department, 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.
9. (1) (a) Master Plan and Environmental Control Department may from time to time prepare Development Plans, including contingency plan/s for the purpose of providing a foundation for the administration or revision of these regulations.
- (b) The development plan/s or the contingency plan/s should be submitted to the Government for its approval.
- (c) the Government 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;

Departure from provisions of detailed plans etc.

Grant of special development permit.

Preparation of contingency plans as foundations for determination by MP&EC.

(2) Master Plan and Environmental Control Department may grant a special development permit allowing any land development other than that subject to the provisions of sections, 8, 9 or 10 provided the land/s not dealt with explicitly in the development Plan or contingency plan other than that subject to the provisions of sections 8, 9 or 10 provided the grant is based on a Planning position/s on the matter as provided in this section.

(3) Prior to making its determinations on such application MP & EC 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 judgement of MP & EC may have important implications for implementation of the Development Plan or any other plan approved and prepared under such-section (1) and, in particular, for the coordinated development of the vicinity.

(4) MP & EC Department shall give alongwith its decision on the application, a statement of its planning position, which shall:

(a) summarise its findings;

(b) set forth guidelines or conditions under which the proposed land development and, as may be pertinent, 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.

(5) If MP & EC Department rejects the application it shall state its reasons by reference to the planning position taken on the matter.

(6) 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.

10. MP & EC Department or the Concerned Authority, may attach to a development permit conditions which may Concern any matter or subject to these regulations including means for:

Conditions to development permits.

(a) establishing more detailed records by submission of drawings, maps, or specifications;

(b) minimising any adverse impact of the proposed development upon other land, including the hours of use and operation and the type of 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; and

(f) designating the exact location and nature of development.

(2) In addition, MP & EC may condition the grant of a special development permit on the provision by the development of streets, other rights of way, utilities, parks, and other open space, of a quality and quantity to more than reasonably necessary for the proposed development.

11. In determining applications for special development permits and making contingency plans or planning positions, MP & EC shall take into account, as may be pertinent;

Criteria for decisions relating to special development permits, contingency plans or planning positions.

(1) The provisions of the 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.

- (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 development Plan, or an applicable development plan or detailed plan, or as defined by MP & EC in the absence of such definition;
- (3) the provisions of any approved development programme or scheme of a public agency which might be adversely affected by the proposed land development;
- (4) The need, if any, to protect existing resources, installations or investments of the Federal Government Provincial Government or any public agency;
- (5) relevant conditions or needs in the neighbourhood and community relating to sanitation, road and street networks, traffic and transportation facilities, the existence or absence of municipal services in the area, programmes for the future provisions of such services, public amenities, industrial, commercial activities and facilities, air and water quality, other attributes of the Physical Environment, and significant social and economic characteristics of the inhabitants.

Notice for
a special
development
permit.

- 12.(1) In the case of an application for a special development permit proposing construction or land use activities which might injuriously affect property owners or cause discomfort or inconvenience to the residents of the neighbourhood or community, or otherwise be incompatible with the surrounding environment or community interests, all interested persons shall be accorded an opportunity to file suggestions or objections or request a hearing.
- (2) In such case, MP & EC shall cause a notice to the effect to be published in the following manner and shall be made known to the locality to be affected thereby, in not less than one of the following three ways :-
 - (a) by affixing copies thereof conspicuously in public places within the said locality;

- (b) by publishing the same by beat of drums, or
- (c) by advertisement in two news papers published in the Karachi Division and by any other means.
- (3) The notice shall state place at which, and the officers with whom or before whom suggestions may be filed or interested persons may be heard, which shall be not less than ten or more than thirty days from the date of publication of the notice.
- (4) A copy of the notice shall be served on the concerned Authority which has referred the matter or under whose jurisdiction the land falls, and it shall be consulted by MP & EC or the Concerned Authority as the case may be in making its determination on the application.
- (5) The officer so designated shall consider the suggestions or objections filed or testimony given and submit a report to MP & EC or the Concerned Authority as the case may be.
- (6) Whether or not a notice is published under sub-section (2) and (3), 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 as shall be fixed by MP & EC or the Concerned Authority, as the case may be.
- (7) The determinations made by MP & EC or Concerned Authority or on the applications for development permits shall be known as 'orders'.
- (8) If MP & EC 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.
- 13.(1) An applicant for a development permit shall pay scrutiny/attestation fee to the Concerned Authority and if the matter referred to MP & EC to pay to it the fee specified in Schedule 'E' for the type of land development there indicated.

- (2) The scrutiny fee shall be exclusive of all other charges which may be recovered by landlords or lessors or licensors or by other public agency.
- (3) For each extra copy of an attested development permit, an applicant shall pay to the agency granting the permit a sum of Rs. 10.00 and for attestation a copy of an approved plan of land development furnished by the applicant, he shall pay to such agency the sum of Rs. 25.00.

CHAPTER III — GENERAL & AREA STANDARDS AND DECLARATION OF INTERIM CONTROL AREAS.

14. The requirements and restrictions set out in Schedule 'G' which is attached to and made part of these regulations, shall be known as 'general standards', and shall apply throughout the Karachi Division and any other areas to which these regulations may be extended. General Standards.
15. The requirements and restrictions set out or incorporated by reference in Schedule 'H' which is attached to and made a part of these regulations, shall be known as 'area standards', and shall apply in the respective areas specified in Schedule 'H'. Area Standards.
16. (1) MP & EC may on its own initiative or on requests by others, recommendations or add additional general stands, area standards and detailed plans for adoption. Amendments to General Standards or Area Standards.
 - (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.
 - (3) In making its recommendations MP & EC shall apply the criteria specified in Section 11, as may be appropriate.
17. MP & EC, after the approval of the Government may by notification declare a specified area to be an interim control area for any one or more of the following purposes :- Declaration of interim control Areas.
 - (a) to prevent premature development in areas lacking adequate
 - (i) water supply, sewerage, or drainage facilities; (ii) utilities,
 - (iii) health, police protection, educational or other municipal services or facilities, (iv) road net works; or (v) public transport;
 - (b) to encourage land development in areas identified by the Development Plan as urban growth centres and discourage land development in other areas not so identified;

(c) to allow sufficient time for the preparation of a concept plan, contingency plan, interim special area concept plan, urban renewal scheme or detailed plan for the area, where deemed necessary to ensure coordinated development of the area;

(d) to prevent land development which might be incompatible with a specified major public development programme, subject or scheme, including an urban renewal scheme for plans have not yet been completed, approved, or implemented;

(e) to prevent waste in the use of, or otherwise preserve or protect, natural resources, and protect any other resources, investments or installations of a public agency; or

(f) to otherwise promote the implementation of the development plan or a concept plan or other development plan.

(2) Except as otherwise provided in sub-section (3), the declaration shall prohibit the sub-division of land or any other land development, and bar the granting of development permits therefor, in the interim control area during such period or until the occurrence of such event as shall be specified in the notification.

(3) The declaration shall not apply to:-

(a) any types of land development specifically exempted in the notification.

(b) land development for which a development was granted and remained valid prior to the date of the notification.

(c) land development lawfully commenced prior to the date of the notification, where (i) development permission was not a prerequisite to the commencement of development, (ii) the developer applies to MP & EC for a special development permit to allow the continuation of the work, and (iii) upon such application the developer demonstrates to the satisfaction of MP & EC that substantial land development work was performed

ed prior to the date of the notification and that he would suffer a severe economic loss if the interim control declaration were applied to such land development;

(d) the land development by a public agency which has been approved by MP & EC as not being incompatible with the purposes of the declaration.

(4) The areas described in Schedule 'F', are hereby declared interim control areas.

CHAPTER IV — PROCEDURES AND REQUIREMENTS RELATING TO SUB-DIVISION OF LAND.

Major Sub-division And Minor Sub-division.

18.(1) Major Sub-division means any sub-division not classified as a minor sub-division, including, but limited to, sub-divisions of two or more hectares, or any size sub-division requiring any new street or road, or the extension or addition of substantial new public facilities.

(2) 'Minor sub-division' means any sub-division containing less than two hectares fronting on an existing street, not involving any new street or road or the extension of or addition of substantial new public facilities.

Approval of Plans-General requirements.

19.(1) (a) No developer or owner of a plot shall make any advertisement through news paper, radio or television or in any manner for the sale or lease of, or offer to sell or lease any plots in any sub-division or any part thereof before any final development permit for the erection of any structure or sub-division of plot in such proposed sub-division has been granted.

(b) For the purposes of this Chapter the term 'offer to sell or lease' shall include the solicitation, through newspaper advertising or otherwise, of membership in cooperative housing societies.

(2) The owner or his duly authorized agent for approval of such proposed sub-division shall apply in the first instance to the Concerned Authority having jurisdiction, which shall refer the matter to MP & EC for its determination except in the case of a minor sub-division for which a general development permit may be granted by the Concerned Authority.

(3) The Concerned Authority shall give immediate notice to MP & EC for any application for approval of a minor sub-division to which the Concerned Authority proposes to treat as a major sub-division.

(4) MP & EC shall issue a press release for public information in respect of the grant of Special Development permit, to the applicant, any amendments or cancellation of the permit.

20.

Prior to filing an application for approval of a major sub-division or minor sub-division owner/sub-divider may make an inquiry from the Concerned Authority and the Concerned Authority or the owner/sub-divider may refer the enquiry to MP & EC for its comments or advice regarding the permitted land use/s on the site and the circumstances under which the site might be sub-divided and developed or subject to the restrictions on development.

(2) Any information provided by MP & EC or the Concerned Authority in response to such inquiry shall be deemed to be informal, advisory, and not binding.

21.(1) In making an inquiry under section 20, or independently, and before seeking approval of a major sub-division or a minor sub-division, the owner or his duly authorized agent may submit to the Concerned Authority or MP & EC a sketch plan of his proposed sub-division and seek preliminary advice regarding the form of the layout or other features of the plan, in order to save the owner/sub-divider time and expense in pursuing his formal application for approval.

(2) The sketch plan shall provide the following information or documents as far as possible.

(a) the name of the owner/s of the site and of the sub-divider or developer if different from the owner;

(b) The location of the area to be sub-divided and developed and of the roads or streets to which the sub-division is to have access.

(c) all existing structures, water courses, topographical conditions, and other significant physical characteristics and services on, below or above the ground within the site to be sub-divided and within 200 yards from the boundary;

Preliminary inquiry regarding land use status.

Submission of plans and information for preliminary inquiry.

- (d) available utilities, if any;
- (e) the proposed pattern of plots, streets, and drainage, sewerage and water supply facilities;
- (f) any existing restrictions on development of the land, including easements and grant or lease restrictions;
- (g) any additional information required by the Concerned Authority or MP & EC (Authority under Sind Building Control Ordinance, 1979) as the case may be.

(3) The Concerned Authority or MP & EC (Authority under S.B.C. Ordinance, 1979) may impose and the applicant shall pay such fees described in Parts I and II of Schedule 'E'.

22. Applications for development permits for minor sub-divisions shall be made on Form B, set out in Schedule D and the applicants shall furnish the information requested on such form.

23. (1) The applicant shall submit an application for a special development permit for a major sub-division to MP & EC (Authority under Sind Building Control, Ordinance, 1979) for its approval through the Concerned Authority.

(2) The application shall be accompanied by documentary evidence demonstrating:

- (a) the payment by the applicant of the scrutiny fees prescribed in section 13 and specified in Schedule E;
- (b) the applicant's ownership of sufficient title in the site to undertake the proposed sub-division and development;
- (c) the Deputy Commissioner's approval of the proposed development, if required;

(d) the approval of Civil Aviation, Defence Authorities, or any other Concerned Authority, if required and

(e) compliance with any provisions for rules or regulations under the cooperative Societies Act, 1925 if the applicant is a co-operative housing society.

Approval
of Minor
sub-division.

Approval
of Major
sub-division.

(3) The application for approval of a sub-division Plan shall include:-

(a) a physical survey, prepared by a qualified surveyor or a licensed professional, of the site and of any larger tract of the owner 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 an adjacent land within 180 meters of the site;

(b) a topographical survey, with contours at intervals as deemed necessary may be required by the Planning agency including both the site and adjacent land within 200 yards of the site;

(c) a proposed layout plan at a scale of not more than 330' to an inch, together with block plans at no less than 100' to an inch, or at such different scales as may be permitted by the Planning agency for large developments; which layout plan shall show the locations and dimensions of proposed plots and structures, 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;

(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 construction schedule;

(g) The proposed terms and conditions for the sale or lease of plots or structures.

- (h) the arrangements for protecting purchasers or sub-leasees for defaults by the developers or contractors;
- (i) socio-economic data, the viability of new employment in the area or accessibility to existing employment as method;
- (j) Method and schedule of financing with the name/names of the Banks and Bank guarantee.
- (k) any other information requested in Form 'C' set out in Schedule 'D' or other information, documents or reports.

(4) The layout plan required by clause (c) of sub-section (3) and revisions of such layout plan shall be prepared and endorsed by a licenced town planner.

(5) The applicant shall submit fair copies of plans etc. with an undertaking on the prescribed form incorporating all the amendments/conditions etc. conveyed by the Authority the sub-division plan for issue special Development Permit.

24.(1) The applicant submitting a sub-division plan shall arrange for at least one site inspection by a representative of the Concerned Authority or MP & EC, as the case may;

(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 Concerned Authority or MP & EC may in its discretion, assist the applicant to obtain any necessary or desired clearances or commitments regarding such services.

25.(1) In addition to conditions prescribed under S. 10 in granting a special development permit upon approval of a major sub-division plan, MP & EC may:

- (a) impose laid use restrictions compatible with an applicable detailed plan, contingency plan, or planning positions;

Site Inspections and Consultation.

Conditions to Special Development permits for Major sub-Divisions.

- (b) require such restrictions, or others, to be incorporated in leases or sub-leases granted to plot holders;

- (c) require the sub-divider to secure the Concerned public agencies and lessees or sub-lessees of plots against defaults by the sub-divider or developer in meeting his obligations to make improvements on the site, or any other obligations the sub-divider may undertake or the planning agency may impose to protect the interests of lessees or sub-lessees.

(2) Where the development of the site of a major sub-division is to occur in stages, MP & EC may grant a special development permit for the first stage, and provisional permits for a later stage or stages which may become effective only upon further review of the development and which shall be subject to such revisions and MP & EC shall deem necessary following such review.

(3) MP & EC 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 complete the special development permit shall lapse.

(4) It shall be unlawful for any person to erase, alter, or modify any development permit issued by the Planning authority including the application therefor or any plans or drawings accompanying the same.

(5) The issue of a development permit shall not absolve the applicant from complying with other statutory provisions.

(6) Any development permit issued shall be void 12 months after the date of issue or the period fixed unless extended on application.

26. For the sub-division, amalgamation and change of land use in the approved schemes and other areas, the criteria laid down in Schedule 'D' shall be followed.

Sub-Div. amalgamation and change of land use.

CHAPTER V — PRESERVATION OF STRUCTURES OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST.

Definitions.

27. In this chapter, unless there is anything repugnant in the subject or context :-

(a) 'Special Architectural or Historical interest Structure' means any structure and its surrounding grounds designated as such pursuant to section 28.

(b) 'alteration' or to alter means any act or process which changes one or more of the exterior architectural features of a special architectural or historical interest structure;

(c) "extension" or to extend means the making of additions to a special structure which affects its character as such.

Designation and declaration of special Architectural or historical interests structures.

28.(1) MP & EC may designate and declare a special architectural or historical interest structure which :

(a) is of special interest through association with significant persons or events in the history of the province or Nation, or

(b) embodies distinctive characteristics of a type, period or method of construction, or possesses high artistic or architectural values; or

(c) has yielded or is likely to yield information important in pre-history, such as ancient monuments or archeological findings.

(2) MP & EC, may consult the Archeological and Museum Department, Government of Pakistan, for declaration of any structure as a special architectural or historic interest structure.

(3) For the purposes of these regulations, structures as set forth in Schedule I, are hereby designated and declared as "Structures of historical interest.

(4) Prior to designating and declaring a structure as one of the special architectural or historic interest, MP & EC shall cause a notice to be served on the owner of the structure, in the following manner :

(a) by giving or tendering the document to him;

(b) if he is not found, by leaving the document at his last known place of abode by giving or tendering the same to some adult male member or servant of his family;

(c) if he does not reside in the city and his address elsewhere is known to the Director, by forwarding the document to him by registered post under cover bearing the said address; or

(d) if the name of the methods mentioned in the proceeding sub clauses can be used, by causing a copy of the document to be affixed on some conspicuous part of the building or land (if any) to which it relates.

(e) MP & EC shall accord the owner or his representative an opportunity, to be heard at a time and place to be specified in the notice, which shall be not less than 10 days nor more than 30 days from the date of service of the notice.

29.(1) It shall be unlawful for any person to demolish, alter or extend any structure of special architectural or historic interest, without obtaining the prior approval of MP & EC;

Approval for demolition, alteration or extension.

(2) Prior to permitting the demolition, alteration or extension to a structure of special architectural or historical interest, MP & EC shall give notice to the Directorate of Archeology and Museums, which have a period of 30 days in which to express any objections, or to obtain a drawn photographic record of the structure in the event. They do not oppose such demolition, alteration or extension.

(3) In approving the demolition, alteration or extension of a structure of special architectural or historic interest, MP & EC may attach such conditions as it may deem necessary or desirable to protect the interests of the public in the preservation of the structure or any information or artifacts relating to or found in the structure.

(4) If Master Plan & Environmental Control refuses to grant a person permission to demolish, alter or extend a structure of architectural or historical interest, and if the owner is unable to earn a reasonable return on the Structure by reason of the refusal, the owner may appeal to the Government; and its decision shall be final.

CHAPTER VI — MISCELLANEOUS PROVISIONS

30.(1) MP & EC hereby delegates to the Concerned Authorities listed in Schedule A, the Powers and duties assigned by these regulations, subject to any modifications described in Schedule 'A'.

Delegation of powers and duties of the concerned authorities.

(2) From time to time MP & EC may, by notification, modify or withdraw from any Concerned Authority any such powers or duties, or add to or revise the list in Schedule A subject to the approval of the Government and may also recommend the revision of the boundaries of any of the jurisdiction of any Concerned Authority specified therein.

31.(1) Each Concerned Authority on behalf of MP & EC shall carry out inspection and take other appropriate measures to ensure compliance with these regulations and submitting the report to MP & EC.

(2) If the 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 may cause a notice in writing to be served on any person responsible for the violation and a copy of the same shall be submitted to MP & EC.

Removal or Prevention of violation.

(3) The notice shall indicate the nature of the violation and the Concerned Authority may order such action as it may deem appropriate to correct the violation including:

(a) the discontinuance of any illegal work being done on, or activities being conducted in relation to, land or structures;

(b) the removal of unlawful conditions or the alteration, removal or demolition of illegal structures or of illegal additions, alterations or structural changes; or

(c) any other measures authorized by these regulations; or with the conditions of development permit.

(4) The order may specify the period within which the violation shall be corrected, and in the event of non-compliance with the order the Concerned Authority may itself cause appropriate measures under the relevant statute to be taken to effect compliance. The expenses shall be recoverable from the owner or owners in the manner provided for the recovery of arrears of land revenues or taxes.

(5) The giving of notice and making and serving of an order under this section shall not be a prerequisite to the initiation of, and shall not bar, any prosecution under any applicable law, and the Concerned Authority may take action under this section whether or not a prosecution has been initiated.

Revocation of
development
permits.

32. 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:

(a) if the person has mis-represented facts or has suppressed the facts,

(b) if the person responsible for the violation has not taken the corrective action directed by such authority within the time specified;

(c) the authority has given such person an opportunity to be heard on the matter.

Enforcement
by MP & EC.

33. Master Plan and Environmental Control Department may direct the Concerned Authority to take action under section 30 & 31 with respect to any violation and may itself take such action with respect to the violation if the Concerned Authority fails to take action within a reasonable time.

Existing en-
forcement
powers.

34. The powers granted by sections 30 & 31 shall be in addition to any other applicable enforcement powers, for the time being in force, vested in the Concerned Authority or MP & EC Department or in pursuance to the relevant Statutory provisions.

35.(1) Any person who violates any of the provisions of these regulations or the conditions of development permits, or who obstructs the entry of a person authorised under these regulations or molests any such person after entry shall be punishable whether or not enforcement action is initiated by MP & EC (Authority under S.B.C.O. 1979) or the Concerned Authority as a delegee powers.

Penalties.

(a) with a fine which may extend to one thousand rupees in default, with simple imprisonment which may extend six months; and

(b) in case of continuing violation, with a fine which may extend to Five hundred rupees for each day after the first during which the violation continues.

(2) If the person committing an offence punishable under these regulations, is a company, firm or other association or body of individuals, whether incorporated or not, and if it is proved that the offence was committed with the consent or connivance of, or is attributable to any neglect on the part of, any officer of, or other individual concerned with its management, such officer or individual shall be liable to be processed against and punished.

(3) The above action will be in addition to any other applicable enforcement powers, for the time being in force.

36.(1) An order or notice of determinations made by Concerned Authority or MP & EC (Authority under S.B.C.O., 1979) under these regulations shall be served in the manner prescribed in a,b,c & d of Section 27(4) of these regulations.

Service of
notices or
orders.

(2) Where a hearing has preceded the making of the order or determination, any other person who appeared at the hearing and requested such service.

37.(1) Within thirty days from the date of service of any order of a Concerned Authority under these regulations and aggrieved person so served may appeal to MP & EC, (Authority under S.B.C.O., 1979) which shall give him an opportunity to be heard before such officer and within such reasonable time as shall be designated by MP & EC. (Authority Under Sind Building Control Ordinance 1979).

Appeals.

(2) Within thirty days from the date of service of any order of MP & EC* under these regulations or of its determination on an appeal under sub-section (1), the aggrieved person so served may appeal to the Government which shall give him an opportunity to be heard before such officer or Committee and within such reasonable time as shall be designated by the Government.

(3) Representatives of the MP & EC* shall be entitled to participate in the proceedings of any appeal to the Government;

(4) MP & EC* 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.

Finality of orders or determinations.

38. Except as otherwise provided in sub-section (2) of Section 4, an order of the Concerned Authority, unless an appeal has been admitted, as provided by Section 36, and an original or appellate order or determination of the MP & EC* or the Government shall be final.

Effect of inconsistency with other provisions.

39. The provisions of these regulations or of any determinations or order made thereunder shall have effect notwithstanding anything to the contrary contained in any other regulations, by-laws, rules, orders or determinations of other public agencies or in any contract or instrument; and in the event of any inconsistency, the applicable provisions of these regulations or of the determinations or orders made thereunder shall prevail unless they expressly provide to the contrary.

Amendment of regulations.

40. In adopting or approving any revisions of general standards, area standards or detail plans requiring an amendment to these regulations, the MP & EC* shall apply the criteria set out in section 11, as may be appropriate.

*(Authority under S.B.C.O., 1979)

Schedule A.P.1

SCHEDULE 'A'

CONCERNED AUTHORITIES

(See Section 1 (c))

Subject to the provisions of Section 4 of the regulations, the following public agencies are designated as Concerned Authorities for the respective areas and purposes here indicated:-

Concerned Authorities	Jurisdiction	Powers
Karachi Metropolitan Corporation	All areas within its jurisdiction other than those under the jurisdiction of other public agencies listed here.	All powers assigned to concerned Authorities in the regulations.
The Directorate of Urban Design of the Karachi Development Authority.	All areas within the Karachi Division other than those under the jurisdiction of KMC and other public agencies listed here.	All powers assigned to Concerned Authorities in the regulations.
Cantonment Boards of the Ministry of Defence.	Areas of housing schemes, industrial estates or other lands under their respective jurisdiction in Karachi Division which are leased to or developed by others.	Only those powers as assigned to Concerned Authorities by Sections 30-31 of the regulations.
Karachi Port Trust.	Areas of housing schemes, industrial estates or other lands under its jurisdiction which are leased to or developed by other.	Only those powers as assigned to Concerned Authorities by Sections 30-31 of the regulations.
Pakistan Railways.	Areas of housing schemes, industrial estates or other lands under its jurisdiction which are leased to or developed by others.	Only those powers as assigned to Concerned Authorities by Sections 30-31 of the regulations.
Sind Public Works Department.	Areas of housing schemes, industrial estates or other lands under its jurisdiction which are leased to or developed by others.	Only those powers as assigned by Concerned Authorities by Sections 30-31 of the regulations.

SCHEDULE A. P. 2

Concerned Authorities
Pakistan Public Work
Department.

Sind Industrial
Trading Estates
Karachi.

Jurisdiction
Areas of housing schemes,
industrial estates or other
lands under its jurisdic-
tion which are leased to
or developed by others.

Areas of housing Schemes,
industrial estates or other
land under its jurisdic-
tion which are leased to
or developed by others.

Powers
Only those powers
as assigned by
Concerned Authorities
by Section 30-31 of
the regulations.

Only those powers
as assigned to
Concerned Authorities
by Sections 30-31 of
the regulations.

