



SINDH BUILDING CONTROL AUTHORITY

Karachi, 13th March, 2025

NOTIFICATION

KARACHI BUILDING & TOWN PLANNING REGULATIONS-2002 (AMENDMENT) 2025

No. SBCA/PS to DG/2025/18 : In exercise of the powers conferred by Section 21-A of Sindh Building Control Ordinance, 1979 and duly vetted by the Law Department vide Letter No.S.REG.:4(7)/2025/59 dated 12th March, 2025, the Authority is pleased to make and promulgate the following Amendments in the existing Karachi Building & Town Planning Regulations-2002 in Chapter-2 "Definitions", Chapter-18 "Sub-Division and Amalgamation of Land and Change of Land Use" and Chapter-19 "General Standards: Land Use Classification" with immediate effect.

The following Amendments made by the Authority under SBCO, 1979 are hereby published for general information:-

These amendments shall be called KARACHI BUILDING & TOWN PLANNING REGULATIONS (AMENDMENT) 2025.

Serial No.	Regulations No.	Existing	Amendment
1.	2-7	" Amenity Plot " means a plot allocated exclusively for the purpose of amenity uses as define in Chapter 19 of these Regulations, such as Government uses in 19-2.2.1, Health and Welfare uses in 19-2.2.2, Education uses in 19-2.2.3, Assembly Uses in 19-2.2.4, Religious uses in 19-2.2.5, Parks and Play grounds in 19-2.2.7, Burial grounds in 19-2.2.8, Transportation right-of-way in 19-2.2.9, Parking in 19-2.2.10 and Recreational Areas in 19-2.2.12.	" Amenity Plot " means a plot allocated exclusively for the purpose of amenity uses as define in Chapter 19 of these Regulations, such as Government uses in 19-2.2.1, Assembly Uses in 19-2.2.4, Religious uses in 19-2.2.5, Parks and Play grounds in 19-2.2.7, Burial grounds in 19-2.2.8, Transportation right-of-way in 19-2.2.9, Parking in 19-2.2.10 and Recreational Areas in 19-2.2.12.
2.	2-34	" Commercial uses ": means commercial (trade) uses such as shops, shopping centers, markets, and other uses as defined in sub-clause 19.2.2.6.	" Commercial / Residential-cum-commercial use :" means Commercial or Residential Cum-Commercial use includes commercial (trade) such as shops, shopping centers, markets and other uses as defined in Clause 19.2.2.6, excluding Sub-Clauses 19.2.2.2, 19.2.2.3 & 19.2.2.13.

3.	18-4.2.2	Residential plot within a neighborhood can be allowed to be used for Education/Health purposes, provided the plot lawfully allowed for usage as Education/Health by the Master Plan Department, as per the prescribed procedure after inviting public objections from the neighborhood. The applicable Road width, FAR, Number of Floors, and COS shall be governed by Section 25-5.2 of KB & TPR.	Residential plots within a residential neighborhood can be used for Education, Health or Recreation purposes provided that the min plot size is 400 Sq.yds and the minimum road width is 60 feet. Lawfully allowed for usage as Education, Health or Recreation by the Master Plan Department, as per the prescribed procedure. The applicable Road width, Number of Floors and COS shall be governed by Section 25-5.2 & 25-5-2.1 of KB & TPR. Excluding plots falling in Clause-25.9.
4.	19.2.1	Residential Uses: Residential uses include all land used for dwelling facilities but does not include land used for lodging facilities operated on a commercial basis.	Residential Uses: Residential uses include all land used for dwelling facilities, educational, health and recreational facilities as well as uses under 19.2.2.2, 19.2.2.3 and 19.2.2.13, but do not include land used for lodging facilities operated on a commercial basis.
5.	19.2.2.13 (New Insertion)		“Recreation Uses:” includes activities, facilities and spaces that facilitate leisure, social interaction, and community well-being. This encompasses dining and social establishments, such as cafes, food courts, and similar venues, provided they contribute to the recreational and communal experience of the neighborhood.



EXISTING:

Sr. No.	Level of Activity	Min Road Width	Plot Size (Sq. yds.)	F.A.R	No. of Floors	Min COS Front	Min COS Sides	Min COS Rear
1