SCHEDULE 'B' P.1

SCHEDULE 'B'
(See Section 1(i))

DETAILED PLANS INCORPORATING AREA STANDARDS

Scheme No.	Official Name of the Scheme	Notified area in Hectare	Planned area in Hectare	Legal Status	Govt. Sanctioned letter No. and Date	Restrictive Provisions	Status of the Scheme.
1	2	3	4	5	6	7	8
K.D.A. 1.	Dikusha (Drigh Road)	128.37	128.37	Scheme originally sanctioned by Ministry of Health & Works, Govt. of West Pakistan, Basic Democracies, Social Welfare & Local Govt. Departments.	i) Letter No. SOIV (LG) KDA (7-7) 64 dated 8.11.1968. ii) Letter No. SOI, KDA 7-7-64 dated 10.6.74 and scheme gazetted in Sind Govt. Gazette dated 20.6.74.	i) KDA Zoning Regulations, 1972. ii) KDA allotment Regulations. iii) Lease Deed. iv) KDA Building Regulations 1961.	Land Control with KDA. Maintenance and Civic amenities with KMC.
2.	Taimuria (North Nazimabad)	1416.43	1133.14	i) Scheme originally sanctioned by Ministry of Health & Works, Govt. of Pakistan. ii) Revised by Govt. of West Pakistan, Basic Democracies, Social Welfare & Local Govt.	i) Letter No. F-9-3/52-LS/(G) dated 16.6.1953. ii) SOIV (LG) KDA-7-4/62 dated 2.7.64	—do—	—do—

SCHEDULE 'B' P. 2

1	2	3	4	5	6	7	8
3.	Landhi Industrial Area.	360.18	360.18	Sanctioned by Govt. of Pakistan, Ministry of Works, Irrigation & Power.	Letter No. F-10-24/54 NHS dt. 7.3.58.	i) KDA Zoning Regulations, 1972 ii) KDA Allotment Regulations. iii) Lease Deed. iv) KDA Building Regulations, 1961.	Land Control with KDA Maintenance with KMC.
4.	Landhi Town Residential Scheme Zone 2(b)	582.76	469.45	Sanctioned by Govt. of Pakistan, Ministry of Works.	Letter No. F-9-5/52-NHS dated 8.4.1958.	—do—	—do—
5.	Kehkashan (Clifton)	789.15	789.15	Sanctioned by Govt. of West Pakistan, Basic Democracies, Social Welfare & Local Govt. Deptt.	Letter No. SOIV (LG) KDA-7-3/62 dated 6.10.1964 and Gazetted in the Govt. of West Pakistan Gazette.	—do—	Land Control and Maintenance with K.D.A.
7.	Improvement Scheme for Block IV & V on Jail Road: i) Al-Hilal ii) Daudabad iii) Memonabad iv) Dhoraji v) Chandni Chowk (32.30 Acres)	125.07	145.69	Sanctioned by Govt. of Pakistan, Ministry of Works.	Letter No. F-10-2/54, NHS dated 16.7.1957.	—do—	—do—

SCHEDULE 'B' P. 3

1	2	3	4	5	6	7	8
13.A	Kohsar (Hill Park)	22.66	22.66	Sanctioned by Govt. of Sind, Housing, Town Planning & Local Govt. Departments.	Letter No. SOI (KDA) 7-6/62 dated 8.1.74 and gazetted.	i) KMC Regulations.	Fully transferred to KMC.
16.	Mansora (Federal 'B' Area)	1146.50	1193.85	Sanctioned by Central Government, Ministry of Works, Irrigation and Power.	Letter No. F-14-15/59-KDA (1) dated 16.1.1960.	i) KDA Zoning Regulations '72 ii) Allotment Regulations. iii) Lease Deed. iv) KDA Building Regulations, 1961.	Land Control KDA and Maintenance by KMC.
17.	Lyari Pilot Project (Commercial & Housing)	8.34	8.34	Approved by Governing Body KDA in Jan. 1964.	N/A	—do—	—do—
18.	Bohri Bazar	2.74	2.74	Sanctioned by Ministry of Works, Housing & Water Resources, Govt. of Pakistan.	Letter No. F-14-23/59-KDA (1) dated 22.3.60.	—do—	—do—
19.	Khudadad Colony	17.40	17.40	Sanctioned by Govt. of Pakistan, Ministry of Works, Irrigation & Power.	Letter No. F-3-37/50 NHS dated 27.8.59 and Gazetted in Govt. of Pakistan, Gazette on 4.9.1959.	—do—	Land Control and maintenance by KDA
24.	Gulshan-e-Iqbal	1077.30	1077.30	Sanctioned by Govt. of West Pakistan, Basic Democracy & Social Welfare & Local Govt. Department.	Letter No. SOIV (LG) KDA-7-16/62 dated 9.6.64 and Gazetted in Govt. of West Pakistan Gazette.	—do—	—do—

SCHEDULE 'B' P. 4

1	2	3	4	5	6	7	8
25.	Khanto Pipri Township	20736.36	—	Notified by KDA under Article read with R/W Article 40 of KDA Order 1957.	No. KDA/4-30/63/Coordination dated 13.1.1965.		A Zonal Plan scheme in three Phases - Land Control of Revenue Deptt. Govt. of Sind Planning Control of KDA.
25.A	Khanto Township Scheme	930.80	914.61	Notified by KDA under Article 45 of KDA Order 1957.	Published vide No. KDA/128/INF/KRY-809 dated 13.9.1967.		—do—
27.	Qasba Town Development Scheme	396.60	56.66 (1st Phase)	Notified by KDA under Article 37 of KDA Order 1957 in the Gazette of West Pakistan.	Notified on 19.3.1965.	i) KDA Zoning Regulations '72. ii) Allotment Regs. iii) Lease Deed. iv) KDA Building Regulations 1961.	Full control of KDA.
28.	Auranghi Township	196.30	526.10	Original Scheme sanctioned by Govt. of West Pakistan, Basic Democracy, Social Welfare & Local Govt. Deptt., First Phase approved by the Govt. of West Pakistan.	i) Notified and Gazetted in the Govt. of West Pak. Gazette dt. 18.3.69 ii) Letter No. SOIV (L.G) KDA/7-5/65 dt. 18.3.69. iii) Gazetted by KDA vide No. KDA/1-2-65-Dev. Part II dt. 5.7.73 Sind Govt. Gazette.	—do—	—do—
29.	Baldia Township	7200.00	4030.00	Notified by KDA under Article 45 KDA Order 1957.	Notification published on 19.3.1965.	—do—	Full control of KMC.

SCHEDULE 'B' P. 5

1	2	3	4	5	6	7	8
30.	Pilot Project Gulbahar (Golimar)	3.24	3.24	Notified by KDA under article.	Notification issued on 30.6.1964.	i) Zoning Regulations 1972. ii) Allotment Regulations. iii) Lease Deed. iv) KDA Building Regulations 1961.	Full Control of KDA.
31.	Godhra Camp	10.97	16.19	Sanctioned by Government of Sind Housing, Town Planning & Local Govt. Department.	Letter No. SOIV (KDA)/9-10/71 dated 25.3.73.		Land control with KDA, maintenance with KMC.
32.	Ahmed Ali Park, Falak-Numa (Kidney Hills)	25.09	25.09	Notified by KDA under Article.	Notification issued on 17.8.1966.	KMC regulations.	Full control of KMC.
33.	North East Karachi	10532.58	9893.16	Notified by KDA under Article 12 of KDA Order, 1957.	Notified and published on 24.10.67.	An area controlled scheme	Land control by Revenue Deptt. Planning control by KMC.
35.	Jacob Lines Pilot Project Development	282.48	282.48	Notified by KDA under Article 12 of KDA Order, '57.	Notification Gazette No. 1-16/73 regl. KDA dt. 6.12.73.	i) Allotment regulations. ii) Lease Deed.	

SCHEDULE 'B' P. 6.

REHABILITATION SCHEMES OF GOVERNMENT OF PAKISTAN UNDER CONTROL OF KDA ON AGENCY BASIS.

-S. NO.	NAME OF SCHEME	NOTIFIED AREA IN ACRES	PLANNED AREA IN ACRES	LEGAL STATUS	GOVT. NOTIFICATION NUMBER & DATE	RESTRICTIVE PROVISIONS	STAGE OF DEVELOPMENT.
1.	Aurangabad.	47.75	47.75	Approved by Govt.	N. A.	i) Allotment Regulations.	Full control of KMC as an agent to Govt. of Pakistan.
2.	Liaquatabad.	212.06	212.06	—do—	N. A.	ii) KDA Zoning Regulations, 1972.	Land control by KDA Building control by KMC.
3.	Drigh Township.	247.43	247.43	—do—	N. A.	iii) Lease Deed.	Land control by KDA Civic amenities by KMC.
4.	Malir Extension.	236.75	236.75	—do—	N. A.	iv) KMC Bldg. bye-laws 1972.	—do—
5.	Malir Township.	267.10	267.10	—do—	N. A.	—do—	—do—
6.	Korangi Township.	7901.66	7901.66	Notified by KDA under Article 12 of KDA Order 1957.	No. 9-1/59-Cord/115 dated 3.3.1959.	—do—	—do—
7.	North Karachi Township.	2331.04	2331.04	—do—	—do—	—do—	—do—

SCHEDULE 'B' P. 7.

DEVELOPMENT SCHEMES OF PRIVATE DEVELOPERS, PRIVATE CO-OPERATIVE HOUSING SOCIETIES AND COLONIES APPROVED BY THE KARACHI DEVELOPMENT AUTHORITY UPTO MARCH, 1979.

Name of the Area	Legal Status	Restrictive Provision	Status of the Scheme
All housing schemes of private Developers, co-operative Housing Societies and Colonies approved by Karachi Development Authority upto 30-12-1978.	Approved by Karachi Development Authority.	1. Conditions imposed by Revenue Department. 2. Sub-Lease deeds or sale deeds. 3. Restrictions imposed by the Authority as Zoning Regulations. 4. KDA Building Regulations 1961. 5. Allotment conditions.	Land control by Revenue Department, Planning Control by K.D.A.

SCHEDULE 'B' P. 8.

AREAS HOUSING SOCIETIES UNDER THE CONTROL OF KARACHI METROPOLITAN CORPORATION.

S. No.	Names of the Area/ Housing Society.	Notified Area (Acres)	Legal Status	Govt. sanction letter No. & Date	Restrictive Provisions	Status of the Scheme
1.	Garden quarters	1400.00	Scheme originally sanctioned by former Govt. of Bombay.	General Deptt. No. 6442 dt. 26.11.36.	i) Bombay Town Planning Act, 1915. ii) Lease Deed iii) Allotment Order	Land control by Revenue Deptt. Govt. of Sind. Building control and civic ameni- ties by KMC.
a)	Thaliram Quarters (portion)					
b)	Lawrance Quarters					
c)	Garden West Quarters					
d)	Garden East Quarters					
e)	Sheet K-28					
2.	Artillery Maidan	—	—	—	Allotment con- ditions. Lease Deed. KMC Bldg. Regs. —do—	—do—
3.	Miran Pir	—	—	—	—do—	Full control of KMC.
4.	Ibrahim Hydari (Hide & skin industrial area)	132.00	Government of West Pakistan.	Adm. letter No. 1/29/56 (LSG) dated 7.3.57.	i) Lease Deed. ii) Allotment Order	Land control by Revenue Deptt. Govt. of Sind.
5.	Cattle Colony and Wool Washing area	1002.00	—	—	—do—	Land control by Revenue Deptt. Building control & Civic amenities by KMC.

42

SCHEDULE 'B' P. 9.

S. No.	Name of Area/Housing Scheme	Notified Area in Acres.	Legal Status	Government Sanction Letter No. & date	Restrictive Provisions	Stage of the Scheme.
1.	P.I.B. Cooperative Housing Society.	128	Vide C. R. No. 383 dated 22.9.43.	No. 36/Admtr/49- spl. dated 29.1.1949	1) Sanction letter of allotment. 2) Lease Deed. 3) KMC Building Bye-Laws 1972. —do—	Full control of KMC.
2.	Muslimabad Cooperative Housing Society.	20	Vide Sind Govt. Resolution C. R. No. 860 dated 16-12-1947 Vide O.R. No. 295 dated 13.7.48.	—	—do—	—do—
3.	Ismailla Garden Co-opera- tive Housing Society (Aminabad).	10 36	—	—	—do—	—do—
4.	Sindhi Muslim Co-operative Housing Society.	37	—	—	—do—	—do—
5.	Hyderabad Amil Co opera- tive Housing Society No. 1 (Jamshid Quarters).	—	—	—	—do—	—do—
6.	—do— No. 2.	—	—	—	—do—	—do—
7.	Catholic Co-operative Housing Society.	—	—	—	—do—	—do—
8.	Shikarpuri Co-operative Housing Society.	—	—	—	—do—	—do—
9.	Cosmopolitan Co-operative Housing Society No. 1.	—	—	—	—do—	—do—
10.	Shewani Co-operative Housing Society No. 2.	—	—	—	—do—	—do—

43

SCHEDULE 'B' P. 10

S. No.	Name of Area/Housing Scheme	Notified Area in Acres.	Legal Status	Government Sanction Letter No. & date	Restrictive Provisions	Stage of the Scheme.
11.	Upper Sind Co-operative Housing Society.	—	—	—	1) Sanction letter of Allotment. 2) Lease Deed. 3) KMC Building Bye-laws 1972. —do—	Full control of K.M.C. —do—
12.	Gujrat Co-operative Housing Society (Jamshid Quarters).	—	—	—	Cantonment Regulations.	Land Control by Cantonment Board. Maintenance by KMC.
13.	Parsi Colony Housing Society (Jamshid Quarters).	—	—	—	—	Full control by K.M.C.
14.	Hyderabad Colony (Jamshid Quarters).	—	—	—	KMC Building Bye-laws 1972.	—do—
15.	Fatima Jinnah Colony (Jamshid Quarters).	—	—	—	—do—	—do—
16.	Pak Modern Colony.	—	Approved by Govt. of Pakistan.	—	—do—	Land Control by Ministry of Works.
17.	Zubatri Colony (Manghopir Road).	—	—	—	—do—	—do—
18.	Asif Colony (Manghopir Road).	—	—	—	—do—	—do—
19.	Gabool Colony (Manghopir Road).	—	—	—	—do—	—do—
20.	Nazimabad.	—	Approved by Govt. of Pakistan.	—	—Zoning Regulations of KDA. —Lease Deed. —Allotment Regulations —KMC Building Bye-laws 1972.	Only land control by K.D.A.

SCHEDULE 'B' P. 11

S. No.	Name of Area/Housing Scheme	Notified Area in Acres.	Legal Status	Government Sanction Letter No. & date	Restrictive Provisions	Stage of the Scheme.
21.	P.E.C.H.S.	—	Approved by Govt. of Pakistan.	—	—KMC Building Bye-laws 1972. —Lease deed. —Allotment conditions.	Land control by Ministry of Works. Govt. of Pakistan. Building Control Civic amenities K.M.C. Civic amenities K.M.C.
22.	K.C.H.S. Union (29 Societies).	—	—	—	—do—	—do—
23.	Mohammed Ali Memorial Coop. Housing Society.	—	—do—	—	—do—	—do—
24.	Firdous Co-operative Housing Society Nazimabad.	—	—do—	—	—do—	—do—
25.	Allama Usmania Co-operative Housing Society Nazimabad.	—	—do—	—	—do—	—do—
26.	Rizvia Co-operative Housing Society Nazimabad.	—	—do—	—	—do—	—do—

SCHEDULE 'B' P. 12

DETAILED PLANS INCORPORATING AREA STANDARDS OF SCHEMES
AND IN HOUSING SOCIETIES UNDER CANTONMENTS, MINISTRY OF DEFENCE.

Serial No.	Name of the Area/ Housing Society	Notified Area	Legal Status	Government sanction letter No. & date	Restrictive Provisions	Status of the Scheme
1.	Defence Officer's Co-operative Housing Society.	—	Approved by the Ministry of Defence Government of Pakistan.		1) Allotment Order 2) Lease agreement	Land and Planning Karachi Cantonment Civic facility by the society.

46

SCHEDULE 'C' P. 1.
BUILT UP AREAS IN WHICH GENERAL DEVELOPMENT PERMITS MAY
BE GRANTED IN THE ABSENCE OF A DETAILED PLAN.
(See Section 8(2))

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 Schedule B.	1. Allotment conditions. 2. Lease Agreement. 3. KMC Building Bye-laws, 1972.
2.	Cantonments, Ministry of Defence.	All built up areas under the jurisdiction of Cantonments, except those mentioned in Schedule B.	1. Allotment conditions. 2. Lease Agreement. 3. Building Regulations.
3.	Sind Industrial Trading Estates.	All Built up areas under the jurisdiction of SITE.	1. Allotment conditions. 2. Lease Agreement. 3. KDA Building Regulations 1961.
4.	Karachi Port Trust.	All built up areas under the jurisdiction of Karachi Port Trust.	1. Allotment conditions. 2. Lease Agreement. 3. KPT Building Conditions. 4. KMC Building Bye-laws, 1972.
5.	Pakistan Western Railways.	All built up areas under the jurisdiction of Pakistan Western Railways except those mentioned in Schedule B.	—do—
6.	Sind Public Works Department.	All built up areas under the jurisdiction of Sind Public Works Department except those mentioned in Schedule B.	—do—
7.	Federal Public Works Department.	All built up areas under the jurisdiction of Federal Public Works Department except those mentioned in Schedule B.	—do—

47

SCHEDULE 'D' Pt. 1.P.

SCHEDULE — D
(See S. 26)Sub-Division
and Amalgama-
tion of
Plots.

1. i) No sub-division of any residential and commercial plot shall be allowed without the prior approval of the Concerned Authority in consultation with MP & EC.
- ii) Seven blue print copies duly signed by Owner and Licenced Architect shall be submitted alongwith the proposal to the Concerned Authority for the sub-division of plot.
- iii) The Concerned Authority with the prior approval of MP & EC may relax or impose any condition on the sub-divided plot.
- iv) Each application of sub-division shall be considered on the basis of location of plot, utility services, road width, density of the area and other relevant factors and not on legal or inheritance basis.
- v) Plots earmarked for flats shall not generally be considered for sub-division into smaller plots.
- vi) Sub-division of plot will only be considered to the extension that sub-divided plot shall not be less than 400 sq. m. except in the areas mentioned in sub-section (IX).
- vii) Building regulations of the original plot/category shall be applicable to the sub-divided plots.
- viii) No sub-division of a plot shall be considered without each of the sub-divided part having a direct approach from a planned road.
- ix) The following criteria shall be followed for the areas listed below :-

(a) Civil Lines, Ferere Town, Clifton, Queens Road, and Bath Island Quarters.	Area of the sub-divided plot shall be from 4 01 to 800 sq. m.
(b) Garden East and West, Tahilram and Lawrence Quarters (as per Govt. Garden Quarters Scheme No. II).	Minimum Area of the sub-divided plot shall be 800 sq. m.
(c) Jamsheed Quarters and Muslimabad.	Minimum Area of the sub-divided plot shall be 480 sq. m.

- | | |
|--|--|
| (d) Railway Quarters, Serai Quarters, Ghulam Hus-sain Qasim Quarters, Bunder Road Quarters, Old Town Quarters, Wadhmal Odharam quarters, Market Quarters, Napier Quarters, Ranchore Quarters, Ramswamy Quarters, Preedy Quarters, Ram-bagh Quarters, Saddar Bazar Quarters, Har-chand Rai Vishamdas Quarters, Keamari Quar-ters. | Minimum Area of the sub-divided plot shall be 120 sq. m. and minimum front-age of 9.0 m. |
|--|--|

x) For other sub-standard areas and Katchi Abadies, the Concerned Authority with the approval of MP & EC (Authority under S.B.C.O. 1979) may make special considerations:

2. Amalgamation of two or more plots shall be allowed by the Concerned Authority in consultation with MP & EC on the plots whose land grant, terms and conditions shall be similar, but in case, where there are no similar terms and conditions the lease conditions of the plot which expire earlier shall prevail.
 - i) Rules of original plots shall be applicable on the amalgamated plot, except compulsory open space which shall be decided by the Concerned Authority in consultation with MP & EC* and no separate building or banglows will be permitted on the amalga mated plot, where there are no similar category of plots, the terms and conditions of the larger plot shall prevail.
 - ii) Maximum area of the amalgamated residential plot shall not exceed 80 sq. m.

Amalgama-
tion of
Plots.

* (Authority under Sind Building Control Ordinance, 1979)

SCHEDULE D. Pt. 2. P. 1

SCHEDULE — D

Change of
Land Use of
Amenity,
Utility
Plots etc.

3. No change of land use or conversion of Amenity, Utility and other plots as defined in sub-section 2(a) through 2(e), 2(h), 2(i), 2(j) part I of Schedule 'G' earmarked in the layout plans of any housing scheme, prepared by any local body, housing society or by any private developer, shall be allowed except in accordance with the following procedure :-
 - (a) The local body, housing society or the private developer shall apply to Commissioner, Karachi for the change of land use or conversion from any other purpose for the plots reserved for the purposes as mentioned above with full justification and details.
 - (b) The Commissioner shall, on receipt of such an application under sub-section (a), invite objections from the general public through a notice published in one English and One Urdu leading local daily newspaper. The period for filing objections with the Commissioner shall be 30 days from the date of the publication of the notice, which should also be mentioned in the notice.
 - (c) The applicant shall bear all the expences of advertisement etc. and deposit the money with the Commissioner, Karachi.
 - (d) In addition to the expences mentioned in sub-section (c), the applicant shall pay the prescribed fee/charges for the change of land use to the Concerned Authority and Scrutiny fee to MP & EC (Authority constituted under Sind Building Control Ordinance, 1979 fixed from time to time.
 - (e) The Commissioner shall after considering the objections received under sub-section (b) and hearing such persons as he may consider necessary, shall forward his recommendations alongwith the application and other connected papers to Government for orders.
 - (f) The Commissioner, shall also consult MP & EC (Authority constituted under S.B.C. Ordinance, 1979) and the Concerned Authority, before submitting his recommendations to the Government under sub-section (e).

SCHEDULE D Part II P

Change of
land use of
residential
plots.

4. (a) No residential plot shall be converted into any other use except with the approval of MP & EC* (Authority under Sind Building Control Ordinance, 1979) after the recommendations of the Concerned Authority.
- (b) The applicant shall apply to the Concerned Authority for the change of land use of the plot with full justification, which shall examine the application in the light of the Planning of the area, commercial facilities in the vicinity, road width, traffic flow and other relevant factors.
- (c) The Concerned Authority shall also issue a public notice for the change of land use of the plot/plots in accordance with the provisions of these regulations and the expences shall be borne by the applicant.
- (d) The Concerned Authority shall also convey, the objections from the public, if any to the MP & EC (Authority under S.B.C.O. 79) for its determination.
- (e) The applicant shall pay the prescribed scrutiny fee and other charges to MP & EC (Authority under S.B.C. Ordinance, 1979) and the Concerned Authority.
- (f) Final No Objection Certificate shall be issued by the Concerned Authority, after approval of MP & EC (Authority under Sind Building Control Ordinance, 1979).

SCHEDULE 'E'

SCRUTINY AND ATTESTATION FEES TO BE REALIZED BY
MASTER PLAN & ENVIRONMENTAL CONTROL DEPARTMENT.

(See Section 13)

The Master Plan & Environmental Control Department* shall realise the Scrutiny and Attestation Fees for the major sub-division, according to the following scale:

1) Change of Land Use

- i) Upto an area of not more than 5000 m² Rs. 100 per sq. meter.

- ii) More than 500 m² but not more than 4 hectares. The above rate for first 5000 m² plus 50 paisa per sq. meter for the remaining area.

- iii) More than 4 hectares. The above rate for first 4 hectares plus 25 paisa per sq. meter for the remaining area.

- 2) General Development permits not falling under jurisdiction of the concerned authority. 75 paisa per sq. meter.

- 3) Amalgamation of land not falling under the jurisdiction of concerned authority. 50 paisa per sq. meter.

- 4) Approval of layout plans and issuance of General/Special Development permit.

a) For new layout plans:

- i) Upto an area of not more than 5000 m² Rs. 1.00 per 20 sq. meter.

- ii) More than 5000 m² but not more than 4 hectares. The above rate for first 5000 m² plus Rs. 1.00 per 40 sq. meter or part thereof of the remaining area.

- iii) More than 4 hectares. The above rate for first 4 hectares plus Rs. 1.00 per 80 sq. meter or part thereof for the remaining area.

* (Authority under Sind Building Control Ordinance 1979)

SCHEDULE E. Pt. I P. 2

- 5) Cases relating to special Development permit. One and half times the rate of General Development permit.

- 6) For amended layout plans. Half the charges prescribed for General or Special Development permit, as the case may be.

- 7) Approval of Building Plans in Special Areas under the Control of Metropolitan Planning and Control Agency vested from time to time by the Government. Half the rates prescribed for the scrutiny of building plans by the concerned authority and the cost of construction for the purposes of charging the fee shall be assessed at a flat rate of Rs. 100 per sq. m. of the area shown on plans as built up.

C. OTHER TYPES OF PERMITS

Scrutiny fees shall be equal to the estimated cost of labour involved for scrutiny/preparation of drawings etc. subject to a minimum of Rs. 250.00 for each case.

D. ATTESTATION FEE

- a) Copy of approved plan. Rs. 10.00

- b) Copy of letter per page. Rs. 2.00

- c) Searching charges for Rs. 2.00

supplying of copy.

SCHEDULE E. Pt. II. P. 1

**SCRUTINY AND ATTESTATION FEES TO BE REALIZED
BY THE CONCERNED AUTHORITY.**

The concerned authority shall realize the Scrutiny Fees for the minor sub-divisions of land.

1) Change of land use:

- | | |
|---|--|
| a) upto an area of not more than 5000 m ² | Rs. 1.00 per sq. meter. |
| b) More than 5000 m ² but not more than 2 hectare. | The above rate for first 5000 m ² plus 75 paisa per sq. meter for the remaining area. |

2) General Development permits (Sub Division)

75 paisa per sq. meter.

3) Amalgamation of land:

a) For new layout plans/General Development permit:

- | | |
|--|----------------------------|
| i) Upto an area not more than 5000 sq. meters. | Rs. 1.00 per 25 sq. meter. |
|--|----------------------------|

- | | |
|---|---|
| ii) More than 5000 sq. metres not more than 2 hectares. | The above rate for first 5000 sq. meters plus Rs. 1.00 per 40 sq. meters or part thereof. |
|---|---|

- | | |
|--|---|
| b) For amended layout plans/General Development permits. | Half the charges prescribed for new layout plans. |
|--|---|

4) Town Planning Scrutiny of Building proposal.

Half the charges prescribed under the Karachi Building and Town Planning Regulations, Part I, subject to a minimum of Rs. 10.00.

5) Issuance of Development permits for installation of cinema and petrol pump.

- Petrol Pump.
- | |
|--------------------------------------|
| i) Rs. 300.00 for each case. Cinema. |
| ii) Rs. 500.00 for each case. |

C. Other types of General Development permits not Covered Above

Scrutiny charges shall be equal to the estimated cost of labour involved for scrutiny/preparation of drawings etc. subject to a minimum of Rs. 150.00 for each case.

SCHEDULE E. pt. II P. 2

D. Attestation Fee

- | | |
|--|-----------|
| a) Copy of approval plan | Rs. 10.00 |
| b) Copy of letter per page | Rs. 2.00 |
| c) Searching charges for supplying copy. | Rs. 2.00 |

SCHEDULE F

INTERIM CONTROL AREAS (SEE SECTION 17 (4))

S. No.	Name of Organisation	Purpose	Areas
1.	KARACHI DEVELOPMENT AUTHORITY	a) Agriculture and its related fields including water resources development and management.	<p>i) Malir Green Belt : Dehs : Landhi, Thano, Khanto, Joreji, Thaddo, Malh, Darsano Channo, Bazar, Sanhro, Khakhar, Kherkero, Konkhar.</p> <p>ii) Gadap Green Belt : Dehs : Doozen, Thaming, Tor.</p> <p>iii) Korangi Green Belt : Dehs : Sharabi, Phihal, Deh</p> <p>i) Tappa Darsano Chano Dehs : Dhandho, Kotiro, Joreji.</p> <p>ii) Tappa Manghopir : Dehs : Manghopir, Orangi.</p> <p>iii) Tappa Songal : Dehs : Okewari, Safooran.</p> <p>iv) Tappa Gabopat : Dehs : Lalbhakkar, Moach.</p> <p>v) Tappa Landhi : Dehs : Deh Dih.</p> <p>vi) Malir, Thado, Sukkan, Lyari, Gujhro and Orangi river beds, where thickness of gravel is more than 25 ft.</p>
		b) General Development permits for mining and quarrying.	56

SCHEDULE F. P. 2

S. No.	Name of Organisation	Purpose	Areas
2.	Master Plan & Environmental Control Department, Karachi Development Authority, (Authority Under Sind Building Control Ordinance, 1979).	c) General approval of Building Plans.	<p>i) Shakra-e-Faisal.</p> <p>ii) M. A. Jinnah Road.</p> <p>iii) Abdullah Haroon Road.</p> <p>iv) Zaibun-Nisa Street.</p> <p>v) I. I. Chundrigar Road.</p> <p>vi) Main Road of Clifton.</p> <p>vii) All new complexes like Hotels, Shopping Centres, Costing more than three crores of Rupees.</p>
3.	Karachi Metropolitan Corporation.	d) General Development permits for Tourism.	<p>i) Dehs : Lal Bakhar, Moach, Ibrahim Hydri, Manghopir, Deh Bund Murad Deh Rehri, Angario, Pipri, Bolani, Bakran.</p> <p>ii) Creeks : Korangi, Kadiro, Gharo Chara, Phitti and China Creeks.</p> <p>iii) Malir Green Belt : All dehs in green belt.</p> <p>All areas under the jurisdiction of KMC except those mentioned in Schedule B and C.</p>
4.	Cantonments.		57
			<p>All areas under the jurisdiction of Cantonments, Ministry of Defence except those mentioned in Schedule B and C.</p>

SCHEDULE G. Pt. 1 P. 1

SCHEDULE G
GENERAL STANDARDS

(See Section 14)

PART 1

LAND USE CLASSIFICATION

The following land use classification and terminology shall apply to:

- a) the general standards in this schedule and any future revisions thereof;
 - b) area standards set forth in Schedule H which are promulgated initially on the date these regulations first take effect, or are hereafter added to Schedule H;
 - c) any detailed plans hereafter approved by the Government for the purposes of these regulations; and
 - d) any planning positions hereafter taken by the planning agency:
- 1) Urban Uses:

(1) *Residential Uses — Residential uses.*

Includes all land used for dwelling facilities, but does not include land used for lodging facilities operated on a commercial basis. These classes may be internally subdivided either by types of structures (e.g., pucca, semipucca, kutcha), or by types of housing programmes (e.g., improvement, regularisation, open plot development, utility wall development, bungalows, town houses, flats). Special sub-classes may be needed to distinguish between urban and rural types (goths) of residential uses.

2) Other Residential Uses:

(a) *Government Uses*: Includes the use of land for all governmental purposes, such as offices, post offices, police stations, jails and foreign missions, other than uses specifically included in other classifications.

(b) *Health and Welfare Uses*: Includes land used for health and welfare services, such as health centres, clinics, hospitals, maternity homes, medical research institutions, nurseries, mother and child care centres, homes or other institutions for physically disabled persons, mental institutions and homes for the elderly, including green and open spaces essential for the proper functioning of such institutions.

SCHEDULE G. Pt. 1 P. 2

(c) *Education*: Includes all land used for nursery schools, kindergartens, primary schools, secondary schools, high schools, colleges, special colleges, technical colleges, universities, research institutes (other than medical), and fine arts institutes, including green and open spaces essential for the proper functioning of such institutions.

(d) *Assembly Uses*: Includes all land used for libraries, cinemas, theatres, concert halls, planetaria, aquaria or vivaria (if outside of zoo), non-sportive clubs, exhibition halls and exhibition grounds. With the exception of exhibition grounds, open areas of these facilities will be limited by their actual operational needs. Green spaces surrounding such facilities are listed under "parks and playgrounds" (see 1(9)).

(e) *Religious uses*: Includes all land used by mosques, Jamat Khana, Monasteries, Churches, Synagogues, Shrines, Temples, Dargahs and Imambargahs, tombs including accessory green and open spaces belonging to the religious body owning the land.

(f) *Commercial (trade) uses*: Normally includes only the land used for the activity in question, though this may be increased by additional open for green space, if the operation of the facility concerned requires it. Commercial (trade) uses include:

- i) *retail shopping*: including shops, shopping centres, department stores, bazars, markets and hawkers areas;
- ii) *personal services*: including barbers, hair-dressers, baths, tailoring, shoe-making, laundries and dry cleaners;
- iii) *catering*: including restaurants, banquet halls, refreshment stalls, buffets, snack bars and tea and coffee shops;
- iv) *lodging*: including hotels, motels and clubs providing lodging;
- v) *business offices*: including banks and real estate offices;
- vi) *petrol stations*.

SCHEDULE G. Pt. 1. P. 3

(g) *Residential manufacturing*: Includes small and medium size repair shops, handicrafts, and small-scale inoffensive production or manufacturing customarily carried on in or adjacent to residences of the proprietors.

(h) *Parks and playgrounds*: Includes —

- i) all green spaces, including related cultural or recreational facilities such as aquaria, vivaria, green houses, zoological and botanical gardens but excluding green spaces ancillary to welfare or educational facilities, and excluding median or other dividing green strips less than 3 meters wide in transportation right-of-way;
- ii) all open spaces designated for sports activities, whether fully developed or not; and
- iii) all structures serving sports activities, like gymnasia, swimming pools, stadia, race-courses, sports clubs of all kinds, whether they are part of an open space designated for sports activities or are independent structures.

(i) *Burial grounds*: Includes graveyards of any religious denomination, towers of silence and crematoria.

(j) *Transportation right-of-way*: Includes roads and streets, parking and loading areas therein, and pedestrian lanes, whenever the land uses on both sides of the right-of-way are residential, or are residential on one side and non-urban on the other. When the land uses are residential on one side and non-residential or semi-urban on the other, only one half of the right-of-way shall be deemed to be residential, and the other half be deemed to be non-residential.

3) (a) *Manufacturing Uses*: Includes all industrial activities other than those included in residential manufacturing 1(8) and may be subdivided into:

- i) *large-scale manufacturing*: and
- ii) *small-scale manufacturing*:

SCHEDULE G. Pt. 1 P. 4

(b) *Wholesale uses*: Includes all warehousing, godowns, and wholesale markets.

(c) *Construction*: Includes yards of construction firms, open storage of construction materials, pre-processing of constructional materials, and small pre-fabrication plants serving particular construction projects, but does not include a site under construction which is intended for another ultimate use.

(d) *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 subdivided into:

- i) *water supply*: including protected water resources areas, water purification plants, pumping stations, main water conduits and water reservoirs;
- ii) *sewerage*: including treatment plants, sewage farms, oxidation ponds, sludge ponds outside industrial enterprises, pumping stations and main sewers;
- iii) *solid waste disposal*: including composting plants and general or special dumps;
- iv) *electricity*: including power stations, step-down stations, transformers in separate structures, and high-tension lines.
- v) *gas*: including gas works, pressure reducing station and main conduits;
- vi) *communication*: including wireless stations and telecommunication exchange; and
- vii) *others*: including storm water drains, fire-brigade stations, depots of public works supplies and equipment, and civil defence depots.

(e) *Transportation terminals*: Includes airports, harbours, railway stations and yards, bus depots, truck terminals stands and tramway depots and terminals.

(f) *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.

SCHEDULE G. Pt. 1. P. 5.

2) SEMI-URBAN USES:

(1) *Vacant improved land*: Includes land improved for development, such as through the provision of major roads and trunk utility lines, but not yet developed.

(2) *Restricted land*: Includes land the use of which is governed by national security regulations.

3) NON-URBAN USES:

(1) *Agriculture and Forestry Uses*:

- a) *Agricultural lands*: Includes arable lands, pastures and grazing grounds and orchards.
- b) *Woods grass*: Includes woods, forests and tree nurseries.
- c) *Fishing*: Includes fish harbours, fish ponds and fish farms or hatcheries.
- d) *Irrigation*: Includes irrigation canals, ditches and dykes.
- e) *Mining*:
- f) *Mines*:
- g) *Quarries*:
- h) *Salt pans*:

(2) *Non-Urban Vacant*:

- a) *Developable vacant*: Includes vacant land, whether developable for urban or non-urban use, other than vacant land under 2.1.
- b) *Un-developable vacant*: Includes all land not capable of development, including land subject to annual flooding.

(3) *Water bodies*:(4) *Tourist resorts/Holiday Towns*:

EXPLANATION: RULES OF INTERPRETATION

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.

2. Where land includes mixed uses the designations of the various uses classes may be combined, as appropriate (e.g. "commercial-cum-residential").

SCHEDULE G. Pt. 2. P. 1

PART-2.

BULK, HEIGHT AND SPATIAL STANDARDS

1. GENERAL PROVISIONS:

i) *Objectives*: The standards in this Part are intended to achieve the best possible hygienic conditions to ensure healthy environment for urban residents and the best possible technical conditions to ensure their safety. Differing social and economic conditions in particular areas may warrant the application of different standards. In some cases these differences will be accommodated through the exercise of discretion by the concerned authority in the application of flexible standards provided in this part of Schedule G. In other cases, the differences will be reflected in area standards, referred to in Schedule H, which have been specially designed for particular development schemes. Socio-Economic conditions may compel less hygienic and less safe conditions in some low income areas, but these are expected to be compensated by the planning of appropriate spatial arrangements and through the provision of appropriate municipal services.

ii) *Exercise of discretion by the concerned authority*:

Wherever provision is made in this Part for the exercise of discretion in the application of particular standards, the discretion shall be exercised by the concerned authority from which a general development permit is sought, subject to any review or other action by Master Plan & Environmental Control Department (Authority under Sind Building Control Ordinance, 1979) expressly required by these regulations.

2. PLOT SIZES:

i) *Residential development*: Unless otherwise specified in area standards referred to in Schedule H, the following plot sizes shall apply to the indicated housing types:

- a) open plot or utility wall development; no less than 72 and no more than 250 square metres.
- b) townhouses: no less than 105 and not more than 250 sq. metres.

c) *bungalows*: no less than 160 sq. metres and no more than 800 sq. metres.

d) *walk-up flats*: no less than 1,600 sq. metres.

e) *high-rise flats*: no less than 3,200 sq. metres.

ii) a) *Commercial development*: Unless otherwise specified in area standards referred to in Schedule H, and subject to building controls applicable to regularised low-income areas, plot sizes for commercial structures shall not be less than 10 square metres.

b) provided, however, that sub-leased stalls may be created on smaller plots, area appropriately designed therefore, subject to the approval of the concerned authority.

iii) *Other types of development*:

a) Unless otherwise specified in area standards referred to in Schedule H, plot sizes for development for residential uses, other than commercial development, as defined in Schedule G, part 1, 1(f) and for non-residential uses as defined in Schedule G, Part 1, Section 1.(3) shall be fixed by the concerned authority from which a general development permit is sought, subject to the provisions of paragraphs (b), (c) and (d).

b) In determining such plot sizes the concerned authority shall take into account the following factors, as it may deem appropriate:

i) the actual needs of the particular development, as in the case of public utility facilities;

ii) compatibility with the functions to be performed and the policies to be served, as in the case of health and welfare, education, assembly and religious uses;

iii) considerations of technology and productive capacity as in the case of manufacturing and wholesale uses; and

iv) the health, safety and general welfare of the persons who will occupy or use the building and surrounding buildings or areas.

c) In the case of transportation rights of way, determinations of plot sizes shall be subject to the requirements of Schedule G, Part 3.

d) The determinations by the concerned authority of plot sizes shall be referred by such agencies to MP & EC Deptt. (Authority under Sind Building Control Ordinance 1979) for its comments and in the event of differences the MP & EC Deptt. (Authority under Sind Building Control Ordinance 1979) determination shall prevail, particularly in the case of the following types of development:

i) transportation terminals;

ii) large-scale manufacturing; and

iii) warehouses.

3. PLOT SHAPE:

i) plot shapes shall be rectangular quadrangles; provided, however, that where this would cause practical difficulties arising from irregular or unique features of a plot under circumstances set forth in Section 3 of these regulations, the developer may apply for an exception under that section.

ii) The ratio of frontage to depth of residential plots shall be no less than 1:1.5 and no more than 1:3.5.

4. PLOT COVERAGE BY BUILDINGS:

Ordinarily plot coverage by a building in new development areas will depend upon the extent of the spaces about the building required by section 5. Plot coverage in the existing built up areas indicated in Schedule 'H' Part 2, will depend upon a plot ratio standard required by section 7 of Schedule G.

5. SPACE ABOUT BUILDINGS:

i) *General statement of criteria*:

The requirements for providing space about buildings are governed by hygienic and fire fighting considerations. While these considerations result in defining the minimum space about a building of a given height, they also define the allowable maximum height of a construction in a given space. The fire fighting criteria are more restrictive than the hygienic ones. Therefore, they are applied only where it is essential to preserve open space for fire fighting purposes. This determination will be made primarily on the basis of the function of the building, as more particularly noted in other provisions of the section.

ii) *Restriction based on hygienic considerations:*

Unless otherwise specified in area standards referred to in Schedule 'H', and subject to specific requirements for particular types of buildings set out elsewhere in this section, in order to ensure satisfactory hygienic conditions, no two buildings may be closer to each other than the distance equal to two thirds of the height of the shading building which is shading the space between them at noon; equinox provided.

- a) if the two building plots are back to back, the shadow of the shading building does not cross the plot boundary between the two buildings at noon equinox (i.e., for surveys at 62°); or
- b) if the two buildings on opposite sides of a street, the shadow of the shading building does not cross the middle of the street at noon equinox.

iii) *Restrictions based on fire fighting considerations:*

Unless otherwise specified in area standards referred to in Schedule 'H', and subject to specific requirements for particular types of buildings set out elsewhere in this section, in order to ensure adequate space for fire fighting and the rescue of persons endangered by fire, no part of the frontage or frontages of a building shall be intersected by a line drawn in the vertical plane from the level of the ground on the opposite side of the street or the boundary of the plot, as the case may be, at an angle of 45°; and the space so defined shall be unobstructed and accessible to emergency vehicles. Trees will not be considered an obstruction so long as they do not prevent the maneuvering of emergency vehicles.

iv) *Space about residential buildings:*

- a) Unless otherwise specified in area standards referred to in Schedule 'H', the street frontage of a residential building shall comply with the requirements of sub-section (iii) provided, however, that if the back frontage meets that standard, the concerned authority may allow reduced space for the street frontage if compatible with the general objectives of this section.

SCHEDULE 'G' Pt. 2. P. 6

- b) If with respect to any frontage the developer demonstrates to the satisfaction of the concerned authority that it will be impossible or unnecessary to comply with the requirements of sub-section (iii), the requirements of sub-section (ii) shall apply.

- c) Unless otherwise specified in area standards referred to in Schedule 'H', space requirements for sides of a building not representing frontages shall be governed by applicable building regulations whenever the frontage of adjacent buildings follow the same building line.

Should the frontage of adjacent buildings follow different building lines, the spacing of the sides of a residential building shall comply with the requirements of either sub-section (ii) or sub-section (iii) whichever the concerned authority shall deem it to be the most appropriate.

- v) *Space about schools, theatres, concert halls, and hospitals and other health facilities caring for inmate patients.*

Unless otherwise specified in area standards referred to in Schedule 'H', the requirements of sub-section (iii) shall apply to all sides of such buildings.

- vi) *Space about hotels, cinemas, libraries, religious buildings, department stores and similar shopping facilities, office buildings and sports halls.*

Unless otherwise specified in area standards referred to in Schedule 'H', the requirements of sub-section (iii) shall apply to at least two sides of the building. No fixed, non-openable, sun-shading screens, ceramic or otherwise, may be used on these sides. On the remaining sides the requirements of sub-section (ii) shall apply.

- vii) *Space about other buildings:*

Unless otherwise specified in area standards referred to in Schedule 'H', the requirements for spaces about buildings other than those covered by sub-section (iv), (v) and (vi) shall be determined in each case by the concerned authority from which a general development permit is sought, and in making such determination the concerned authority shall take the following factors into account;

SCHEDULE G. Pt. 2. P. 7

- a) the function of the proposed building;
- b) the health, safety and general welfare of the persons who will occupy or use the building and surrounding buildings or areas; and
- c) the general objectives of this section.

6. DENSITY STANDARDS:

(1) Definitions:

- a) "Residential density" means the average number of persons residing on 5000 sq. metres of residential area. For the purposes of this section "residential area" means an area devoted to residential uses, as defined in section 1(1) of Part 1 of Schedule G; and does not include streets or lanes or other residential uses defined in section 1(2) Part 1 of Schedule G.
- b) "Residential density" means the average number of persons residing on or occupying 5000 sq. metres of residential area. For the purposes of this section "residential area" means an area devoted to residential uses, other than residential uses, as defined in section 1(1) of Part 1 of Schedule 'G'.

(2) Residential density requirements for particular type, of housing development:

Unless otherwise specified in area standards referred to in Schedule 'H', or otherwise provided in sub-section (iv), the following residential density requirements shall apply to the indicated types of housing development:

a) open plot development or utility wall development:

- i) on 72 sq. m. plots: no less than 500 and no more than 550 persons per acre of residential area;
- ii) on 105 sq. m. plots: no less than 350 and no more than 400 persons on 5000 sq. m. of residential area;

b) bungalows or town houses:

- i) on 105 sq. m. plots: no less than 350 and no more than 400 persons for 5000 sq. m. of residential area;
- ii) on plots of from 160 to 250 sq. m. no less than 200 and no more than 300 persons per 5000 sq. m. of residential area;

SCHEDULE G. Pt. 2. P. 8

c) bungalows:

- i) on 320 sq. m. plots: no less than 100 and no more than 150 persons per 5000 sq. m. of residential area;
- ii) on 460 sq. m. plots: no less than 80 and no more than 120 persons per 5000 sq. m. of residential area;
- iii) on 800 sq. m. plots: no less than 40 and no more than 60 persons per 5000 sq. m. of residential area;

d) flats for low income groups: no less than 500 and no more than 550 persons per 5000 sq. m. of residential area.

e) flats for medium income groups: no less than 350 and no more than 400 persons for 5000 sq. m. of residential area;

f) flats for high income groups: no less than 150 and no more than 250 persons per 5000 sq. m. of residential area.

(3) a. *Density requirements for mixed developments:* In areas with structures which are used for commercial or light manufacturing purposes as well as residential purposes the density requirements in sub-section (ii) shall be calculated as divided by the aggregate floor area used for all such mixed purposes multiplied by the appropriate residential density as specified in Section 6.

b. *Allocations of various uses:* In addition to the density requirements, the allocation of land for various uses shall be made as follows:

i) Residential	55%
ii) Commercial	5%
iii) Roads	25%
iv) Amenities	12%
v) College/University township.	3%

(4) Residential density requirements for developed areas:

Unless otherwise specified in area standards referred to in Schedule 'H', in areas already substantially developed, where the requirements of sub-section (ii) 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; provided, however, that:

SCHEDULE G. Pt. 2. P. 9

- a) the concerned authority in making such determinations, take into account the following factors :
- the number and size of the dwelling units to be constructed;
 - the pattern of existing housing development in the neighbourhood;
 - the terms, conditions and restrictions in land grants governing the development;
 - the potential improvement of hygienic conditions in relation to available capacity of utility and sanitation facilities; and
- v) the health, safety and general welfare of the residents of the Community of which the development is a part; and
- b) in the case of redevelopment schemes, the concerned authority shall refer its determinations of such density requirements to M.P.&E.C. Deptt. (Authority under Sind Building Control Ordinance, 1979) and such requirements shall be subject to M.P.&E.C. Deptt. (Authority under Sind Building Control Ordinance, 1979) approval.

SCHEDULE G. Pt. 2. P. 10

- (5) Allocations for various land uses in addition to the density requirements shall be as follows :

- Residential area for residential uses as defined in S.1(1) of Part I of Schedule 'G' shall be allowed 50% of the total area of land.
- Commercial area for commercial uses as defined in S.1(6) of Part I of Schedule 'G' shall be allowed 5% of the total area of land.
- Amenity area for other residentiary uses as defined in Sub Sections 2(f), 2(c), (d), (e) & (i) of Part I of Schedule 'G' shall be allowed 10% of the total area of land.
- Roads/Streets for transportation right of way as defined in sub section 2(i), Part 1 of Schedule 'G' shall be allowed 20% of the total area of land.
- Park, playground and open spaces as defined in Sub Section of 2(h) of part-1, of schedule 'G'.
- Cottage industries, Godowns and Workshops as defined in Sub Section 2(g) and sub section (3), Part 1 of Schedule 'G' shall be allowed 5% of the total area of land. (These should be related to main commercial area and should be segregated from residential area, if the activity generates any type of pollution).
- Relaxation of the above standard shall be considered on merits and in cases of old colonies, townships schemes and regularisation on of unauthorised colonies or Katchi Abadies.

Land use allocations for new residential schemes.

- (6) Allocations for industrial towns and estates shall be as follows :-

- Industrial area as defined in sub section (3) part I of Schedule 'G' shall be allowed 70% of the total area of land.
- Central commercial area as defined in sub section 2(f) Part I of Schedule 'G' shall be allowed 1% of the total area of land.
- Roads/Streets area as defined in Sub Section 2(j) Part I of Schedule 'G' shall be allowed 15% of the total area of land.
- Amenity area as defined in sub section 2(a), (b), (c), (d), (e) & (i) Part I of Schedule 'G' shall be allowed 10% of the total area of land.
- Parks and playgrounds area as defined in sub section 2(h), Part I of Schedule 'G' shall be allowed 4% of the total area of land.

Land allocations for new industrial towns and estates.

SCHEDULE G, Pt. 2, P. 10

- (f) On big individual industrial plots 10% of the total plot area in the rear shall be allowed for residential, local commercial, amenity, road etc within the premises for which a separate approach shall have to be provided. The minimum distance between the factory and residential units shall be 20 meters.

(7) Plot ratio standards and height of Buildings:

(1) Definitions:

- a) "Plot ratio" means the relationship between the area of the site and the gross floor area of the building;
- b) Site area in relation to determining the plot ratio is the area of the plot excluding any parts of the adjoining streets;
- c) "gross floor area" is the measurement of the overall dimensions of the building or part of the building on each floor whether above or below ground level and includes the thickness of internal and external walls but excludes:
 - i) space for car parking provided in accordance with the car parking standards in these regulations;
 - ii) space for loading and unloading of vehicles provided in accordance with the standards in these regulations;
 - iii) lift, lift machine, tank rooms, rooms containing equipments required for serving the building e.g. air conditioning plants and electric sub-stations etc.

- (2) The plot ratio shall be applied in accordance with the requirements of this section and the use zones defined in Plan I Schedule 'H', Part 2 of these Regulations, provided the plot ratio does not come in conflict with the provisions of sections 5(II&III) and 7(IV&V(d)) of these regulations and provided that provisions of plot ratio do not contravene the provisions of the land grant conditions of the plot and in such cases, land grant conditions shall prevail unless otherwise amended. The land uses which may be regulated by the plot ratio include the following:-

- a) Residential uses;
- b) Commercial uses;
- c) Residential-cum-Commercial uses;
- d) Industrial uses;

Plot ratio hereby adopted shall supersede all previous ratios allowed/followed so far by KDA or any other concerned authority without prejudice to the above.

SCHEDULE G, Pt. 2, P. 11

(3) Building Lines and Site Lines:

- a) No building or part of a building shall project beyond the building line or road boundary prescribed by the concerned authority or the MP & EC Deptt under these Regulations as the case may be.
- b) For buildings at the junction of two roads and in cases where the degrees of chamfered splay of rounding off is not shown in the scheme approved by the Authority or a layout plan sanctioned by the Authority the corner shall be chamfered splayed or rounded off in the manner as illustrated in Figure 3, schedule G, Part 3: Splay.
- c) The distance of the building from the road will vary according to the width of the road and street shown in Figure 3, Schedule G, Part 3; chamfered splay of these Regulations and as indicated herein.
 - i) from 9.0 M to 17.9 M width of the road, the distance should be 2 M;
 - ii) from 18 M to 33.22 M width of the road, the distance should be 3.0 M.
 - iii) from 33.53 M and above width of the road, the distance should be 4.57 M.

(4) Height of the Buildings:

No building shall exceed the height permitted by these Regulations and by the provisions of Part I of these Regulations except if fronting on a street of less than 10 meter width. In such cases the maximum height of the building shall not exceed 3 times the distance from the centre of the street to the building line.

(5) Open Spaces:

- a) For all buildings there shall be a minimum distance of 5 meter from centre of the road/street measured at right angles to the face of the building. In case of a plot abutting on road/street on more than one sides, then this rule shall apply on all such sides of the plot.
- b) The requirements of minimum distance of 5 metre from centre of the road/street may be released by the concerned authority in the case of building abutting on to a foot-path (Pedestrian way) or fronting on a street of width less than 10 meter.
- c) Where the back lane or street is less than 5 meters, the distance must be not less than the width of the back lane, together one half of the difference between the width of the lane or street and 5 meters.
- d) Minimum space at the rear of the building shall be:
 - i) 2.25 meter depth, which shall extend for the full width of the site, provided the rear does not abut on a public road or lane;
 - ii) Plots with a depth of less than 8 meter shall be exempted from the above requirement.
 - iii) Corner plots where the building is allowed to abut on the sides shall be required to leave minimum square space of 2.25 meter on the side at the rear corner.

- c) A 4.57 M compulsory open space in the front has to be left in the areas where under any act, deed or condition, a compulsory open space has to be left and in such cases the building shall not be intersected by a line drawn at an angle of 45° in a vertical plane from the centre of the front road. The remaining three sides of the building shall not be intersected by a line drawn at an angle of 62° in a vertical plane from the plot boundary.

PARTS 3 STREETS AND LANES

1. Pedestrian Lanes:

- 1) Thoroughfares intended exclusively for pedestrian traffic here referred to as "pedestrian lanes" shall be at least 2 M. wide, provided, however, that the MP & EC Deptt may increase this standard to no more than 3 m. if in its judgement traffic conditions or the characteristics of adjacent land development so requires.
- 2) Pedestrian lanes may be located along rows of plots, but not along the backs of double rows of plots (see figure 1 annexed to this part).
- 3) The grade of pedestrian lanes in cross-section shall be level, and their longitudinal slope may not be greater than 5° provided, however, that —
 - a) if the slope of the terrain is greater than 5°, the difference in slope may be made up an appropriate number of steps at the bottom end of the lane; and
 - b) 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.

2. One-Way Streets (Types A,B,C):

- 1) As shown in Figure 2, Typical Street Cross-Sections appended to this Part, street Types A,B, and C shall be one way streets.
- 2) Their drains shall be located either in the middle or off centre and if off-centre, it shall be at least 1.22 m from the rearest street line. An off centre drain shall be located on the northern (sunny) side of streets running generally in an east-west direction, unless found not feasible. Centrally located drains are preferred for streets with longitudinal slopes.
- 3) Street Types A and B (Figure 2) shall be so designed and maintained as to prohibit all parking street Type G, to allow parking on one side only.
- 4) If feasible, one-way streets shall be intersected by two-way streets at least every 150 M.

SCHEDULE Pt. 3 p 2.

3. Two way Streets (Types D,E,F,G):

- 1) Street Types D,E,F and G (Figure 2) shall be two way streets.
- 2) Street Type D (Figure 2) which is likely to be used as a joining link only in exceptional circumstances, shall be so designed and maintained as to prohibit all parking. Where appropriate, the width of a Type D street may be reduced from 12.20 to 9.75 M by reducing the width of each side walk from 2.44 to 1.22 M.
- 3) Street Type E (Figure 2) shall be so designed and maintained as to permit parking on one side only.
- 4) Street Type F (Figure 2) shall be so designed and maintained as to permit parking on both sides. In commercial areas, the planning agency may require wider sidewalks (shown as street Type F-1 in figure 2). In suburban areas, dividing median strips may be appropriate (as shown for street Type F-2 in Figure 2).
- 5) Type G streets (Figure 2) are main collector streets be so designed and maintained as to:
 - (a) provide a screen of trees on each side to reduce the level of traffic noise reaching adjacent building;
 - (b) allow for parking on each side, unless the expected volume of pedestrian traffic requires the widening of sidewalks and a consequent elimination of the or both parking strips;
 - (c) if necessary, accommodate trans in a separate median strips, in which case the dimensions shall be as shown in street type G-2 in Figure 2, and parking will be prohibited along side pedestrian refuge islands.
- 6) Drains shall be provided on both sides of street Types D,E,F and G.

4. Boulevards (Types H, I or others):

- 1) A permanent service road shall be provided on each side of a boulevard (street Types H and I, Figure 2).
- 2) The width of sidewalks (shown as 'a' in street Types H and I, Figure 2) shall depend on the projected pedestrian traffic volume.
- 3) The width of green strips on the sides (shown as 'b' in street Types H, and I, Figure 2) will depend on the nature and dimensions of utility facilities to be laid under them.
- 4) The width of the green median strips shall be at least 3 meter, so as to provide adequate pedestrian refuge islands at crossings, but where necessary, such trips may be replaced by separate tram rights-of-way.

SCHEDULE G. Pt. 3. P. 3

5. Visibility at Cross Roads:

- 1) In the interests of pedestrian safety and vehicular traffic visibility at cross roads, no trees may be planted within 10 metre of any street right way line.
- 2) For the same purposes, except as otherwise provided in subparagraph (3), the borders of streets shall be splayed at the following distances from their crossing (the splay to be identified by a line drawn at the right angle to the axis of the building lines, as shown in Figure 2 annexed to this Part):
 - a) for rights of way upto 15.25 m a distance of 1.83 m;
 - b) for right-of-way between 15.25 m to 30.5 m a distance of 2.75;
 - c) for rights-of-way wider than 30.5 M a distance of 4.75 M;
- 3) A splay is not required on —
 - a) crossings of one-way streets, or of one-way streets with two-way street types D and E (Figure 2), provided the speed limit for traffic on such streets is not more than 24 kilometer per hour;
 - b) the crossing of a street and a boulevard, provided the speed limit for traffic on the street service roads of the boulevard is no more than 24 kilometer per hour.

6. Street Lines and Building Lines:

- 1) Street rights-of-way lines shall be regarded as building lines, except where building set back lines are established, pursuant to those regulations or otherwise.
- 2) No structure or part of a structure may project beyond such building line or building set back line.

PART 4 — PARKING AND LOADING REQUIREMENTS

1. The purpose of these requirements are to relieve traffic congestion and promote traffic safety on streets, promote the safety and convenience of pedestrians, and promote the general convenience and welfare of residential, commercial, industrial and recreational developments which depend upon off-street parking or loading facilities.

2. For the purposes of this part, motor vehicle means any mechanically propelled vehicle adopted for use upon roads whether the power of propulsion is transmitted thereto from an external or internal source, and includes a chassis to which a body has not been attached and a trailer; but does not include a vehicle running upon fixed rails or used solely upon the premises of the owner, or a public service vehicle locomotive, road-roller, or tractor.

SCHEDULE G. Pt. 4. P. 6

3. i) The minimum parking requirements for motor vehicles specified in paragraph 4 shall apply whensoever —

- a) a new building is constructed or a new use is established;
 - b) an existing building is altered and there is an increase in the number of building units, seating capacity or floor area of the building; or
 - c) an existing building is changed to a more intensive use requiring more off-street parking or loading facilities.
- a) Parking space shall be provided within the building premises either in open space or basement, or on any floor or floors with proper ramp/lift.
 - b) No parking space shall be provided within the compulsory open space in residential and residential-cum-commercial buildings.

4. Subject to the provisions of paragraphs 6 and 7, no less than one-off-street motor vehicle parking space shall be provided for —

- a) every 5 bedrooms of a five star and every 10 bedrooms of a second class hotel, upto 4 star.
- b) every 10 bed of a hospital or nursing home, and every 3 consulting rooms of a health care clinic;
- c) every 20 seats in places of assembly (as defined in 1.2 of Part-I of this Schedule), provided that in newer developing areas in which street widths, traffic conditions, lower intensity of development or other conditions would justify a lesser standard, the MP & EC Deptt. (Authority under S.B.C.O. 1979) may relax the requirement to no less than one such parking space per 50 seats.
- d) every 50 visitors who can be accommodated by an area or structure for sports activities, as defined in clauses (ii) and (iii) of 1(2) (h) of Part 1 of this Schedule, or other recreational facilities included in clause(i) thereof;
- e) every 500 square metres of floor area of office space provided in manufacturing or wholesale use facilities (as defined in 1(3) (a) (b) of Part 1 of this Schedule);
- f) every 250 square metres of floor area of space for retail shopping (as defined in clause(i) of 1(2) (f) of Part 1 of this Schedule);
- g) every 10 seats of restaurants or banquet halls;
- h) every 200 square metres of business offices (as defined) in clause(v) of 1(2) (f) of Part 1 of this Schedule);
- i) every 3 dwelling units of a multi-storeyed residential structure containing more than 3 dwelling units, and an additional parking space for visitors for every 3 dwelling units in such structure in respect of dwelling units having a floor area of atleast 150 sq. metres each.

- j) every 6 dwelling units of a multi-storeyed residential structure containing more than 6 dwelling units, and an additional parking space for visitors for every 6 dwelling units in such a structure in respect of dwelling units having a floor area of less than 150 sq. meters and more than 100 sq. metres each.
- k) every 9 dwelling units of a multi-storeyed residential structure containing more than 9 dwelling units, and an additional parking space for visitors for every 9 dwelling units in such a structure, in respect of dwelling units having a floor area of less than 10 square metres and more than 40 sq. metres.

5. In addition to the parking spaces provided in sub-section 4, one loading and unloading space of 5 m x 10 m shall be provided for each 2000 sq. metres of floor area or fraction thereof exceeding the first 50 sq. meters subject to maximum of 6 such spaces, for commercial, manufacturing and wholesale uses as defined in 1(2) (F), and (3) (a) & (b) Part I of this Schedule.

6. When units of measurement used in computing the number of off-street parking spaces result in the requirement of a fractional space, the nearest whole number of off-street parking spaces shall be required.

7. In the case of a structure containing more than one use, the parking requirements specified in paragraph 4 shall be no less than the sum of the parking spaces required for each use:

Provided, however, that the planning agency in its discretion may reduce the total requirement if it finds that the parking spaces would not normally be occupied during the same hours by the different uses.

8. The MP & EC Deptt. (Authority under Sind Building Control Ordinance, 1979), after obtaining the recommendations of concerned authority may in its discretion relax the parking requirements specified in clauses (f), (g), (h) or (i) of paragraph 4 when it finds that due to the nature of the particular use, or the availability of free or publicly owned off-street facilities nearby, or the extensive use of public transport, the strict application of the requirement will result in an excess amount of facilities related to the particular use and to traffic conditions in the vicinity.

9. In the case of land development, structure, facilities or uses not subject to the requirements of paragraph 4, the agency determining an application for a development permit may require the provision of off-street parking spaces to the extent reasonably necessary to promote any of the purposes set forth in paragraph 1.

10. In addition to the foregoing requirements the agency determining an application for a development permit shall require the provision of off-street parking spaces for all motor vehicles, including trucks, and any animal drawn vehicles essential for the operation of facilities or enterprises on the premises, and the provision of adequate loading and unloading facilities for supply vehicles so located as to cause the least possible obstruction to pedestrians.

11. As a condition to the granting of permission for land development involving the laying out of new roads, road widening or road expansion, or otherwise having a significant impact on traffic conditions in the vicinity, the MP & EC Deptt. (Authority under Sind Building Control Ordinance, 1979) may require any of the following:

SCHEDULE G. Pt. 4 P. 4

- the provision of off-street parking space or facilities for terminals for public service vehicles, including buses, taxis, trucks and animal drawn vehicles;
- the provision within transportation rights-of-way of parking strips, or taxi, carriage, or bus stands, or loading and unloading spaces for supply vehicles; or
- the incorporation of any other design features necessary to achieve any of the purposes set forth in paragraph 1.

12. Calculations for car parking shall be made at the rate of 2.5 sq. meter per car including circulation space.

SCHEDULE G. Pt. 5 P. 1.

PART — 5 PETROL STATIONS

1. For the purposes of this Part, the term "petrol station" means a station for the sale at retail of petrol and ancillary products for motor vehicles, whether or not part of a multi-storeyed garage or an establishment for the repair or other servicing of motor vehicles (a "service station").
2. A petrol station other than a service stations or multi-storeyed garage may be located only on a main collector street having a total right-of-way of at least 30 metres.
3. A petrol station may not be located within 1 Kilometre 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 50 metres and a dividing median strip; provided, however, that the MP & EC may allow petrol stations to be located 1 kilometre in densely developed areas if in its judgement traffic conditions permit.
4. No petrol station may be located with 100 metres of a crossing of two major arteries or of a roundabout or as described by MP & EC (Authority under Sind Building Control Ordinance 1979).
5. The minimum street frontage of a petrol station shall be 30 metres; provided, however, that if in its judgement traffic conditions permit, MP & EC (Authority under Building Control Ordinance 1979) may allow a less frontage.
6. The minimum area of a petrol station used for petrol filling facilities and servicing activities shall be 1000 square metres; provided, however, that in built-up areas with limited available space, the MP & EC (Authority under Sind Building Control Ordinance 1979) may permit a reduction to no less than 600 square metres if at least 15 metres of open space is maintained on each side of the petrol station.
7. The petrol filling facilities of a petrol station may not contain more than 3 service days.
8. 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 43° .
 - b) The width of each lane shall be at least 6 metres.

- c) The curving of the curb on the outer sidewalk shall be at a radius of 25 metres.
- d) 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° .
9. Adequate space shall be provided for parking a supply tanker while discharging its load.
10. No less than 1 lavatory shall be provided at each petrol station.
11. The regulations issued vide No. 4-6, 65-Reg/KDA dated 19th October, 1969, Karachi Development Authority (Siting and Planning of Petrol Pumps and Service Stations), shall stand repealed.

SCHEDULE G. Pt. 6. P. 1.

PART 6 — INDUSTRIAL DEVELOPMENT

1. For the purpose of these regulations, the terms 'industrial uses', 'industrial purposes', 'industrial activities' and 'industrial development' include:

- a) the making or manufacturing of any articles or part of any article;
- b) the altering, fabricating, ornamenting, finishing, compounding, assembling, blending, mixing, packing or canning, adapting for sale, or breaking up or demolition of any article; and
- c) the extraction, dressing, treatment or preparation for sale of minerals, or the extraction or preparation for sale of oil.
- d) any other activity which has been designated as 'industry' by the Federal or Govt. of Sind through a notification.

2. For the purposes of these regulations, industries are classified as "residential manufacturing" and "non-residential manufacturing". "Residential manufacturing" industries are those in which the process is carried on or the machinery installed are such as could be carried on or installed in any residential area without detriment to the environment or pleasant circumstances, features and advantages of the area.

3. No land development for industrial purposes may be undertaken without a special development permit, except in the case of residential manufacturing for which a general development permit may be obtained upon compliance with the requirements of an applicable detailed plan, any area standards and any other pertinent requirements or regulations.

4. The agency determining an application for a development permit for industrial purposes may grant the permit only if it is satisfied that the applicant has complied or will comply with:

- a) the performance standards set forth in this Part;
- b) any applicable bulk, height, area or other standards specified elsewhere in this Schedule or in Schedule H;
- c) the requirements of any applicable detailed plan or planning position;
- d) any applicable requirements of other laws, regulations or by-laws licensing or regulating industrial uses or operations for the protection of the environment or of health and welfare of residents of the community.

SCHEDULE G. Pt. 6 P. 2

5. In determining an application for a special development permit for industrial purposes, the MP & EC Deptt. (Authority under Sind Building Control Ordinance 1979) shall apply the following performance standards, as may be appropriate:

a) *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 MP & EC Deptt. (Authority under Sind Building Control Ordinance 1979) may impose in respect of the disposal of industrial waste.

b) *Removal of noise and vibration*: The applicant shall give the details of noise and vibration generation in the industry and for its control, and shall avoid or minimize the noise and vibration generation; and the developer and operator shall comply with such conditions and measures to the levels and standards set down by the MP & EC Deptt. (Authority under Sind Building Control Ordinance 1979).

c) *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.

6. In addition to the requirements of paragraph 5, the MP & EC Deptt. (Authority under Sind Building Control Ordinance 1979) shall give consideration to the following, as may be appropriate:

- a) the location of the site and whether it is designated for industry in an applicable detailed plan or development plan;
- b) implications for road and rail traffic;
- c) the precise nature or 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;

- d) the potential burden on utilities;
- e) if sought to be located in commercial areas, whether the particular industrial use is compatible with the nature of the surrounding commercial development;
- f) if sought to be located in residential areas, whether the development is in the "residential manufacturing" class;
- g) 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;
- h) the particular needs of the industry, such as the need to be near water, docks or a source of raw materials.

SCHEDULE G. Pt. 7 P. 1

PART — 7: REQUIREMENTS FOR CINEMA HOUSES.

In addition to the requirements of the Karachi Building & Town Planning Regulations (Part 1), and the Cinematograph Act Conforce, the following standards shall be adopted:

- i) The size of the cinema shall be calculated on the basis of number of seats at the rate of 2 sq. metres per seat;
- ii) The spacing between the rows of seats shall be calculated:
 - a) Minimum width of the seats shall be 50 cm.
 - b) Minimum back to back space between the rows of the seats shall be 90 cm.
 - c) Minimum width of the gangway shall be 110 cm.
- d) Area of all covered space outside the auditorium, including W. C. urinal space shall be 1.25 sq. ft. per seat;
- e) Area of the auditorium shall be calculated on the basis of 0.70 sq. metre per seat;
- f) Free access to entry and exit for cars shall be governed by the requirements mentioned in Schedule G, part 4 of these regulations;
- g) No public access road of less than 15.25 metre width shall be allowed;
- h) No cinema shall be located within 200 metres of any mosque, religious building, hospital, public building or school.
- i) Plot ratio shall be followed 1:0.75.
- j) No residential accommodation except a single room accommodation of a maximum covered area not more than 25 m shall be allowed.
- k) Auditorium shall only be located on ground or first floor.
- l) No cinema house shall be allowed on a plot less than 1000 sq. m.

SCHEDULE G. Pt. 8 P. 2

PART 8 — REQUIREMENTS FOR RELIGIOUS BUILDINGS.

The following requirements for Religious Buildings shall be followed:

- i) No shopping shall be allowed on any side of the religious building.
- ii) The area of the religious building shall depend on the persons to be served. The mohalla or neighbourhood mosque shall serve 5,000 to 10,000 population within a radius of 500 metres,

And

- iii) The Jamia or Town mosque shall serve a population of 1,00,000 to 5,00,000 within an area of a radius upto 3 Kilometre.
- iv) No religious building shall be built within 200 sq. metres of any cinema house, theatre, or similar entertainment facility.

SCHEDULE G. Pt. 9 P. 1

PART 9 — MAJOR ROADS UNDER ROAD WIDENING.

1. The purpose of the road widening of major roads is to relieve traffic congestion on the existing roads, promote traffic safety on streets, convenience of pedestrians, general convenience and welfare of residential, commercial, industrial developments and to widen the roads in order to cater for the increased vehicular traffic.

2. For the purposes of this part "Road Widening" means proposed widening of any road/street by drawing up new alignments. All the buildings on the roads declared under road widenings shall be constructed only according to the set back prescribed by Master Plan & Environmental Control Department (Authority under Sind Building Control Ordinance, 1979) only.

3. For the purposes of these regulations roads listed in this schedule "G" which are already under implement shall be considered as declared.

4. Master Plan & Environmental Control Department (Authority under Sind Building Control Ordinance, 1979) may in consultation with the concerned Authority, declare and notify widening and new alignment of any other road/street which in its opinion is expedient for any of the purposes mentioned in para-1.

5. Before declaring widening of any road/street in future MP. & EC Department (Authority under Sind Building Control Ordinance, 1979) shall invite public objections as prescribed in these regulations.

PART — 9

MAJOR ROADS UNDER ROAD WIDENING SCHEME

S. No.	Name of the Road	Existing Width (app.)	Proposed Width	Remarks
1.	Jehangir Sethna Road	24.4 M	39.6 M	—
2.	Aga Khan Road (Tahiram Khem Chand Road)	18.3 M	24.4 M	—
3.	Business Recorder Road (Deep Chand Olha Road)	30.5 M	36.6 M	—
4.	Nooman Road	12.8 M	24.4 M	—
5.	Princes Street (Chand Bibi Street)	27.4 M	30.5 M	—
6.	Awan-e-Saddar Road	17.0 M	24.4 M	—
	a) Strachan Road	24.4 M	42.7 M	—
	b) Havelock Road	15.8 M	24.4 M	—
7.	Aram Bagh Road	22.0 M	24.4 M	—
8.	Zaibun Nisa Street (Elphinstone Street)	20.1 M	24.4 M	—
9.	Jamila Street (Barness Street)	26.8 M	36.6 M	—
10.	Preedy Street	17.0 M	24.4 M	—
11.	Syedina Tahir Saifuddin Road (Wadhuma Odharam Road)	25.0 M	35.4 M	—
12.	Meleod Road (I. I. Chundrigar Road)	18.9 M	36.6 M	—
13.	Club Road & Molvi Tamizuddin Khan Road	25.3 to 44.2 M	42.7 to 45.7 M	i) From Old Exhibition to Garden Road 45.7 M.
14.	M. A. Jinnah Road (Bunder Road)			

88

SCHEDULE G. Pt. 9. P. 3

S. No.	Name of the Road	Existing Width (Approx)	Proposed Width	Remarks
				ii) From Garden Road to Preedy Street no extension of Road.
				iii) From Preedy Street to Merewether Tower 42.7 M.
15.	Nishtar Road (Lawrence Road) and its extension upto Agha Khan and Nawab Mahabat Khanji Road	23.8 M	36.6	—
16.	Babae-Urdu Road (Mission Road)	20.1 M	30.5	—
17.	Britto Road	15.2 M	24.4	—
18.	Lal Chand Hassomal Road	12.2 M	24.4	—
19.	Dr. Ziauddin Road (Kutchery Road)	24.4 M	30.5 to 36.6	i) From M. A. Jinnah Road to I. I. Chundrigar Road 30.5 M wide.
				ii) From I. I. Chundrigar Road to Hoshing Road 36.6 M wide.
20.	Agha Khan and Nawab Mahabat Khanji Road (Harris and Embankment Road)	28.0 M	30.5 to 26.6	—
21.	Altar Hussain Road (Napier Road)	15.8 M	30.5	From Lea Market to I. I. Chundrigar Road.
22.	Frere Road (Shahrah-e-Liaquat and its proposed extension upto Quaid-e-Azam Mazar)	22.0 M	36.6	—
23.	Hoshing Road	18.0 M	24.4	From Dr. Ziauddin Road to Jinnah Hospital.

89

SCHEDULE G. Pt. 9. P. 4

S. No.	Name of the Road	Existing Width (App.)	Proposed Width	Remarks
24.	Mohd Bin Qasim Road (Burns Road)	24.4 m	36.6 m	From Monghopir Road to Gizri.
25.	North South Road	18.0 m	42.7 m	—
26.	Verley Vines Pedro D'Souza Road	15.25 m	24.4 m	—
27.	Napier Mold Road (From Tower to Kemari)	25.0 m	36.6 m	—
28.	Garden Road	22.0 m	42.7 m	—
29.	Eduji Dinshaw Road	30.5 m	36.6 m	i) From Musical Fountain to Hos- hang Road 36.6 m.
30.	Sir Abdullah Haroon Road Victoria Road (From Musical Fountain upto KDA Scheme No. 5, Kehkasan).	24.4 m 36.6 m	61.0 m	ii) From Hoshang Road upto Clifton Scheme 45.7 m.
31.	Southern Lyari Bank Road (From Mauripur road to Shaheed-e-Millat Road).	25.52 to 44.60 m	43.08 to 46.12 m	iii) Reservation for Railway Bridge 61.0 m.
32.	M. A. Jinnah Road (Bunder Road).	28.2 to 12.9 m	30.5 m	—
33.	Mir Karam Ali Talpur Road (Napier Road) (From McLeod Road to Syed Mahmood Shah Road — Lea Market).	19.5 to 25.3 m	35.8 m	—
34.	Ismael Ibrahim Chundrigar Road (McLeod Road) (from Kutchery Road to Mereweather Tower).	24.40 to 36.60 m	42.70 m	—
35.	Nishtar Road (Lawrence Road) (from Harris and Embankment Road to Tin Hatti Crossing).	—	—	—

SCHEDULE H. Pt. I. P. I

SCHEDULE 'H'

AREA STANDARDS

(See Section 21)

Detailed plans have been prepared for some areas of the city, which incorporate area standards. These are identified in Schedule 'B'. Area standards applicable to some of the old areas of the city are described in Pt. 2 of this Schedule.

SCHEDULE H. Pt. 2. P. 1

PLOT RATIO STANDARDS

(See Section 21)

Plot ratio shall be followed according to the use and zones as laid down here in under:

ZONE 'A'

Plot Ratio (i) Residential or Industrial uses	1:1.75
(ii) Residential-cum-commercial uses	1:2.00
(iii) Commercial uses	1:2.50

1. Lyari Quarters (LY)
2. Lea Quarters
3. Keamari Quarters
4. K.P.T. Area
5. Queens Quarters (QR)
6. Jamshed Quarters (J.M.) Muslimabad
7. Hyderabad Colony — Fatima Jinnah Colony
8. Garden East Quarters (G.E.)
9. Garden West Quarters (G.W.)

ZONE 'B'

Plot Ratio (i) Residential or Industrial uses	1:2.00
(ii) Residential-cum-commercial uses	1:2.50
(iii) Commercial uses	1:3.00

1. Bath Island Quarters.
2. Civil Lines Quarters (C.L.).
3. Frere Town Quarters (F.T.).
4. All plots facing Drigh Road, National Highway from Sindhi Muslim Housing Society to Malir Bridge.
5. Portion of Cantonment Quarters.

ZONE 'C'

Plot Ratio (i) Residential	1:3.00
(ii) Residential-cum-Commercial uses	1:4.00
(iii) Commercial uses	1:6.00

1. Serai Quarters (SR).
2. Railway Quarters (RY).
3. Saddar Bazar Quarters (SB).
4. Portion of Preedy Quarters (PR. 2).
5. Portion of Artillery Maidan (A.M.).
6. Portion of Cantt. Quarters.
7. Portion of Civil Lines Quarters.

SCHEDULE H. Pt. 2. P. 2

ZONE 'D'

Plot Ratio (i) Residential	1:3.00
(ii) Residential-cum-commercial	1:4.00
(iii) Commercial uses	1:4.50

1. Ghulam Hussain Kasim Quarters (GK).
2. Old Town Quarters (O.T.).
3. Bunder Quarters (B.R.).
4. Market Quarters (M.R.).
5. Napier Quarters (N.P.).
6. Tahir Ram Quarters (T.L.).
7. Wadhomal Oddahram Quarters (W.O.).
8. Ranchores Lines Quarters (R.C.).
9. Ramswami Quarters (R.S.).
10. Lawrence Road Quarters (L.R.).
11. Harchand Rai Vishandas Quarters (H.V.).
12. Part Portion Garden West (G.W.).
13. Soldier Bazar Quarters (Sol. B.).
14. Part Portion of Preedy Quarters (P.R.I.).
15. Arambagh Quarters (R.B.).
16. Artillery Maiden Quarters (A.M.).

ZONE 'E'

Plot Ratio (i) Residential uses	1:3.00
(ii) Residential-cum-commercial	1:6.00
(iii) Commercial use.	1:6.00

1. KDA Scheme No. 35, Jacob Lines.

NOTE:

All plots for industrial uses irrespective of the above zones shall have a plot of 1:1. The plot ratio for public buildings falling under the category of "other residuary uses" as defined in section 1(2)(a) through 1(2)(e) of Schedule G, Part 1 of these regulations shall be the same as for residential or industrial uses of the respective zones in which they fall.

SCHEDULE — I

STRUCTURES OF SPECIAL ARCHITECTURAL OF HISTORICAL INTEREST
Sec. S. 28(3)

S. No.	Name of the Structure/Monument/Site	Location
1.	Chaukandi Tombs.	Near Landhi on National Highway, Deh Khanto, KDA Scheme No. 25.
2.	Baluch Graveyard.	Deh Khar Karo, near Murad Memon Goth, Malir Cantt.
3.	Mazar of Pir Mangho, together with adjoining Mosque and Graveyard.	On Mangho Pir Road.
4.	Parsi Fire Temple (1849).	Frere Street.
5.	KPT and Custom House Building.	M. A. Jinnah Road.
6.	Holy Trinity Church Building (1855).	Fatima Jinnah Road.
7.	Collector's Kutcheri Building (1850-60).	Club Road.
8.	C.M.S. Church Building (1856).	Nishtar Road.
9.	Bray Cliff (1860) (Honeymoon Lodge).	Korangi Road.
10.	Zoological Gardens (1860), Gandhi Garden.	Along Crossing of Nishtar Road and Garden Road.
11.	Baghe-e-Jinnah (Frere Hall) (1865).	Abdullah Haroon Road.
12.	Cantonment Station (Frere Street), about (1865).	Frere Street.
13.	St. Pauls Church Building (1865).	Kemari.
14.	St. Andrew Church Building (1868).	Saddar.
15.	Maz Denso Hall (1876).	M. A. Jinnah Road.

SCHEDULE 2, P. 2

S. No.	Name of the Structure	Location
16.	St. Paul's Church (1865).	Manora.
17.	Mazar Mansion (1865-70) (Birth place of Quaid-e-Azam).	Kharadar near M. W. Tower.
18.	Methodist Church (1875).	Garden Road.
19.	St. Patrick's Church (1878).	Saddar.
20.	Eduji Dinshaw Dispensary (1882).	Saddar (Preety Street).
21.	Sind Club (1883).	Frere Road, (Abdullah Haroon Road).
22.	Karachi Central Jail (1906).	Bahadur Yar Jung Road.
23.	St. Anthony's Chapel (1921).	Manora.
24.	Mereweather Tower (1886-7).	M. A. Jinnah Road.
25.	D. J. Science Govt. College (1887).	Dr. Ziauddin Road.
26.	Light House (1889).	Manora.
27.	Empress Market (1889).	Saddar.
28.	Clifton Promenade (1922).	Clifton.
29.	State Bank of Pakistan (Annexe) (1923).	I. I. Chundrigar Road.
30.	Chamber of Commerce Building (1923).	Wood Street (Shahrah-e-Liaquat).
31.	Karachi Municipal Corporation Building (1926).	M. A. Jinnah Road.
32.	High Court of Sind (1929).	Court Road.
33.	The Mazar of Quaid-e-Azam, (1960). together with the adjacent Mazars.	M. A. Jinnah Road.

SCHEDULE 1, P. 3.

Location
M. A. Jinnah Road.
Frere Road and Wood Street (Shahrah-e-Liaquat).
I. I. Chundrigar Road.
M. A. Jinnah Road.
—do—
Court Road.
M. R. Kiyani Road.
Clifton.
Fatima Jinnah Road.
L. 9. Sarwar Shaheed Road.
C. 8. Aga Khan Road.

S. No.	Name of the Structure
34.	City Courts and District Session Courts (1865).
35.	Sind Madrasah-Tul-Islam (1885).
36.	Cotton Exchange Building (1940).
37.	Khaliq Dina Hall (1906).
38.	Sind Assembly Building (1940-45).
39.	New Sind Assembly Building (1942).
40.	Old KMC Museum Building (Victoria Museum).
41.	Old Mohita Palace (Qasr-e-Fatima — 1933).
42.	Flag Staff House (1865).
43.	Hindu Gymkhana (1925).
44.	Jaffer Fadoo Dispensary (1904).

(Name of the Authority)

FORM NO. P.1

PRELIMINARY ENQUIRY REGARDING LAND USE
STATUS, UNDER S. 20(1)

To,

I hereby submit an application alongwith necessary particulars/ documents as prescribed under Karachi Building and Town Planning Regulations (Part II) 1979 for the preliminary enquiry regarding landuse status of the land whose particulars are given below before submission of a detail plan for approval.

Signature of the Applicant

Particulars/documents.

Address.

- Name of the owner or owners.
- Name of the developer with address if different from the owner.
- Area (in sq. meters).
- Location and survey No.
 - Survey No.
 - Deh.
 - Tappo.
 - Moza.
 - District.
- Details of present use.
- Details of proposed subdivision of use, if any.
- Particulars of rightful ownership.
 - Certified sketch and extract of property, registration from D. C. Office.
 - Form VII and Revenue Sketch from CDC/Mukhtiarkar.

(Name of the Authority)

FORM NO. P.2

No. _____

Date. _____

To, _____

M/s. _____

Subject: PRELIMINARY ENQUIRY REGARDING LAND USE

STATUS:

Reference: Your letter No. _____ Dated _____

With reference to your letter noted above, following are the observations on the preliminary enquiry regarding land use status, from planning point of view:

- 1)
- 2)
- 3)
- 4)
- 5)
- 6)

MASTER PLAN & ENVIRONMENTAL CONTROL DEPARTMENT.

Note:

This is an advice provided and shall not bind the Authority in any way as under 21 (2) of the Karachi Building and Town Planning Regulations (Part II) 1979.

(Name of the Authority)

FORM NO. P.3

APPLICATION FOR DEVELOPMENT PERMIT FOR MINOR
SUB-DIVISION UNDER SECTION 22

To, _____

I hereby submit an application alongwith necessary documents as prescribed under Karachi Building and Town Planning Regulations, 1979 for a permit for minor sub-division of the land/plot situated _____

_____ measuring _____ acres/yards.

Signature of the Applicant

Particulars/documents.

1. Name of the applicant.
2. Name of the owner.
3. Address & Telephone No. if any.
4. Location of the land.
5. Particulars of land.
 - a) Government;
 - b) Private;
 - c) By developing agency;
6. Present land use and area of the land.
7. Nature of the proposed land use.
8. Details of proposed sub-division Plan.
9. Reasons for sub-division.

Maps and Plans and Documents.

10. a) Certified copy of original layout site 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.

(Name of the Authority)

FORM NO. P.4

DEVELOPMENT PERMIT FOR MINOR SUB-DIVISION

Under S. 22

No. _____ Date. _____

To,

M/s. _____

Reference :- Your letter No. _____ dated _____

With reference to your letter cited above, I hereby issue a "Development Permit" for minor sub-division of Plot No. _____ with the following terms and conditions:

- 1)
- 2)
- 3)
- 4)
- 5)
- 6)
- 7)

Encl :

DEPUTY DIRECTOR

FORM NO. P.5

APPLICATION FOR SPECIAL DEVELOPMENT PERMIT FOR MAJOR

SUB-DIVISION.

UNDER S. 23

To,

I hereby submit an application for special development permit for major sub-division plan, alongwith necessary particulars/documents in respect of the land situated at _____ measuring _____ acres.

(1) Signature of the applicant.

(2) Signature of the Licensed

Town Planner and No.

Particulars/enclosures.

1. Name of the owner or owners of the land.
2. Name of the developer with address.
3. Name and address of the Licensed 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. Deputy Commissioner's approval of the proposed development, if required.
7. Approved of Defence authorities and other concerned agencies like T & T Fire Protection and other departments, if required.
8. Compliance report by the Registrar, Co-operative Societies with any provision of or rules or regulations of Co-operative Societies Act, 1925, if the applicant is Co-operative Housing Society.
9. Details of socio-economic data such as the availability to existing employment in the area, or accessibility to existing employment.

FORM NO. P.5 P.2

10. Maps and Plans

- a) Physical survey map, prepared by a qualified surveyor.
- b) Copy of Site Plan showing the boundary lines of the site and tract.
- c) Official Survey Number.
- d) Details of existing structure, water courses, wood areas, streets, roads and other significant physical features and other adjacent land within 200 meters of the site.
- e) A topographical survey, with contours at intervals including the site and adjacent land within 200 meters of the site.
- f) i) Copy of Proposed layout Plan at the scale not more than 1:5000 or no less than 1:1000 together with block plans;
ii) dimensions of proposed plots and existing structures;
iii) Locations, width and grades of streets and other public ways;
iv) arrangements for street lighting;
v) Location and dimensions of proposed parks; playgrounds etc.
vi) areas to be set aside for non residential use, including community facilities.
- g) Appropriate locations and sizes of proposed water lines, hydrants, sewerlines, storm drainages, and information regarding their connections 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 to 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.

FORM NO. P.6

To,

Mr. _____

Submission of Final Plans :

Ref: your letter _____ No.

The layout plan submitted by you are hereby approved with the following terms and conditions :

- 1)
- 2)
- 3)
- 4)
- 5)
- 6)

You are therefore required to submit the fair copies of revised plans with terms and conditions as approved and enclosed herewith, on form No. P.7, for issue of Final approval/N.O.C.

Deputy Director

FORM NO. P.7

SUBMISSION FAIR SUB-DIVISION PLAN UNDER
SECTION 23(5) :

To,

Ref: Letter No. _____ dated _____

Further to the approval of the proposal conveyed vide letter No. _____ dated _____ 19 , I/We hereby submit fair copies of the final plans containing all modifications/amendments etc. as conveyed.

I/We undertake to abide by all the terms, conditions, requirements and modifications imposed by the Authority on the sub-division plan and conditions attached with the Development permit.

Signature of Licensed
Town PlannerSignature of Applicant/
Developer

Enclosures:

- 1) Five copies of final layout plans containing revision and modification suggested by the Authority.
- 2) Revised proposed construction and disposal Schedule.
- 3) Revised proposed terms and conditions for the sale or lease of plots or structures.
- 4) Details of arrangements for protecting the right of purchasers or leasers from defaults by the developer or contractor.

FORM NO. P.8

SPECIAL DEVELOPMENT PERMIT REGARDING APPROVAL OF
SUB-DIVISION PLAN
UNDER S. 8 (23)

No. _____

Dated. _____

To,

Ref: Your letter No. _____ Dated _____

With reference to your letter cited above, I hereby convey the approval of the sub-division plan and issue the Permit with the following conditions as required under Section 23 of the Karachi Building and Town Planning Regulations, Part II, 1971 /

- 1) This permit shall be valid upto _____
- 2) The development shall be completed by and under the supervision of a licensed Town Planner.
- 3) The development shall be undertaken into _____ stages.
- 4) The first stage shall be completed by _____
- 5) A new application shall be submitted by _____ for the next stage of development to be undertaken.
- 6) A completion report of the first stage development shall be submitted after its completion.

Director.

NOTE: Strike out the conditions which
are not relevant/applicable.

THE SIND GOVERNMENT GAZETTE, DECEMBER 28, 1972
 KARACHI DEVELOPMENT AUTHORITY
 ZONING REGULATIONS 1972, FOR PLOTS IN K.D.A. SCHEMES.

The 21st November, 1972.

No. 1-7/72-Reg/KDA. — In exercise of the powers conferred under article 15 of the Karachi Development Authority Order 1957 (president Order No. 5 of 1957), the Karachi Development Authority are pleased to make the following Regulations.—

1. Short Title and Commencement:

(a) These Regulations may be called the Karachi Development Authority Zoning Regulations 1972.

(b) This shall come into force at once.

2. Definition:

In these Regulations all words and phrases used, which are defined in the KARACHI DEVELOPMENT AUTHORITY ORDER 1957, shall have the same meanings as have been assigned to them in that Order.

3. General Conditions of Zoning:

The general conditions of zoning for all K.D.A.'s Schemes, Housing Societies, Displaced Persons Colonies and Schemes sponsored by the Ministry of Works, Government of Pakistan, and transferred to the Authority for execution, shall be as per Schedule A.

4. Special Conditions of Zoning.

In addition to the general conditions prescribed in paragraph 3 there shall be special conditions applicable to different K.D.A.'s Schemes, which shall be as under:-

- (a) Scheme No. 1 and 1-A, as per Schedule B.
- (b) Scheme No. 2 and 7, as per Schedule C.
- (c) Scheme No. 3 and 4, as per Schedule D.
- (d) Scheme No. 5, as per Schedule E.
- (e) Scheme No. 10-A, as per Schedule F.
- (f) Scheme No. 16, as per Schedule G.
- (g) Scheme No. 17 and 18, as per Schedule H.
- (h) Scheme No. 19, as per Schedule I.
- (i) Scheme No. 24, as per Schedule J.
- (j) Scheme No. 27 and 28, as per Schedule K.
- (k) North Karachi Township as per Schedule L.
- (l) Korangi Township as per Schedule M.

SCHEDULE "A"

GENERAL CONDITIONS FOR ALL K.D.A. SCHEMES, HOUSING SOCIETIES, DISPLACED PERSONS COLONIES AND SCHEMES SPONSORED BY THE MINISTRY OF WORKS (VIDE PARAGRAPH 3).

- (a) Sub-division of plots shall not be permitted/except with the prior approval of the Authority.

THE SIND GOVERNMENT GAZETTE, DECEMBER 28, 1972

- (b) Customary occupation of premises shall be allowed after obtaining occupancy certificate.
- (c) Unless otherwise specified, corners of all plots abutting on two intersecting roads shall be chamfered as per provision in Karachi Town Planning Regulations.
- (d) Ancillary structures such as garages and Servant Quarters shall be allowed in the rear compulsory open space of the plot provided that the height shall not exceed 8' and no parapet shall be built. Ancillary structures will be counted in built up area.
- (e) Lofts only for storage purposes shall be allowed on kitchens, baths, and store rooms within the roof level of the floor. Lofts for living purposes shall not be allowed.
- (f) Plots allotted or auctioned for residential, Commercial, industrial, amenities, and multi-storeyed flats shall be exclusively used for the purpose they are meant as per terms and conditions of allotment or auction unless the conversion of the use is allowed by K.D.A.
- (g) On all Flat Plots where plot ratio formula in applied multi-storeyed buildings will be allowed. The number of storeys shall not be more than five, where there is no lift. In cases, where the climbing height exceeds 42'-6", Lifts will have to be provided.
- (h) On all Amenity Plots where plot ratio formula is applied, multi-storeyed buildings will be allowed. The maximum number of floors allowed shall be ground plus three upper floors.
- (i) No advertisement or sign-boards or Neon Sign shall be allowed on the plot or streets except in case of commercial plots where these can be fixed at a place specified in the Standard Plan.
- (j) In commercial plots the premises on ground floor can be used only for Stores, Shops, Banks, Office, Restaurants, and on upper floors residential flats and Offices will be allowed.
- (k) In case of Flat Sites or Amenity Plots where a number of Blocks are designed within the plots the provision of Town Planning Regulations for light, and Ventilation shall be followed for paces between the blocks.
- (l) In case of commercial plots in K.D.A. Schemes standard elevations in respect of height, number of storeys, Arcade, compulsory open space etc. shall be followed for each type of plots given at the time of auction/allotment.
- (m) Relaxation in compulsory open space can be considered on technical grounds.

THE SIND GOVERNMENT GAZETTE, DECEMBER 28, 1972

SCHEDULE "B"

SPECIAL CONDITIONS FOR SCHEME NOS. 1 AND 1-A
(VIDE PARAGRAPH 4(a))

A. RESIDENTIAL:

1. All "A" and "B" Type Plots (With Area of About 12800 Sq. meter and above.

- (a) Not more than 1/4th of the plot area shall be allowed to be covered including ancillary structures.
- (b) Height of the Building (including parapet) shall not exceed 9.0m or two storeys, whichever is less. A maximum height of 11.0m shall be allowed for barsati and/or stair case tower provided their area shall not exceed 1/10th of the plot area.
- (c) A minimum compulsory space of 6.0m shall be left on all sides of the plot and no structure shall be permitted within such compulsory open space. However, ancillary structures can be built in the rear.

2. All "C" and "D" Types Plots (With Areas Ranging From About 500 Sq. meter to about 1200 Sq. Meter.

- (a) Not more than 1/3rd of the plot area shall be allowed to be covered including ancillary structures.
- (b) Height of the building (including parapet) shall not exceed 9m or two storeys whichever is less. A maximum height of 11.0m shall be allowed for barsatis and/or staircase tower, provided their area shall not exceed 1/10th of the plot area.
- (c) A minimum open space of 4.5m in the front, 3.0m in the sides and 6.0m in rear (except when the rear boundary wall abuts on a public road or on an open space in which case the minimum rear open space shall be 3.0m shall be left out of the plot. A garage of a height not more than 2.5m will be allowed in rear of the plot.

3. All "F" Type Plots (Meant for Multi-Storeyed Flats).

- (a) Plot ratio shall be 1:1.75 for built up area.
- (b) Compulsory open space shall be left 6.0m all around, in case flat sites where the area is less than half acre, compulsory open spaces shall be 3.0m all around.

B. COMMERCIAL PLOTS:

Standard Elevations in respect of height, number of storeys, compulsory open space and Arcade shall be followed for each type of commercial plots as given at the time of allotment/auction.

C. AMENITY PLOTS:

- (a) For built up area plot ratio shall be 1:1.
- (b) Compulsory open space shall be 6.0m all around except in cases, where the area of plot is less than 0.2 hectare, it shall be 3.0m.

THE SIND GOVERNMENT GAZETTE, DECEMBER 28, 1972

SCHEDULE "C"

SPECIAL CONDITIONS FOR SCHEME NOS. 2 & 7 (VIDE PARAGRAPH 4(b))

A. RESIDENTIAL:

1. A and B Type of Plots with Areas Ranging From 160 Sq. Meter to 320 Sq. Meter.

- (a) Not more than 1/2 of the plot area shall be allowed to be covered.

- (b) Compulsory open space shall be as follows:

In front	2.1 M
In side	1.5 M (In case of A type plots, it shall be on one side only)
In rear	3 M (In case, the rear boundary wall abuts a Public Road or open space, it shall be 1.5 M)

- (c) Maximum number of storey allowed shall be two.

- (d) In Scheme No. 2, open staircase shall be allowed in the compulsory open space on these plots of 'A' & 'B' type.

- (e) In Scheme No. 7, no open staircase shall be allowed in compulsory open space on these plots of 'A' & 'B' type.

2. All 'C' 'D' and 'E' Type Plots (With Areas of About 500 and 800 and 1200 Sq. Meter respectively).

- (a) Not more than 1/3rd of the plot area shall be covered.

- (b) Height of the building (including the parapet) shall not exceed 9.0 M or two storeys, whichever is less. A maximum height of 36 ft. shall be allowed for barsati and/or staircase tower, provided their area shall not exceed 1/20th of the plot area.

- (c) A minimum open space of 4.5 M in the front, 3.0 M in the sides, and 6.0 M in the rear (except when the rear boundary wall abuts on a public road or on an open space in which case the minimum rear open space shall be 3.0 M, shall be left out of the plot.

3. All 'F' and 'G' Type Plots (With Areas of More Than 1600 Sq. Meter).

- (a) Not more than 1/4th of the plot area shall be covered.

- (b) Height of the building including the parapet shall not exceed 9.0 M or two storeys whichever is less. A maximum height of 11.0 M shall be allowed for barsati and staircase tower provided their area shall not exceed 1/30th of the plot area.

- (c) A minimum open space of 6.0 M shall be left on all sides of the plot, (except when the rear boundary wall abuts on a public road or open space in which case the minimum rear open space shall be 3.0 M.

THE SIND GOVERNMENT GAZETTE, DECEMBER 28, 1972

4. All "FL" and "FL-A" Plots (Meant for Multi-Storeyed Flats).

- (a) Plot ratio shall be 1:1.75 for built up area.
- (b) Compulsory open space shall be left 6.0m all around. In case of flatsites, where the area is less than 2 hectare, the compulsory open space shall be 3.0m around.

5. Plots For Dhobi-Ghats with Areas 100 Sq. m. and 240 Sq. m. to 400 Sq. m.

- (a) For these categories of plots, standard elevations in respect of height, compulsory open space and built up area shall be followed.

B. COMMERCIAL PLOTS:

1. S/B and S/C Type of Plots (Having Areas Ranging From About 320 to 400 Sq. m.

- (a) Not more than 3/4th of plot area shall be covered.
- (b) Standard Elevations shall be followed in respect of height, number of storeys, compulsory open space and arcade.

2. All SD, SE and SF Type Plots (Having Areas Ranging From About 800 Sq. m. to about 1600 Sq. m.

- (a) Not more than 2/3rd of the plot area shall be allowed to be covered.
- (b) Standard Elevations shall be followed in respect of height, number of storeys, compulsory open space and arcade.

3. In case of commercial plots, other than specified above, standard elevations given for their respective sizes, at the time of auction or the allotment shall be followed.

C. AMENITY PLOTS:

- (a) Plot ratio shall be 1:1 for built up area.
- (b) Compulsory open space shall be 6.0m all around, except in case where the area of plot is less than 0.2 hectare, it shall be 3.0m.

THE SIND GOVERNMENT GAZETTE DECEMBER 28, 1972

SCHEDULE 'D'

SPECIAL CONDITIONS FOR SCHEME NOS. 3 & 4 (VIDE PARAGRAPH 4(c))

A. LIGHT INDUSTRIES:

(1) Open Space.

The following minimum open spaces shall be left in plot area:-

In the front	6.0 m
In the sides	6.0 m
In the rear	6.0 m

(2) Height.

The height of the building shall not exceed 19.5 m (Chimneys, Water Towers excluded).

(3) Use a Prohibited.

The following trades, industries or uses are specially prohibited in any industrial site within the Zone.

"Any residential use (except as specifically permitted for essential staff)".

"Any commercial use except such Canteens or Stores which are meant as amenities for the workers of the particular Factory provided that such stores shall not front on the road nor have any direct access from the public road"

Acetylene gas manufacture.

Asphalt manufacture or refining.

Boiler Work.

Bricks pottery, tile or terra cotta manufacture.

Coke Ovens.

Crematory.

Gas (illuminating or heating) storage, in excess of 566 cubic inches.

B. HEAVY INDUSTRIES:

(1) Open Space.

The following open space shall be left in the plot area:-

In the front.	6.0 m
In the sides	6.0 m
In the rear	6.0 m

THE SIND GOVERNMENT GAZETTE, DECEMBER 28, 1972

- (2) Height. Height of the building shall not exceed 19.5 m (Chimneys, Water Towers excluded).

- (3) Uses Prohibited. The following trades, industries, and uses are specially prohibited in any industrial site in this Zone.

Any residential use (except as specifically permitted for essential staff).

Any commercial use, except such Canteens or Stores, which are meant as amenities for the workers of particular factory provided that such stores shall not front on the road nor have any direct access from the public road.

Ammonia, Chlorine or bleaching powder manufacture.

Animal black, lamp black or bone black manufacture.

Flat furnaces except cupolas or converters used in foundries.

Distillation of coal, petroleum, refuse grade or bones.

Gule, size or gelating manufacturing where the processes include the refining or recovery of products from fish, animal refuse or offal.

Grease, lard, fat or tallow rendering or refining, Lime, cement manufacture.

Storage of petroleum, in excess of 75,700 liters.

Power forging, rivetting, hammering, punching chipping, rolling orthumbling of iron, steel brass, or copper except as a necessary incident of manufacture of which these process form a minor part, and which are carried on without objectionable noise out-side the plant.

Rubber or gutta-parcha manufacture or treatment, shoe blacking or stove polish manufacture.

Slaughtering of animals.

Wool pulling or scouring.

Yeast Plant.

Any other trade or use that is noxious or offensive by reason of the emission of odour, dust, smoke, gas or noise".

THE SIND GOVERNMENT GAZETTE, DECEMBER 28, 1972

C. PLOTS FOR RESIDENTIAL FLATS:

- (a) For built up area, the plot ratio shall be 1.75.

- (b) Compulsory open space shall be 6.0 m around, except for plots of sizes less than 0.2 hectare where it shall be 3.0 m.

D. AMENITY PLOTS:

1. Less Than 0.2 hectare.

- (a) For built up area, the plot ratio shall be 1:1.

- (b) Compulsory open space shall be 3.0 m all around.

2. Plot Size 0.2 hectare and above.

- (a) For built up area, the plot ratio shall be 1:1.

- (b) Compulsory open space shall be 6.0 m all around.

E. COMMERCIAL PLOTS:

Standard Elevations in respect of height number, of storeys, compulsory open space and Arcade shall be followed for each type of commercial plots as given at the time of allotment/auction.

SCHEDULE 'E'

SPECIAL CONDITIONS FOR SCHEME NO. 5 (VIDE PARAGRAPH 4(d))

A. RESIDENTIAL PLOTS:

1. All Types with Areas of 200 sq. m.

- (a) Not more than 60% of the plot area shall be covered on the ground floor, and 50% on the first floor.

- (b) Height of the building (including parapet) shall not exceed 9.0 m or two storeys whichever is less. A maximum height of 11.0 m shall be allowed for staircase tower.

- (c) Minimum compulsory open space shall be left as follows:-

In front 1.5 m

On any one side 1.5 m

In the rear, 3.0 m

(except when the rear abuts on open space or public road, it shall be 1.5m).

THE SIND GOVERNMENT GAZETTE, DECEMBER 28, 1972

2. All 'B' Types plots with area of 320 sq. m.
- (a) Not more than $\frac{1}{3}$ of the plot area shall be allowed to be covered.
 - (b) Height of the building (including parapet) shall not exceed 9.0m or two storeys whichever is less. A maximum height of 11.0m shall be allowed for staircase tower. A barsati shall also be allowed alongwith the staircase tower provided its area shall not exceed 1/20th of the plot area.
 - (c) Minimum compulsory open space shall be left as follows:-

In front	2.1 m	
On both sides	1.5 m	
In the rear	3.0 m	(except when the rear abuts on public road or open space, it shall be 1.5 m).
3. All 'C' Types of plots with Areas of 500 sq. m.
- (a) Not more than 40% of the plot area shall be covered.
 - (b) Height of the building (including parapet) shall not exceed 9.0m or two storeys whichever is less. A maximum height of 11.0m shall be allowed for staircase tower. A barsati shall also be allowed alongwith the staircase tower provided its area shall not exceed 1/20th of the plot area.
 - (c) Minimum compulsory open space shall be left as follows:-

In front	4.5 m	
On both sides	3.0 m	
In the rear	4.5 m	(except when the rear abuts on public road or open space, it shall be 2.2 m).
4. With Areas 800 sq. m to 1600 sq. m ('D' and 'F' Type).
- (a) Not more than 1/3rd of the plot area shall be allowed to be covered.
 - (b) Height of the building (including parapet) shall not exceed 9.0m or two storeys, whichever is less. A maximum height of 11.0m shall be allowed for barsati and for staircase tower provided their area shall not exceed 1/20th of the area.
 - (c) A minimum open space of 4.5 m in the front, 3.0 m in the sides, and 6.0 m in the rear (except where the rear boundary wall abuts on a public road or on open space the minimum rear open space shall be 3.0 m shall be left).
5. All 'G' Types plots having areas of 2800 to 3400 sq. m.
- (a) Not more than 1/3rd of the plot area shall be allowed to be covered by the main building and not more than other 1/8th by ancillary structures.

THE SIND GOVERNMENT GAZETTE, DECEMBER 28, 1972

- (b) Height of the building shall not exceed 12.8 m or three storeys whichever is less. A maximum height of 15.25 m shall be allowed for barsati and staircase tower, provided their area shall not exceed 1/30th of the plot area.
 - (c) Minimum width of open space that shall be left in the plot are as follows:-

In the front and side	6.0 m
In the rear	9.0 m
6. All 'H' Type of plots with Areas of 3360 sq. m. and above.
- (a) Not more than 1/4th of the plot area shall be allowed to be covered, by the main building and not more than another 1/8th by ancillary structures.
 - (b) Height of the building shall not exceed 22.0 m or six storeys whichever is less. A maximum height of 24.4 m shall be allowed for barsati and for staircase tower provided their area shall not exceed 1/30th of the plot area.
 - (c) Minimum widths of open spaces that shall be left in the plot are as follows:-

In the front and the sides,	10.7 m
In the rear,	9.0 m
 - (d) Not more than one flat (excluding servant quarters) will be allowed for each 120 sq. m.
7. All 'K' Types of plots with Areas Ranging from 0.6 hectare to 2.0 hectares.
- These are special plots designed for providing accommodation of special nature. Not more than three storeys shall be allowed in the plots 3/4th of the plot area shall be left open, individual site plans shall be submitted by the allottees to the K.D.A. for scrutiny and approval.
8. Plots of Size upto 100 sq. m.
- (a) Not more than 3/4th of plot area shall be covered.
 - (b) Height of the building (including parapet) shall not exceed 4.9m.
 - (c) Building can abut on 3 sides but 1m compulsory open space shall be left in rear.
 - (d) Only ground floor shall be allowed.

THE SIND GOVERNMENT GAZETTE, DECEMBER 28, 1972

B. COMMERCIAL PLOTS:

In case of commercial plots, standard elevation in respect of height, number of storeys, arcade, compulsory open space shall be followed for each type given at the time of auction/allotment.

C. AMENITY PLOTS:

- (a) For built up area plot ratio shall be 1:1.
- (b) Compulsory open space shall be 6.0 m all around except in cases, where the area of plots less than 0.2 hectare it shall be 3.0 m.

D. All 'FL' Type plots meant for Multistoreyed Flats.

- (a) For built up area plot ratio shall be 1.175.
- (b) Compulsory open spaces shall be 6.0 m around except where the area of plot is less than 0.2 hectare it shall be 3.0 m.

SCHEDULE 'F'

SPECIAL CONDITIONS FOR SCHEME NO. 10-A (VIDE PARAGRAPH

4 (e) (KARACHI ADMINISTRATION CO-OPERATIVE HOUSING SOCIETY)

A. RESIDENTIAL PLOTS:

1. All 'R' Type plots with the Areas of 100 sq. m.

- (a) Not more than 3/4th of the plot area shall be allowed to be covered.
- (b) 2 storeys shall be allowed.
- (c) Compulsory open space shall be 2.1 m in front, and 1.5 m in the rear. In case, the rear abuts on public lane, road or open space, no compulsory open space in rear is required.

2. All A Type plots with Areas of 160 sq. m.

- (a) Not more than 2/3rd of the plot area shall be covered.
- (b) Height of the building (including the parapet) shall not exceed 9.0 m or two storeys, whichever is less. (A maximum height of 11.0 m shall be allowed for staircase tower, provided the area shall not exceed 1/20th of the plot area.
- (c) The following minimum open space shall be left in the plot area:-

In the front	2.1 m
On any one side	1.5 m
In the rear side	3.0 m (where the rear abuts on public road or open space it shall be 1.5 m.

THE SIND GOVERNMENT GAZETTE, DECEMBER 28, 1972

3. All B Types plots with Areas of 320 sq. m.

- (a) Not more than 1/2 of the plot area shall be covered.
- (b) Height of the building (including the parapet) shall not exceed 9.0 m or two storeys whichever is less. A maximum height of 11.0 m shall be allowed for barsati and/or staircase tower, provided their area shall not exceed 1/2th of the plot area.
- (c) The following minimum open space shall be left in the plot area:-

In the front	2.1 m
In the sides	1.5 m
In the rear	3.0 m (Where the rear abuts on public road or open space, it shall be 1.5 m).

4. All C and D types plots with Areas of 500 and 800 sq. m respectively.

- (a) Not more than 1/3rd of the plot area shall be covered.
- (b) Height of the building (including the parapet) shall not exceed 9.0 m or two storeys whichever is less. A maximum height of 11.0 m shall be allowed for barsati and/or staircase tower, provided their area shall not exceed 1/20th plot area.
- (c) The following minimum open space shall be left in the plot area:-

In the front	4.5 m
On all the sides	3.0 m

B. COMMERCIAL PLOTS:

Standard Elevations in respect of height, numbers of storeys, compulsory open space, and Arcade shall be followed for each type of commercial plots as given at the time of allotment/auction.

C. AMENITY PLOTS:

- (a) For built up area plot ratio shall be 1:1.
- (b) Compulsory open space of 6.0 m shall be left all around except in cases, where the area of plot is less than 0.2 hectare, it shall be 3.0 m.

THE SIND GOVERNMENT GAZETTE, DECEMBER 28, 1972

SCHEDULE 'G'

SPECIAL CONDITIONS FOR SCHEME NO. 16 (VIDE PARAGRAPH (f))

A. RESIDENTIAL PLOTS:

1. All 'R' Type plots (with Areas 100 Sq. m.)

- (a) Not more than 2/3rd of the plot area shall be covered.
- (b) Height of building (including parapet) shall not exceed 9.0 M or two storeys whichever is less. A maximum height of 11.0 M shall be allowed for Staircase Tower.
- (c) Minimum open space of 2.1 M shall be left in the front portion of the plot.
- (d) Open staircase shall be allowed in compulsory open space.

2. All 'A' and 'B' types plots (with Areas of About 160 and 320 Sq. m. Respectively).

- (a) Not more than 1/2 of the plot area shall be covered.
- (b) Height of building (including parapet) shall not exceed 9.0 M or two storeys, whichever is less. A maximum height of 11.0 M shall be allowed for staircase tower.
- (c) Minimum widths of open spaces that shall be left in the plot are as follows:

In the front	2.1 M	
In the sides	1.5 M	(1.5 M on one side only in case of 'A')
In the rear	3.0 M	(Where the rear abuts on public road or open space, its shall be 1.5 M)

- (d) Open staircase shall be allowed on these plots in compulsory open space.

3. All 'C' and 'D' Type Plots (with Areas of About 500 and 800 Sq. m. respectively).

- (a) Not more than 1/3rd of the plot area shall be covered including ancillary structures.
- (b) Height of the building (including the parapet) shall not exceed 9.0 M. or two storeys, whichever is less. A maximum height of 11.0 M shall be allowed for barsati and or staircase tower, provided their area shall not exceed 1/20th of the plot area.
- (c) A minimum open space 4.5 M in the front, 3.0 M in the sides, and 6.0 M in the rear (except when the rear boundary wall abuts on a public road be open space in which case the minimum rear open space shall be (3.0 M) shall be left out of the plot.

THE SIND GOVERNMENT GAZETTE, DECEMBER 28, 1972

4. Plots for Residential Flats.

- (a) For built up area plot ratio shall be 1:1.75.
 - (b) Compulsory open space shall be 6.0 M all around except in case, where the area of plot is less than 0.2 hectare, it shall be 3.0 m.
5. Plots of Size 65.0 Sq. m and Less:
- (a) Not more than 3/4th of the plot area shall be covered.
 - (b) Height of the building shall not exceed 4.9 M Only ground floor shall be allowed.
 - (c) Building can abut on all sides except in rear where 1.0 m. compulsory open space shall be left.

B. COMMERCIAL PLOTS:

1. All L/S Types plots About 30.00 Sq. m.

- (a) Not more than 2/3rd of the plot area shall be allowed to be covered.
- (b) The height, numbers of storeys, compulsory open space, and arcade, shall be in accordance with the standard elevation for this type of plot.

2. All B/S with areas of about 240 to 490 Sq. m.

- (a) Not more than 2/3rd of the plot area shall be allowed to be covered.
- (b) The height, numbers of storeys, compulsory open space, and arcade, shall be in conformity with the standard elevation for this type of plot.

3. All C/S types plots with areas of about 500 Sq. m.

- (a) Not more than 2/3rd of the plot area shall be allowed to be covered.
- (b) The height, numbers of storeys, compulsory open space and arcade, shall be in accordance with the standard elevation for this type of plot.

4. For all type of commercial plots other than specified above, standard elevation in respect of height, numbers of storeys, compulsory open space, and arcade, shall be followed.

C. PLOTS FOR COTTAGE INDUSTRIES WORD-SHOPS, GODOWNS:

- (a) Not more than 2/3rd of the plot area shall be covered.
- (b) A minimum width of 2.3 M shall be left in the rear of the plot. Wherever, the rear boundary abuts on a public road or open space, no compulsory open space in rear is required.
- (c) Not more than ground and first floor shall be permitted.

THE SIND GOVERNMENT GAZETTE, DECEMBER 28, 1972

D. AMENITY PLOTS.

- (a) For built up area plot ratio shall be 1:1.
- (b) Compulsory open space shall be 6.0 M all around except in cases where the area of plot is less than 0.2 hectare, it shall be 3.0 m.

E. DAIRY FARM PLOTS.

- (a) These are special type of plots, where processing of milk into various items will be done. Cattles will not be allowed on these plots.
- (b) Not more than 1/3rd of the plot area shall be allowed to be covered.
- (c) Compulsory open space of 6.0 M all around.
- (d) Only ground floor shall be allowed except with few small flats for Chowkidars on first floor.

F. INDUSTRIAL PLOTS.

- (a) For Plots with an area of 1.2 hectares and above, designated as (LA) type plots.

1. Numbers of Storeys.

2. Allowable number of storeys shall be three.

3. PLOT RATIO.

The maximum permissible plot ratio shall be 1:2.

4. Compulsory open spaces.

The minimum widths of open spaces that shall be left in the plot shall be given below:-

On the road sides	Nil
On all other sides	6.0 M

5. Residential Accommodation.

Not more than two residential units for the custodian or the incharge of the industry and three quarters for the Chowkidars shall be permitted in the plot.

6. Use Prohibited.

Any commercial use, except Canteens or Stores, which are meant as amenities for the workers of the particular factory, provided that such stores shall not front on the road, nor have any direct access from the public.

Acetylene gas manufacture.

THE SIND GOVERNMENT GAZETTE, DECEMBER 26, 1972

Asphalt manufacture or refining.

Boiler Works.

Brick, pottery, tile or terra-cotta manufacture.

Coke Ovens.

Crematory.

Gas (illuminating or heating) storage, in excess of 566 cubic meter.

Grease, lard fat or tallow rendering or refining.

Lime or cement manufacture.

Petroleum-storage of, in excess of 75,700 liters.

Power forging, rivetting, hammering, punching, chipping, rolling or tumbling of iron steel, brass or copper, except as a necessary incident of manufacture of which these processes form a minor art, and which are carried on without, objectionable noise outside the plant.

Rubber or gutta parcha manufacture or treatment.

Ghee blacking or stove polish manufacture.

Slaughtering of animals.

Wool pulling or scouring.

Yeast plant.

Any other trade or use that is noxious or offensive by reason of the emission of odour, dust, smoke, gas or noise.

- (a) For plots with an area of less than 1.2 hectares, designated as "L" type plots.

1. Numbers of Storeys.

Allowable number of storeys shall be three.

2. Plots Ratio.

The maximum permissible plot ratio shall be 1.2.

3. Compulsory open spaces.

The minimum width of open spaces that shall be left in the plot shall be 3.0 M on all sides, except on the road sides.

4. Residential Accommodation.

Not more than two residential units for the custodian or the incharge of the industry and three quarters for the Chowkidars shall be permitted in the plot.

THE SIND GOVERNMENT GAZETTE, DECEMBER 28, 1972

5. Uses Prohibited.

Any commercial use, except Canteens or Stores, which are meant as amenities for the workers of the particular factory, provided that such Stores shall not front on the road, nor have any direct access from the public.

Acetylene gas manufacture.

Asphalt manufacture or refining.

Boiler Works.

Brick, pottery tile or terra-Cotta manufacture.

Coke Ovens.

Crematory.

Gas (illuminating or heating) storage, in excess of 566 cubic meter.

Grease, lard fat or tallow rendering or refining.

Lime or cement manufacture.

Petroleum-storage of, in excess of 75,700 liters.

Power forging, rivetting, hammering, punching, chipping, rolling or tumbling of iron steel, brass or copper, except as a necessary incident of manufacture of which these process form a minor part, and which are carried on without, objectionable noise outside the plant.

Rubber or gutta parcha manufacture or treatment.

Ghee blacking or stove polish manufacture.

Slaughtering of animals.

Wool pulling or scouring.

Yeast plant.

Any other trade or use that is noxious or offensive by reason of the emission of odour, dust, smoke, gas or noise.

SCHEDULE "H"

SPECIAL CONDITIONS FOR SCHEME NO. 17 (LYARI PILOT PROJECT) AND SCHEME NO. 30 (GOLIMAR PILOT PROJECT) VIDE PARAGRAPH 4 (g)

A. RESIDENTIAL FLATS:

1. Sites Earmarked for Multi-storeyed Flats.

(a) For built up area plot ratio shall be 1:1.75.

(b) Compulsory open space shall be 6.0 M all around except in cases where the area of plot is less than 0.2 hectare, it shall be 3.0 M.

THE SIND GOVERNMENT GAZETTE, DECEMBER 28, 1972

B. COMMERCIAL PLOTS:

Standard elevations in respect of height, numbers of storeys, compulsory open space and arcade shall be followed for each type of commercial plots as given at the time of allotment/auction.

SCHEDULE "I"

SPECIAL CONDITIONS FOR SCHEME No. 19 (VIDE PARAGRAPH 4(h))

A. RESIDENTIAL PLOTS:

1. Building on Plot sizes upto 100 Sq. m.

(a) No construction shall be allowed within 4.5 M from the centre line of the existing road in front.

(b) Covered area shall be allowed in 1:1 plot ratio i.e. full plot can be covered provided only one storey is constructed or half of the total area of the plot centre covered if two storeys i.e. ground and one upper.

2. Building on Plot sizes of 101 to 319 Sq. m.

(a) No construction shall be allowed within 4.5 M from the centre Line of road, in the front.

(b) Not more than 2/3rd of plot area shall be covered including ancillary structure with a maximum limit of 160 Sq. m. covered area.

(c) Height of the building (including the parapet) shall not exceed 8.5 M or two storeys (ground and first floor) whichever is less. A maximum height of 10.4 M shall be allowed for stair-case tower only.

(d) 1.5 M compulsory open space shall be left on one side and 2.2 M in the rear.

3. Building on plots sizes 320 Sq. m. and above.

(a) No construction shall be allowed within 4.5 M from the centre line of existing road in the front.

(b) Not more than 1/2 of the plot area shall be covered including ancillary, structures.

(c) Height of the building (including the parapet) shall not exceed 8.5 M or two storeys (ground and one upper) whichever is less. A maximum height of 10.4 M shall be allowed for staircase tower only.

(d) 1.5 M open space shall be left on both sides and 2.2 M in the rear.

THE SIND GOVERNMENT GAZETTE, DECEMBER 28, 1972

B. COMMERCIAL PLOTS:

- (a) The plot in the commercial area shall be allowed to be covered fully.
- (b) The height of the building shall be 3 storeys and shall neither be more nor less heights than prescribed in the type design.
- (c) Residential Flats and/or Offices may be allowed on the first floor.
- (d) Only 6.0 M in depth commercial use shall be permitted from the edge of sanctioned road after that the residential's rules shall be applied according to the size of balance plot.

C. AMENITY PLOTS:

- (a) For built up area-plot ratio shall be 1:1.
- (b) Compulsory open space shall be 6.0 M all around except in case, where the area of plot is less than 0.2 hectare, it shall be 3.0 M.

SCHEDULE "J"

SPECIAL CONDITIONS FOR SCHEME NO. 24

(VIDE PARAGRAPH 4 (i))

A. RESIDENTIAL PLOTS:

1. All "A" Types Plots. (with areas of 200 Sq. m. or A little more or Less).
 - (a) Not more than 60% of the plot area shall be covered on the ground and 50% on the first floor.
 - (b) Height of the building (including parapet) shall not exceed 9.0 M or two storeys whichever is less. A maximum height of 11.0 M shall be allowed for Staircase tower.
 - (c) Minimum compulsory open space shall be left as follows:

In front	1.5 M.
On any one side	1.5 M.
In the rear.	3.0 M. (Except when the rear abuts on a public road or open space, it shall be 5 ft.
2. All "B" Types Plots (with Areas of 320 Sq. m. or a Little more or Less).
 - (a) Not more than 1/2 of the plot area shall be allowed to be covered.

THE SIND GOVERNMENT GAZETTE, DECEMBER 28, 1972

- (b) Height of the building (including parapet) shall not exceed 9.0 M or two storeys whichever is less. A minimum height of 11.0 M shall be allowed or staircase tower. A barsati shall also be allowed alongwith stair case.

Tower provided its area shall not exceed 1/20th of the plot area.

- (c) Minimum compulsory open space shall be left as follows:

In front	2.1 M
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On both sides	1.5 M
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In the rear	3.0 M	(Except when the rear abuts on a public road or open space, it shall be 1.5 M.)
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3. All "C" Type Plots. (with areas of 500 Sq. m. or a Little more or Less).

- (a) Not more than 40% of the plot area shall be covered.
- (b) Height of the building (including parapet) shall not exceed 9.0 M or two storeys whichever is less. A maximum height of 11.0 M shall be allowed for staircase tower. A barsati shall also be allowed alongwith the staircase tower provided its area shall not exceed 1/20th of the plot area.

- (c) Minimum compulsory open space shall be left as follows:

In front.	4.5 M
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On sides	3.0 M
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In the rear	4.5 M	(Except when the rear abuts on a public road or open space, it shall be 2.2 m).
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4. All "D" Type Plots with areas of 800 Sq. m and Above.

- (a) Not more than 1/3rd of the plot area shall be covered.
- (b) Height of the building (including parapet) shall not exceed 9.0 M or two storeys whichever is less. A maximum height 11.0 M shall be allowed for stair case tower. A barsati shall also be allowed alongwith the staircase tower provided its area shall not exceed 1/20th of the plot area.

- (c) Minimum compulsory open space shall be left as follows:-

In front	4.5 M.
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On sides	3.0 M.
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In the rear	6.0 M	(Except when the rear abuts, on a public road or open space, it shall be 3.0 M.).
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THE SIND GOVERNMENT GAZETTE DECEMBER 28, 1972

5. Plots of Sizes Upto 100 Sq. M.

- (a) Not more than 3/4th of the plot area shall be covered.
- (b) Height of building (including parapet) shall not exceed 4.9 M only one storey to be allowed.
- (c) Building can abut on 3 sides but 1 M compulsory open space shall be left in rear.

B. SITES EARMARKED FOR MULTI-STOREYED FLATS:

- (a) For built up area, plot ratio shall be 1:1.75
- (b) Compulsory open space shall be 6.0 M all around. In case, the area of plot is less than 0.2 hectare it shall be 3.0 M.

C. COMMERCIAL PLOTS:

Standard elevations in respect of height number of storeys compulsory open space and Arcade shall be followed for each type of commercial plots as given at the time of allotment/auction.

D. AMENITY PLOTS:

- (a) For built up area, plot ratio shall be 1:1.
- (b) Compulsory open space shall be 6.0 M all around except in cases, where the area of plot is less than 0.2 hectare, it shall be 3.0 M.

SCHEDULE "K"

SPECIAL CONDITIONS FOR SCHEME NOS. 27 and 28

(VIDE PARAGRAPH 4(J))

A. PLOTS OF 65 SQ. METER:

1. (a) Not more than 3/4th of the plot area shall be covered.
- (b) Height of the building (including parapet) shall not exceed 4.9 M Only ground floor shall be allowed.
- (c) Building can abut on all sides except in rear where a compulsory open space of 1 M shall be left.

2. PLOTS RANGING FROM 80 TO 130 SQ. YDS:

- (a) Not more than 3/4th of the plot area shall be covered.
- (b) Building can abut on the front, on any one side 1 M and in the rear 1.5 M shall be left, except when rear boundary abuts on a land or an open space, the building can abut.
- (c) Only ground floor shall be allowed.

3. PLOTS RANGING FROM ABOVE 131 to 160 SQ. METER:

- (a) Not more than 2/3rd of the plot area shall be covered.

THE SIND GOVERNMENT GAZETTE, DECEMBER 28, 1972

- (b) Height of the building (including parapet) shall not exceed 9.0 M or 2 storeys whichever is less. Staircase tower will be allowed without Barsati.

- (c) The minimum width of open space to be left in front of the plot shall be 2.1 M in the rear it shall be 1.5 M in the sides 3 (one side only). In case the rear abuts on a public road or open space, it can abut.

4. Sites Earmarked for Multi-Storeyed Flats.

- (a) For built up area, plot ratio shall be 1:1.75.
- (b) Compulsory open space shall be 6.0 M all around. In case the area of plot is less than 0.2 hectare, it shall be 3.0 M.

B. PLOTS FOR COTTAGE INDUSTRIES:

- (a) Not more than 3/4th of the plot area shall be allowed to be covered.
- (b) Only ground and first floor shall be allowed.
- (c) The compulsory open space shall be left 1.5 M on any one side and 3.0 M in the rear. The building can abut in the front. If the rear boundary abuts on a lane or open space, no compulsory open space is required.

C. COMMERCIAL PLOTS:

Standard elevations in respect of height, number of storeys, compulsory open space, and arcade shall be followed for each type of commercial plots as given at the time of allotment/auction.

D. AMENITY PLOTS:

- (a) For built up area, plot ratio shall be 1:1.
- (b) Compulsory open space shall be 6.0 M all around except in cases, the area of plot is less than 0.2 hectare, it shall be 3.0 M.

SCHEDULE "L"

SPECIAL CONDITIONS FOR NORTH KARACHI TOWNSHIP

(VIDE PARAGRAPH 4(k))

A. RESIDENTIAL PLOTS:

1. Plots of 65 Sq. m.

- (a) Not more than 3/4th of the plot area shall be covered.
- (b) Height of the building (including parapet) shall not exceed 4.9 M only ground floor shall be allowed.
- (c) Building can abut on three sides but 1 M compulsory open space shall be left in the rear.

THE SIND GOVERNMENT GAZETTE DECEMBER 28, 1972

2. Quarter on Plot of 100 Sq. m and above.

- (a) Not more than 2/3rd of the plot area shall be allowed to be covered.
- (b) Only ground floor shall be allowed on quarter. However, first floor can only be allowed after the plot is built entirely as new construction and foundations are stable enough to take additional load.
- (c) The building can abut in the front, but 1 M shall be left on any one side, and 1.5 M the rear except when the rear boundary abuts on an open space or lane no compulsory open space shall be required in the rear.

3. Quarters on Plots of 93.6 Sq. M.

- (a) Not more than 2/3rd of the plot area shall be allowed to be covered.
- (b) Only ground floor shall be allowed.
- (c) The building can abut in the front, but 1 M shall be left on any one side, and 1.5 M in the rear except when the rear boundary abuts on an open space or lane, no compulsory open space shall be required in the rear.

4. Plots Ranging From 130 to 159 Sq. M.

- (a) Not more than 2/3rd of the plot area shall be covered.
- (b) Height of the building (including the parapet) shall not exceed 9.0 M or 2 storeys whichever is less. Staircase tower will be allowed without barsati.
- (c) The minimum width of open spaces to be left in front of the plot shall be 2.1 M in the rear it shall be 1.5 M in the sides 1 M (one side only), where the rear abuts on a public road or open space, it shall be 1.0 m.

5. Plot Ranging from 160 to 239 Sq. M.

- (a) Not more than 1/2 of the plot area shall be covered.
- (b) Height of the building (including the parapet) shall not exceed 9.0 m or two storeys whichever is less. Staircase Tower shall be allowed without barsati.
- (c) The minimum width of the open spaces that shall be left in the plot area, as follows:-

In the front	2.1 M.
In the side	1.5 M.
In the rear	3.0 M. (Where the rear abuts on a public road or open space, it shall be 1.5 M.).

6. Plots Ranging from 240 to 319 Sq. M.

- (a) Not more than half of the plot area shall be covered.
- (b) Height of the building (including the parapet) shall not exceed 9.0 M or two storeys whichever is less.

THE SIND GOVERNMENT GAZETTE DECEMBER 28, 1972

- (c) The minimum width of the open spaces that shall be left in the plot area are as follows:-

In the front	2.1 m
In the side	1.5 m
In the rear	3.0 m (Where the rear abuts on a public road or open space, it shall be 1.5 M).

7. Plot Ranging from 320 to 499 sq. m.

- (a) Not more than half of the plot area shall be allowed to be covered.
- (b) Height of the building (including the parapet) shall not exceed 9.0 m or two storeys whichever is less. A maximum height of 11.0 M shall be allowed for barsati or staircase tower provided their area shall not exceed 1/20th of the plot area.
- (c) The minimum width of the open space shall be left as follows:

In the front	3.0 m
In the side	1.5 m
In the rear	3.0 m (Except when the rear abuts on a public road or open space, it shall be 1.5 M).

8. Plots Ranging from 500 to 1200 sq. m.

- (a) Not more than 1/3rd of the plot area shall be allowed to be covered.
- (b) Height of the building (including the parapet) shall not exceed 9.0 m or two storeys whichever is less. A maximum height of 11.0 m shall be allowed for barsati/or staircase tower provided their area shall not exceed 1/20th of the plot area.
- (c) A minimum open space of 4.5 M in front, 3.0 m in the sides, and 6.0 m in the rear (except where rear boundary wall abuts on a public road or open space in which case the minimum rear open space shall be 3.0 m shall be left out of the plot).

9. Sites Earmarked for Multi-Storeyed Flats.

- (a) For built up area, plot ratio shall be 1:1.75.
- (b) Compulsory open space shall be 6.0 all around. In cases, where the area of plot is less than 0.2 hectare, it shall be 3.0 m.

B. COMMERCIAL PLOTS:

Standard Elevations in respect of height, numbers of storeys, compulsory open space and arcade shall be followed for each type of commercial plots given at the time of allotment/auction.

C. AMENITY PLOTS:

- (a) For built up area, plot ratio shall be 1:1.
- (b) Compulsory open space shall be 6.0 m all around except in cases, where the area of plot is less than 1/2 acre, it shall be 3.0 m.

THE SIND GOVERNMENT GAZETTE DECEMBER 28 1972

SCHEDULE "M"

SPECIAL CONDITIONS FOR KORANGI TOWNSHIP
(VIDE PARAGRAPH) 4 (1)

A. RESIDENTIAL PLOTS:

1. Plots of 65.0 Sq. m.

- (a) Not more than 3/4th of the plot area shall be covered.
- (b) Height of the building (including the parapet) shall not exceed 8.0 m Only ground floor shall be allowed.
- (c) Building can abut on 3 sides, but 1 m compulsory open space shall be left in the rear.

2. Plots Ranging from 130 to 159 Sq. m.

- (a) Not more than 2/3rd of plot area shall be covered.
- (b) Height of the building (including the parapet) shall not exceed 9.0 m or two storeys whichever is less. Staircase tower shall be allowed, without barsati.
- (c) The minimum width of the open space to be left in front of the plot, shall be 2.1 m, in the rear it shall be 1.5 m in the sides 1 m, (one side only) Where the rear abuts on a public road or open space no compulsory open space is required.

3. Plots Ranging from 160 to 239 Sq. m.

- (a) Not more than 1/2 of the plot area shall be covered.
- (b) Height of the building (including the parapet) shall not exceed 9.0 m or two storeys whichever is less. Staircase tower shall be allowed without barsati.
- (c) The minimum width of the open space that shall be left in the plot, are as follows:-

In the front	2.1 m	
In the side	1.5 m	
In the rear	3.0 m	(Where the rear abuts on a public road or open space, it shall be 1.5 m.)

4. Plots Ranging from 240 to 319 Sq. m.

- (a) Not more than half of the plot area shall be covered.
- (b) Height of the building (including the parapet) shall not exceed 9.0 m or two storeys whichever is less.
- (c) The minimum width of the open space that shall be left in the plot are as follows:-

In the front	2.1 m.	
In the side	1.5 m.	
In the rear	3.0 m.	(Where the rear abuts on a public road or open space, it shall be 1.5 m.)

THE SIND GOVERNMENT GAZETTE DECEMBER 28 1972

5. Plots Ranging from 320 to 499 Sq. m.

- (a) Not more than half of the plot area shall be covered.
- (b) Height of the building (including the parapet) shall not exceed 9.0 m or two storeys whichever is less. A maximum height of 11.0 m shall be allowed for barsati or staircase tower provided their area shall not exceed 1/20th of the area.
- (c) The minimum width of the open spaces shall be left as follows:-

In the front	3.0 m	*Except when the rear boundary abuts on public road or open space, it shall be 1.5 m)
In the side	1.5 m	
In the rear	3.0 m	

6. Plots Ranging From 500 Sq. m to 1200 Sq. m.

- (a) Not more than 1/3rd of the plot area shall be covered.
- (b) Height of the building (including the parapet) shall not exceed 9.0 m or two storeys whichever is less. A maximum height of 9.0 m shall be allowed for barsati or Staircase tower provided their area shall not exceed 1/20th of the plot area.
- (c) A minimum open space of 4.5 m, in the front, 3.0 m, in sides, and 6.0 m in rear (except where the rear boundary wall of the plot abuts on a public road or open space, the minimum rear open space shall be 3.0 m) shall be left out of the plot.

7. Plots Ranging from 120 to 2000 Sq. m.

- (a) Not more than 1/4th of the plot area shall be covered.
- (b) Height of the building (including the parapet) shall not exceed 9.0 m or two storeys whichever is less. A minimum height of 11.0 m shall be allowed for barsati/or Staircase Tower provided their area shall not exceed 1/30th of the plot area.
- (c) A minimum open space of 6.0 m in front, 3.0 m in sides, and 6.0 m in the rear (except where the boundary wall abuts on a public road or open space the minimum rear open space shall be 3.0 m) shall be left out of the plot.

8. Quarters on Plots of 100 Sq. m. and above.

- (a) Not more than 2/3rd of the plot area shall be allowed to be covered.
- (b) Only ground floor shall be allowed on old quarters. However, first floor shall be allowed after the plot is built as an entirely new construction and foundations are stable to take additional load.
- (c) The building can abut in the front, but 1 M shall be left on any one side and 1.5 M in the rear except where the rear boundary abuts on an open space no compulsory open space shall be required in the rear.

9. Quarter on Plots of 93.6 Sq. m.

- (a) Not more than 2/3rd of the plot area shall be allowed to be covered.
- (b) Only ground floor shall be allowed.

THE SIND GOVERNMENT GAZETTE DECEMBER 28 1972

- (c) The building can abut in the front, but 1 m shall be left on any one side, and 1.5 m in the rear except where the rear boundary abuts on an open space, no compulsory open space, no compulsory open space shall be required in the rear.

10. Plots for Residential Flats.

- (a) For built up area, plot ratio shall be 1:1.75.
- (b) Compulsory open space shall be 6.0 m all around. In case where the area of plot is less than 0.2 hectare, it shall be 3.0 m.

B. COMMERCIAL PLOTS:

Standard Elevations in respect of height numbers of storeys compulsory open space and arcade shall be followed for each type of commercial plots as given at the time of allotment/auction.

C. AMENITY PLOTS:

- (a) For built up area, plot ratio shall be 1:1.
- (b) Compulsory open space shall be 6.0 m all around, except in cases, where the area of plot is less than 0.2 hectare, it shall be 3.0 m.

D. INDUSTRIAL PLOTS:

- (a) The approved plan D-PA, 28th D-2 defines the various Zones of the minimum permitted plot sizes and dimensions according to the following:-

Zone		Min. Surface Sq. meter	Front plot width in meter	Plot depth in meter
Industrial	IA	2400	9.0	30.5
"	IB	4000	15.2	30.5
"	IC	4000	15.2	30.5
"	IIA	6400	24.4	30.5 Block 16
"	IIB	6400	24.4	30.5 Block 15
"	III	16000	24.4	76.2
"	IV	16000	30.55	61.0
"	V	18000	45.75	45.7
"	VI	36000	55.0	76.2
"	VII	57600	55.0	142.0
"	VIII	127,000	115.8	142.0
"	IX	270,000	115.8	260 Block 21

THE SIND GOVERNMENT GAZETTE DECEMBER 28 1972

Building in the green areas within then laid plots defined by blue plot sizes and dimensions according to the special plan no special restriction are required. The Authority takes the full responsibility of defining such plot sizes which have to match with the regulations of the general "KARACHI ZONING CONTROL" and the present more specially as refers to built up plot percentages and building heights).

- (b) In cases due to mis-implementation, plot sizes and dimension may be smaller than minimum required. In such cases permitted plot sizes and dimensions can be 5% than the minimum required, upon special approval of the Authority.

2. Arrangement of Building Area on Plots.

- (a) For the purpose of arranging the building on plots of the Industrial Sectors, the corner plots shall be considered as such and the building in them shall be located in the same way as in the other non-corner plots, that is, having a front elevation facing North and South only.
- (a) Side elevations of corner plots though, i.e. facing open spaces towards East or West, should be treated as architecturally in the most suitable way and openings may be provided except of vehicle access entrances.
- (c) Industrial buildings should be built in rows or in a detached way as follows and in accordance with the specific requirements or "KARACHI ZONING CONTROL" (Para 109-100, 118-123).

Zone	Arrangement of building Area System		Minimum permitted distance between buildings and plot		
			From Front	From side plot line sides	From rear plot Lines
Industrial	IA	Rows	6.0	—	3.0m
"	AB	Rows	"	—	3.0m
"	IC	Detached	"	2.2m	6.0m
"	IIA	Detached	"	2.1m	3.0m
"	IIB	Detached	"	3.0m	6.0m
"	III	Detached	"	3.0m	6.0m
"	IV	Detached	"	3.0m	6.0m
"	V	Detached	"	3.0m	6.0m
"	VI	Detached	"	3.0m	6.0m
"	VII	Detached	"	3.0m	15.25m
"	VIII	Detached	"	6.0m	15.25m
"	IX	Detached	"	6.0m	15.25m

- (d) The arrangement of building area of structures to be erected within the blue lines of public open spaces should be defined according to the special detailed plans to be issued and the approved by the Authority.

All elevations of all buildings facing any open space should be treated as architecturally.

3. Maximum permitted Built up Plot Percentage.

(a) The maximum permitted built up plots percentage are according to the following figures, which are the same for non-corner plots:

Zone		Maximum permitted built up percentage
Industrial	IA	67% (2/3)
"	IB	67% (2/3)
"	IC	50%
"	IIA	50%
"	IIB	50%
"	III	50%
"	IV	50%
"	V	50%
"	VI	50%
"	VII	40%
"	VIII	40%
"	IX	40%
Community building area defined by blue line		50%

4. Maximum Permitted Building Heights in Numbers.

(a) The maximum permitted building height in number of storeys and in floor area rate index is determined per Zone as follows:

Zone	Height in number of storeys	F.A.R. Index
Industrial	IA	3
"	IB	3
"	IC	No limit.
"	IIA	3
"	IIB	No limit.
"	III	"
"	IV	"
"	V	"
"	VI	"
"	VII	"
"	VIII	"
"	IX	"
Community building area defined by 2 blue line.		No restriction

5. Other Regulations.

(a) Community Building in areas defined by blue lines shall be subjected architectural control. The Authority may provide special detailed plans where-upon the erection, re-erection, repairs, maintenance, alteration of buildings or additions to a building or buildings should comply with the above.

(b) Provision for loading and un-loading facilities is not compulsory in the Zones IA, IB, IC, IIA, IIB, III, IV, and V. In the other Zones Loading and un-loading facilities are required as follows:-

For Gross Floor Area of	Number of Loading Berth.
9001 m — 14000 sq. m.	1
14001 m — 28000 sq. m.	2
28001 m — 90000 sq. m.	3
90001 m — 280000 sq. m.	4

For each additional 2,80,000 sq. m. of floor area, one additional loading berth shall be provided.

6. Ground and two upper floors shall be allowed on all industrial plots keeping the other regulations intact.

(ABBAS MIRZA)

OFFICER ON SPECIAL DUTY (O & M)

MINISTRY OF HEALTH & WORKS (HEALTH DIVISION)

Conditions of Buildings to be Erected in Nazimabad &
D.P. Colonies, Drigh Village Colony, and Raifah-e-Am
Cooperative Housing Society

A. Plots of the sizes of 1200, 800 & 400 Sq. Yds.

1. The building to be constructed on the plots shall be of masonry construction of approved design suitable for residential purposes only. No shop or godown will be permitted to be constructed.

2. The building shall not exceed two storeys in height including the ground floor.

3. In 1200 & 800 Sq. Yd. plots no structure except platform, parapet walls, steps, underground water tanks and the dividing walls separating servants quarters and garages from the main building (the height of the parapet and the dividing walls not exceeding the height of the compound wall) will be allowed 10 ft. from the compound wall of the plots.

4. In 400 sq. yd. plots no structure except platform, parapet walls, steps, underground water tanks will be allowed on the space of 10 ft.

5. The height of the plinth shall be at least two ft. above the ground level of the road on which the plot abuts.

6. The building shall be of such architectural appearance as will harmonise with those in its surroundings and will suitably maintain the general appearance of the particular area. The facade of the building to be constructed shall be of the type and design to be approved by appropriate authorities. Necessary servants quarters, out house and garages will be allowed to be built on the plots.

7. Not less than the following shall be left as open space:

1200 & 800 sq. yd. plots	2/3 of the area
400 sq. yd. plots	half of the area

Such open space shall be free from any erection or obstruction subject to the following:

- a) Steps on ground floor and platform will be excluded from the built-up area.
- b) Open balconies which do not exceed 4 ft. in width abutting on the outer wall of the house will be excluded from the built-up area.
- c) Open staircases will be excluded from the built-up area.
- d) Covered staircases and open or covered balcony inside the courtyard will be included in the built-up area.
- e) Continuous or more than 20 ft. gallery will not be allowed as free open area but will be included in the built-up area.
- f) Covered passages on the ground floor and covered or open passages on the upper floor will be included in the built-up area.
- g) Porches, bay windows and similar projections will be included in the built-up area.

8. Out-houses, stables and outside latrines shall not be laid throughout the plinth area.

9. Out-houses, stables and outside latrines shall not be erected in the front portion of the plot.

10. Storing or exhibiting for sale timber materials or merchandises or packing cases in the premises is prohibited.

11. The plots will not be allowed to be sub-divided.

12. Rooms mentioned below shall not measure less than areas noted against each.

- a) Living room (including servants quarters) 140 sq. ft.
- b) Kitchen room (including servants quarters) 48 sq. ft.
- c) Bath-room (including servants quarters) 35 sq. ft.
- d) Water closet (including servants quarters) 16 sq. ft.

13. The height of the compound wall should not exceed 7 ft.

14. Ceiling of living rooms should not be less than 12 ft.

15. Corners of end plots will be rounded off by a diameter of 12 ft. and those on main roads by 15 ft. diameter to avoid blind road turnings.

B. Plots of the sizes of 216 & 133 sq. yd. 1944-1200 sq. ft.

1. The building to be constructed on the plots shall be masonry construction of approved design suitable for residential purposes only. No shop or godown will be permitted to be constructed.

2. The building to be constructed may be of one flat type tenement on each floor and should be erected so that it may abut on the street and should not be beyond the building line prescribed by the appropriate authorities.

3. The building shall not exceed two storeys in height including the ground floor.

4. The height of the plinth shall be at least two ft. above the ground level of the road on which the plot abuts.

5. Building shall be of such an architectural appearances as will harmonise with those in its surroundings. The facade of the buildings to be approved by the appropriate authorities.

6. Not less than 1/3rd of the area of the plot shall be left as open space.

7. Damp proof course of approved materials should be laid through the plinth area.

8. Rooms mentioned below shall not measure less than the area noted against each:

Living room	100 sq. ft. 10 x 10
Kitchen	35 sq. ft. 5 x 7
Bathroom	16 sq. ft. 4 x 4
Water Closet	15 sq. ft. 3 x 5

9. Plots will not be allowed to be sub-divided.

10. Ceiling of living rooms should not be less than 10 ft.

11. Corners of end plots will be rounded off by the diameter of 12 ft. and those on main road by 15 ft. diameter to avoid blind road turnings.

Compulsory Open Space:

Area 400 sq. yd. from Main road 10' and from one boundary 7½.

Area 800 sq. yd. from Main road 15' and other one boundaries 10'.

Built up quarters of open plots allotted for construction of quarters in D. P. Colonies:

1) Not more than 3/4th of the area of the plot will be allowed to be covered.

2) The building will not exceed by one storey with a maximum height & of 14 feet.

GOVERNMENT OF PAKISTAN, MINISTRY OF HEALTH & WORKS
(HEALTH DIVISION)

Rules and Regulations for Commercial Buildings and
Trades, Nazimabad and D. P. Colonies, Landhi Colony,
Malir Colony, Firdous, Usmania Colony.

GENERAL RULES

1. Unless otherwise stipulated in these rules, Karachi Metropolitan Corporation building rules and specific provisions of City of Karachi Municipal Act 1933 shall be adhered to depending on the nature of the building.
2. On plots of land in commercial area, no construction shall be allowed unless it conforms to the following general rules:
 - a) The building to be constructed on the plot shall be of masonry of R. C. C. construction or a combination thereof approved design and pattern.
 - b) The height of the plinth shall be at least two feet above the crown of the road on which the plot abuts.
 - c) Sub-division of a plot shall not be permitted.
 - d) Printed markets, cinema or show houses shall not be constructed without obtaining prior permission of the Government.
 - e) Warehouses, godowns, if built in the plot shall not abut on the main road.
 - f) Industrial undertaking or factories employing more than 25 persons shall not be allowed to be constructed.
3. Building intended to carry out dangerous and offensive trades detailed below shall be allowed.

I. Dangerous Trades of Inflammable Materials.

- a) Timber.
- b) Firewood in excess of 500 maunds, charcoal in excess of 300 bags, and coal in excess of 100 bags.
- c) Hay and straw.
- d) Matches in excess of 150 gross.
- e) Match manufacturing.
- f) Ghee making.

- g) Paper making.
- h) Sugar making.
- i) Brush making.

II. Offensive Trades Emanating Obnoxious Smell.

- a) Clearing, preparing, or manufacturing, by any process of clothes in indigo, or other colours, except dying and cleaning.
- b) Processing or trading in bones, tallow of fat, blood, hides, skins, manue catnut, oil, cloth fish, fine baur and hoofs.
- c) Manufacture of Oil.
- d) Processing of wool.
- e) Burning of lime, manufacturing of cement, bricks, earthenware & Potters.

- f) Casting of more than two maunds at a time or individually of iron, brass, copper and the like ores.

- g) Manufacturing of chemicals, liquids and non-liquids.

- h) Strong tobacco in excess of 160 lbs., manufacturing of cigarettes, cigars and other tobacco products, other than bidi making.

4. Such of the factories and mills which produce noise, smell, smoke or other nuisance shall not be allowed to be constructed but workshops for repairing cars may be permitted.

Rule for Measuring 10' x 10' and 10' x 20'

1. The building to be erected on a plot shall be single storey, construction of masonry, bricks or RCC or a combination thereof, suitable for shops. No godown for manufacturing or processing trades shall be allowed.

- e) Match manufacturing.
- f) Ghee making.
- g) Paper making.
- h) Sugar refining.
- i) Brush making.

2. The whole area of plots may be covered.
3. Every shop will be at least 75 sq. ft. in superficial area and shall in every part be not less than 10' high from the plinth to ceiling.
4. The gallery or loft, if any, shall be governed by specific provision in Karachi Metropolitan Corporation building rules.
5. Ventilating shafts, skylight or roof vents shall be provided in the building abutting on the road or street provided its depth is greater than 7'-6" from the edge of that road or street.
6. No shop shall be used as living room or be allowed to be subdivided.
7. Damp proof course of 1½" thickness of approved material shall be provided.

Rules of Plots Measuring 20' x 30', 40' x 60' & 1 Acre.

1. The building to be erected on a plot may be of two storey masonry, R. C. C. construction, suitable for shops offices, etc. including ground floor.
2. Not more than two third of the whole area of plot from 3/4th to 1 acre and whole of the area on ground floor or plots measuring 20' x 30' and 40' x 60' shall be allowed.
3. Each shop or the like construction shall have at least 100 sq. ft. as clear superficial area and shall in every part be not less than 11 ft. high from floor to ceiling.
4. Ventilating shafts, skylight or roof rents shall be provided in the buildings abutting on road and street, provided its depth is greater than 10' from the edge of that road or street.
5. The gallery or loft, if any shall be governed by the specific provisions in the K.M.C. building rules.

6. No shop or the like shall be used as living room on ground floor if it does not comply with building rules governing thereof.

7. The residential quarters if any constructed on the 1st floor shall be constructed in such a manner that:

- a) No room shall be less than 100 sq. in superficial area and not less than 11 ft. in the height from the floor to the ceiling.
- b) Each room shall be properly ventilated.
- c) No corridors and stairs shall be less than 4'-6" wide if floor is used proportionately increased with the increase in persons using them.
- d) Sufficient baths, urinals and W.C.'s shall be provided.
- e) No rooms shall be converted for or used as living rooms unless it is 144 sq. ft. in area.

8. Damp proof course of 1½" thickness of the approved material shall be provided.

ZONING REGULATIONS FOR RESIDENTIAL PLOTS IN PIR ILLAHI BUX COLONY:

1. Covered area shall not exceed 2/3rd of the plot area.
2. Front 3 ft. space shall be used as compulsory open space and only steps, platform and hedge shall be permitted, provided their height does not exceed 3 ft. from the road level.
3. Except for those plots which are shown as commercial in the approved layout plan, shops and godowns shall not be permitted within the plot.
4. Normally only ground floor shall be permitted.

Construction of the first floor and additional floors, may be permitted on the following conditions:

- a) Foundation and superstructure will be made strong enough to take the additional load.
- b) Upper storey shall be set back 8' from the building line of the ground floor, in case of all narrow streets, i.e. between 19' to 25'.

- c) Upper floors on plots abutting on wide roads, i.e. 40' and above shall be permitted with the same building line as that of the ground floor. However, no projection of balconies will be allowed.
- d) A set back of 8' shall also be compulsory for the upper, from 10' wide back lane also.

ZONING REGULATION FOR RESIDENTIAL PLOTS IN RIZVIA COOPERATIVE HOUSING SOCIETY.

House building rules and regulations of the Karachi Metropolitan Corporation will be enforced strictly and the following building conditions regarding covered area etc. will apply:

Bungalow Type Constructions on Plots of the sizes Ranging from 600 to 2600 sq. yard.

- a) The covered area including out-houses etc., should not be more than one third.
- b) Ground floor and one storey will be allowed.
- c) 15 ft. from the main road and 10 ft. from other boundaries should be left open.
- d) Ceiling of living rooms should not be less than 12 ft.
- e) No roof other than RCC will be allowed.
- f) The height of the outer boundary wall should not exceed 6½ ft.
- g) Shops and godowns will not be allowed.
- h) Corners of end plots will be rounded off by a diameter of 12 ft. to avoid blind road turnings.

Building on Plots Ranging from 300 to 600 Sq. Yard.

- a) One half of the area should be left open.
- b) Ground floor and one storey will be allowed.
- c) Building will be allowed to abut on street line but at least 7½ ft. from other boundaries should be left open.
- d) Ceiling of living rooms should not be less than 12 ft.
- e) No roofs other than RCC will be allowed.
- f) Shops and godowns will not be allowed.

Houses on Plots ranging from 151 to 300 sq. yard.

- a) One third of the area should be left open.
- b) Ground floor and one storey will be allowed.
- c) Building will be allowed to abut on street line.
- d) Clear ceiling of living rooms should be 12 ft. on ground and 15 ft. on 1st floor.
- e) No roofs other than RCC will be allowed.
- f) Shops etc. will not be allowed.

Houses on plots 80 to 150 sq. yard.

- a) One fourth of the area should be left open.
- b) Building will abut on street line and only ground floor will be allowed.
- c) Clear ceiling of living rooms should be 12 ft.
- d) No roofs other than RCC will be allowed.
- e) Shops etc., will not be allowed.

P.E.C.H.S. Ltd.

Extract from Minutes of a meeting held on the 25th September 1950, Mr. A. R. Khan, Joint Secretary, Ministry of Health and Works, was in the Chair.

25th Sept
1950

4. House building rules and regulations of the Karachi Metropolitan Corporation will be enforced strictly and the following building conditions regarding covered area etc., will apply to BUNGALOW TYPE CONSTRUCTIONS ON PLOTS OF THE SIZES OF 2000, 1500, 1000 and 600 sq. yard.

- a) the covered area including out-houses etc., should not be more than one third.
- b) ground floor and one-storey will be allowed.
- c) 15 ft. from the main road and 10 ft. from other boundaries should be left open.
- d) ceiling of living rooms should not be less than 12 feet.
- e) No construction other than R.C.C., will be allowed.
- f) The height of the outer-boundary wall should not exceed of 6½ ft.
- g) Shops and godowns will not be allowed.
- h) Corners of end plots will be rounded off by a diameter of 12 ft. to avoid blind road turnings.

Building on Plots of 400 Square Yards.

- a) One half of the area should be left open.
- b) Ground floor and one storey will be allowed.
- c) Building will be allowed to abut on street line but at least 7½ feet other boundaries be left open.
- d) Ceiling of living rooms should not be less than 12 ft.
- e) No roofs other than R.C.C. will be allowed.
- f) Shops and godowns will not be allowed.

Houses on Plots of 200 and 300 sq. yards.

- a) One third of the area should be left.
- b) Ground floor and one storey will be allowed.
- c) Building will be allowed to abut on street line.
- d) Ceiling of living room should be 12 ft.
- e) No roofs other than R.C.C. will be allowed.
- f) Shops etc. will not be allowed.

Houses on Plots of 100 Sq. Yards.

- a) One-fourth of the area should be left open.
- b) Building will abut on street line and only ground floor will be allowed.
- c) Ceiling of living rooms should be 12 ft.
- d) No roofs other than R.C.C. will be allowed.
- e) Shops etc., will not be allowed.

RULES AND REGULATIONS FOR BUILDINGS AND TRADES
IN THE COMMERCIAL AREAS IN THE P.E.C.H. SOCIETY
AS APPROVED BY THE GOVERNMENT OF PAKISTAN.

GENERAL RULES

1. Unless otherwise stipulated in these rules, Karachi Metropolitan Corporation Building Rules and specific provisions of City of Karachi Municipal Act, 1933, shall be adhered to, depending on the nature of the building.

On plots of land in commercial areas no construction shall be allowed unless it conforms to the following general rules.

- a) The building to be constructed on the plot shall be masonry or R.C.C. construction or combination thereof.
- (i) Front shall be of the standard design sanctioned by the Society for each area.
- (ii) Continuous verandas of 10' x 7½' should be left in front of each shop as per standard designs approved by the Society in front of shops on the plots measuring more than 50 sq. yards.
- b) The height of the plinth and that of the arcade i.e. the foot-path in front of the main building shall be at least 2' respectively above the crown of the road on which the plot abuts.
- c) Sub-division of plot shall not be permitted.
- d) Private markets, cinemas or show-houses shall not be constructed without obtaining prior permission of the Government.
- e) Ware-houses, godowns if built on the plot shall not abut on the main road.
- f) Industrial undertaking or factories employing more than 25 persons shall not be allowed to be constructed.

2. Building intended to carry out dangerous and offensive trades detailed below shall not be allowed to be constructed:

I. Dangerous Trades of 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) Matches in excess of 150 gross.
- e) Match manufacturing.
- f) Ghee making.
- g) Paper making.
- h) Sugar refining.
- and i) Brush making.

II. Offensive trades Emanating Obnoxious Smells.

- a) Cleaning, preparing or manufacturing by any process of cloths in indigo or other colour except dying and cleaning.
- b) Processing or Trading in bones, Tallow, offal, fat, blood, hides, skins, manure, catgut, oil cloth, fish, fine born and hoofs.
- c) Manufacture of oil.
- d) Processing of wool.
- e) Burning of lime, manufacturing of cement, bricks, earthenware and pottery.
- f) Casting of more than two maunds at a time or individually of iron, brass, copper and the like ores.
- g) Manufacturing of chemicals, liquid and non-liquid.
- h) Strong tobacco in excess of 160 lbs., manufacturing of cigarettes, cigars and other tobacco products, other than bidi making.

4. Such of the factories and mills which produce noise, smell, smoke and other nuisance shall not be allowed to be constructed but small workshops for repairing cars may be permitted.

Rules for cabins measuring 4' x 5' & 6' x 5'

1. The building to be erected on a plot shall be of ground floor only. The construction shall be of masonry, bricks or R.C.C. or a combination thereof suitable for trading shops only. No godown for manufacturing or processing trades shall be allowed.

2. The whole area may be covered.

3. Clerestory windows shall be provided for ventilation on the back walls.

4. The height shall be 9' from the shop floor to ceiling.

5. The roof of R.C.C. slab shall be 4" thick.

6. No shop shall be used as living room.

7. Damp proof course $1\frac{1}{2}$ " thick of approved material shall be provided.

Rules for plots measuring 36 Sq. Yard, 47 Sq. Yard, 50 Sq. Yard and thereabout.

1. The building to be constructed on such plots shall be of ground floor only. Masonary shall be R.C.C. bricks or R.C.C. or a combination thereof suitable for trading shops or office only. No godown for manufacturing or processing trades shall be allowed.

2. The whole area may be covered.

3. Each shop shall have at least 75 sq. ft. as clear superficial area and shall in every part be not less than 11 feet high from floor to ceiling.

4. Air-duct, Tobins tube, Archimedian screw, ships ventilator, clerestory windows, sky-lights shall be provided in such rooms in which additional ventilation besides the natural one is necessary.

5. Construction of Galleries or lofts shall not be allowed.

6. No shop shall be used as living room.

7. Damp proof course of $1\frac{1}{2}$ " thickness of approved material shall be provided.

Rules for plots measuring 63 Sq. Yard, 83 Sq. Yard and 100 Sq. Yard.

1. The building to be constructed on such plots shall be of ground floor and first storey. Masonary shall be of C.C. Brick or R.C.C. or a combination thereof suitable for trading shops or office only. No godown for manufacturing or processing trades shall be allowed.

2. The whole area may be covered.

3. Each shop shall have at least 100 sq. ft. as clear superficial area and shall in every part be not less than 11 feet high from floor to ceiling.

4. Air duct, Tobins tube, archi-medium screw, ships ventilator, windows, skylights shall be provided in such rooms in which additional ventilation besides the natural one is necessary.

5. Construction of galleries of lofts shall not be allowed.

6. No shops shall be used as living room.

7. On the first floor the flat shall be constructed in such a manner that:

a) No room shall be less than 100 sq. ft. in superficial area.

b) Each room shall be properly ventilated.

c) No corridors and stairs shall be less than 3 ft. 6" wide if floor is used for less than 16 people.

d) Sufficient baths, urinals and W.C.'s shall be provided.

e) No room shall be converted for or used as living room unless it is 100 sq. ft. in area.

8. Damp proof course of $1\frac{1}{2}$ " thickness of approved material shall be provided.

Rules for plots measuring 105 to 144 sq. yard, and 147 to 176 sq. yard.

Same as for plot measuring 63 sq. yard and 83 sq. yard to 100 sq. yard with the exception that in item 3 each shop shall have at least 140 sq. ft. as clear superficial area and shall in every part be not less than 11 feet high from floor to ceiling.

ZONING REGULATIONS FOR RESIDENTIAL PLOTS IN KARACHI CO-OPERATIVE HOUSING SOCIETY UNION LTD.

Housing building rules and regulations of the Karachi Metropolitan Corporation will be enforced strictly and the following building conditions regarding covered area etc., will apply.

Bungalow type construction on plot or the sizes ranging from 600 to 2600 sq. yard.

- a) the covered area including out-houses etc. should not be more than one-third.
- b) ground floor and one storey will be allowed.
- c) 15 ft. from the main road and 10 ft. from other boundaries should be left open.
- d) ceiling or living rooms should not be less than 12 ft.
- e) no roof other than RCC will be allowed.
- f) the height of the outer boundary wall should not exceed 6½ ft.
- g) shops and godowns will not be allowed.
- h) corners of end plots will be rounded off by a diameter of 12 ft. to avoid blind road turnings.

Building on plots ranging from 301 to 500 sq. yard.

- a) one half of the area should be left open.
- b) ground floor and one storey will be allowed.
- c) building will be allowed to abut on street line but at least 7½ ft. from other boundaries should be left open.
- d) ceiling of living rooms should not be less than 12 ft.
- e) no roofs other than RCC will be allowed.
- f) shops and godowns will not be allowed.

Houses on plots ranging from 150 to 300 sq. yard.

- a) one third of the area should be left open.
- b) ground floor and one storey will be allowed.
- c) building will be allowed to abut on street line.
- d) clear ceiling of living rooms should be 12 ft. on ground floor and 10 ft. on 1st floor.
- e) no roofs other than RCC will be allowed.
- f) shops etc. will not be allowed.

Houses on plots 180 to 149 sq. yards.

- a) one fourth of the area should be left open.
- b) building will abut on street line and only ground floor will be allowed.
- c) no roofs other than RCC will be allowed.
- d) shops etc. will not be allowed.

ZONING REGULATIONS OF MOHAMMAD ALI MEMORIAL CO-OPERATIVE HOUSING SOCIETY.

1. The Building Rules and Regulations of the Karachi Metropolitan Corporation will be strictly enforced.

2. The following Building conditions regarding covered area etc. will apply:

A) Total Area of plots from 2000 to 200 sq. yds.

- a) The covered or Built-up area including out-houses etc. should not be more than one third of total area.
- b) 15 ft. from the main road, 10 ft. from the other boundaries should be left as compulsory open space.

B) Total Area of plots from 400 to 303 sq. yds.

- a) The covered or built-up area should not be more than half of total area.
- b) 7½ from the road and the other boundaries should be left as compulsory open spaces.

C) Total Area of plots from 200 to 160 sq. yds.

- a) The covered or built-up area should not be more than 9/16th of the total area.
- b) Compulsory open space in the rear 8'-0" and from the adjoining plots boundaries not less than 4' 0".

- c) The building may abut on street line but no entrance will be directly from the street. No project will be allowed over the road.
- d) The building may abut on one of the adjoining boundaries, but no opening will be allowed in this wall.
- e) Open staircase will be allowed in compulsory open spaces.
- f) Common septic tanks & soakage pits allowed between two or more plots.

3. The following General conditions will apply to all plots :

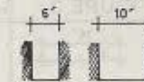
- a) The plinth of the buildings should not be less than 2 ft. from road level.
- b) Only ground floor and one upper storey will be allowed.
- c) Ceiling or living rooms should not be less than 12 ft.
- d) No roof other than RCC will be allowed.
- e) The height of the outer boundary wall should not exceed $6\frac{1}{2}$ ft.
- f) Shops and godowns will not be allowed.
- g) Corners of end plots to be rounded off as per approved lay-out plan.

FIGURE 1: SCHEDULE G, PART 3

PEDESTRIAN LANES

SCALE: 1" = 20'

CROSS SECTIONS:



SITUATION 1 — NO



SITUATION 2 — YES



LONGITUDINAL SECTIONS:

YES

NO

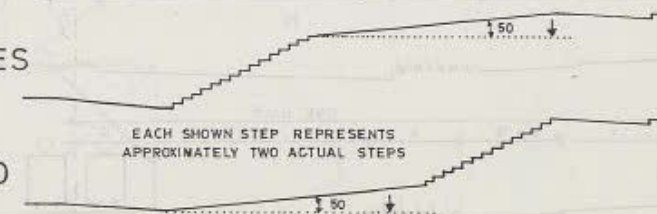


FIGURE 2: Schedule G, Part 3

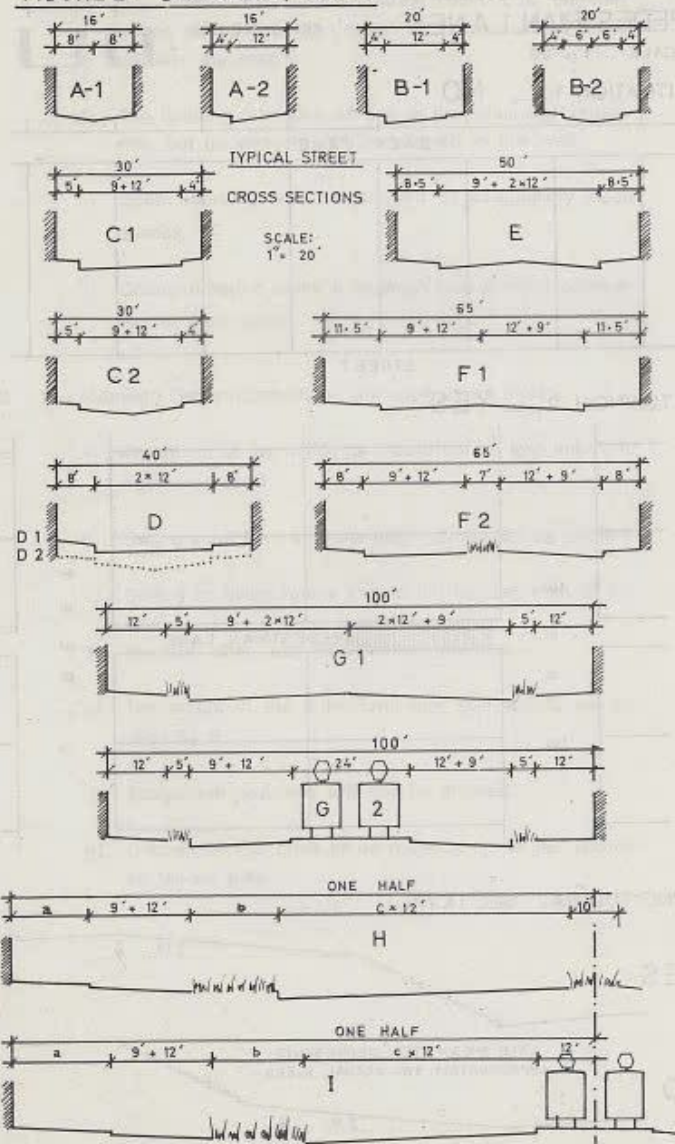
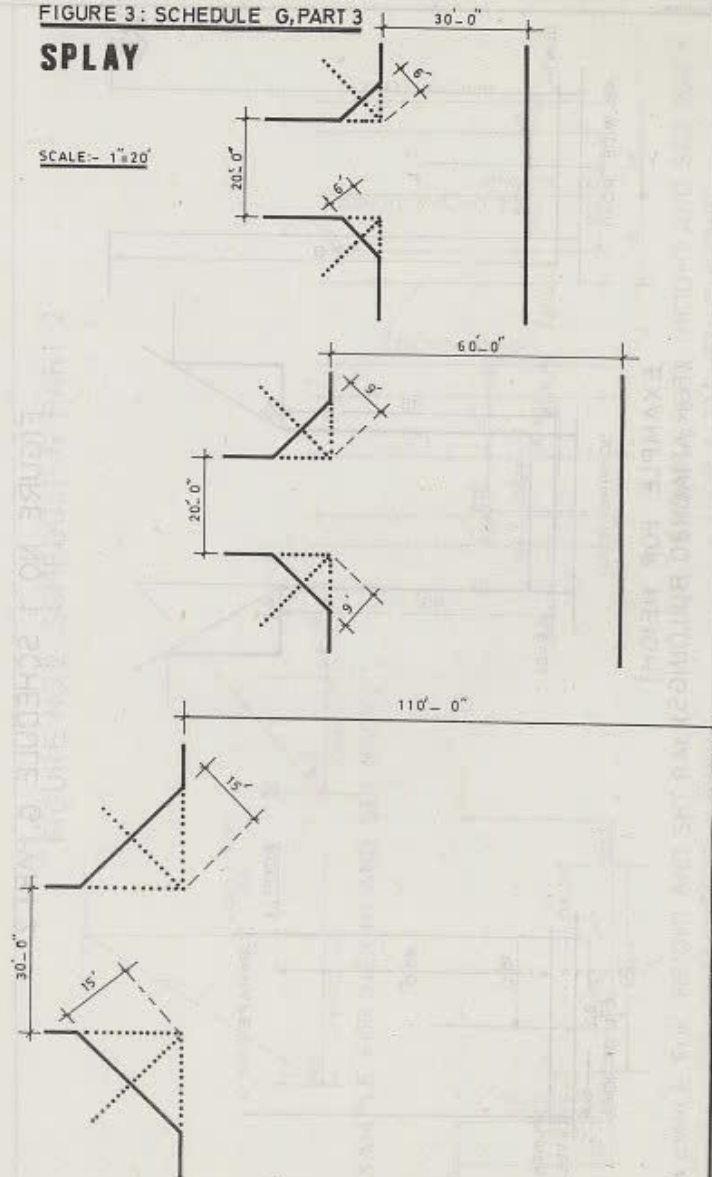


FIGURE 3: SCHEDULE G, PART 3

SPLAY

SCALE: 1" = 20'



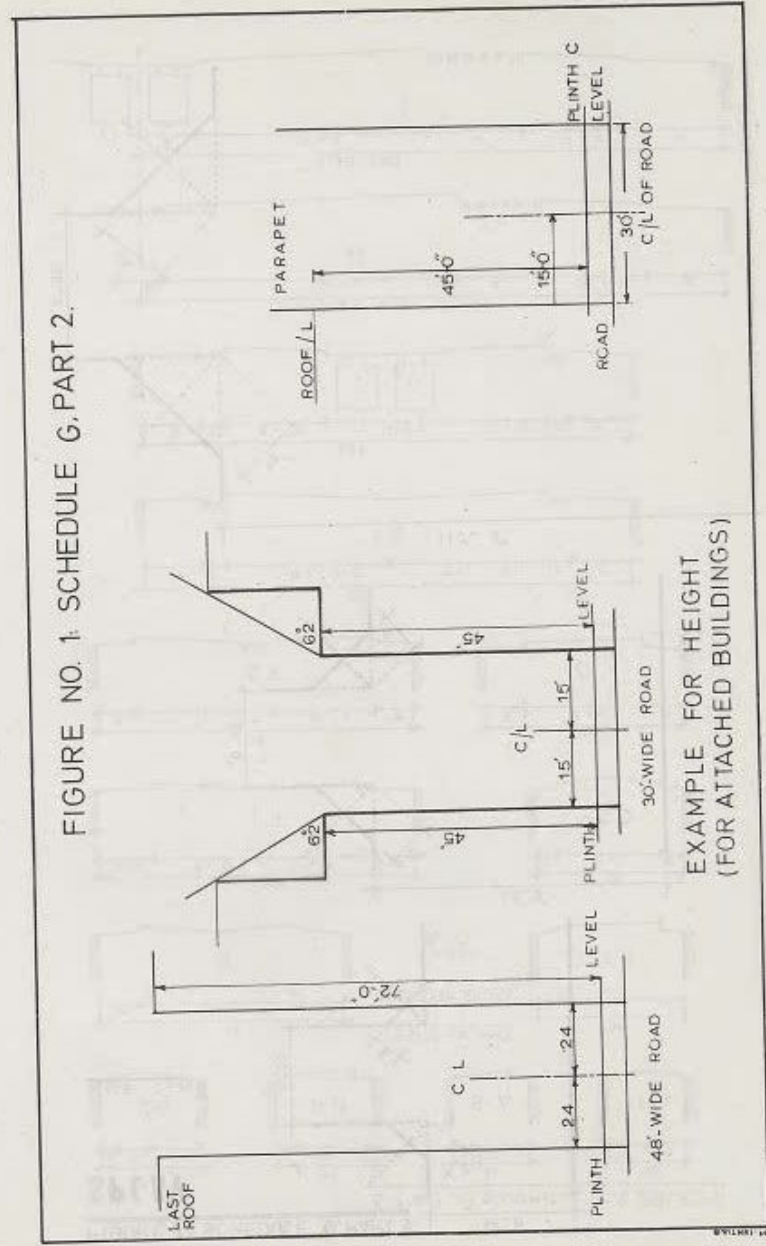
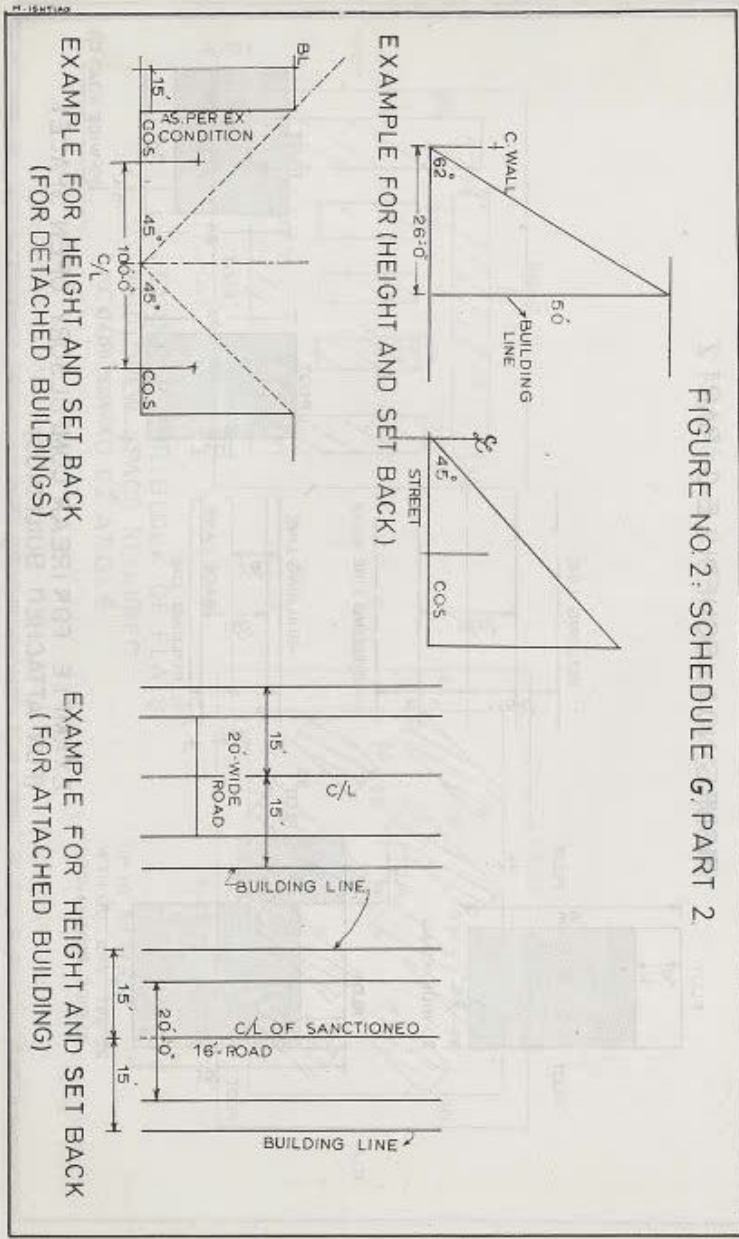


FIGURE NO.3 : SCHEDULE G, PART 2.
EXAMPLE FOR (REAR COMPULSORY OPEN SPACE)
(FOR ATTACHED BUILDINGS)

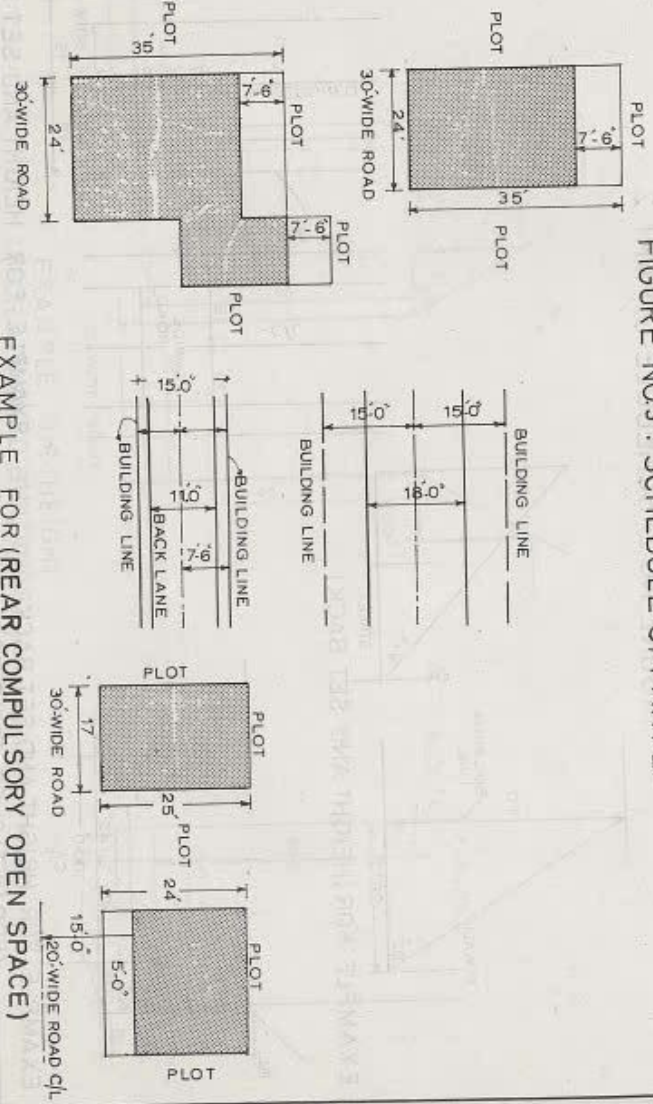
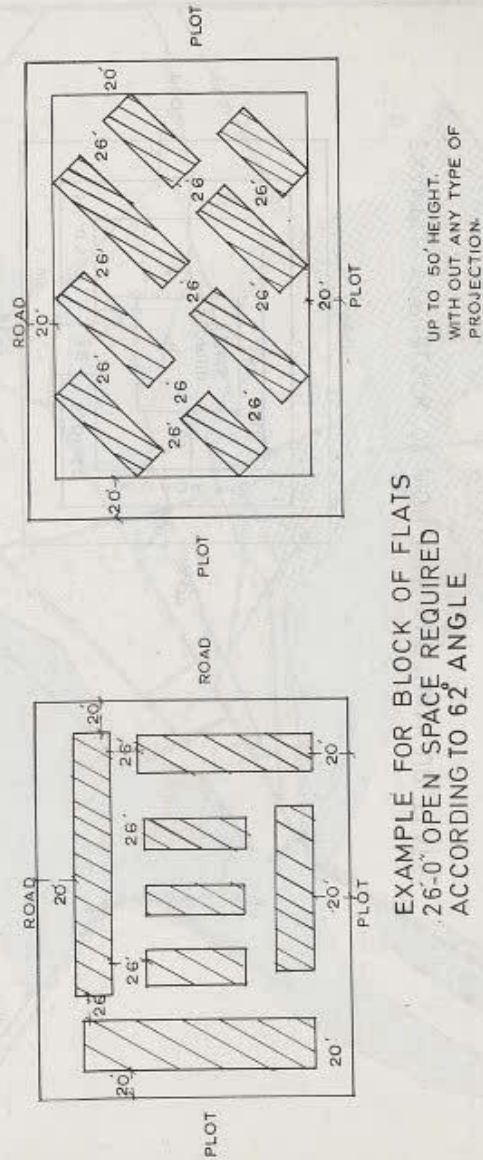


FIGURE NO.4- SCHEDULE G, PART 2



EXAMPLE FOR BLOCK OF FLATS
26'-0" OPEN SPACE REQUIRED
ACCORDING TO 62° ANGLE

UP TO 50' HEIGHT.
WITH OUT ANY TYPE OF
PROJECTION.

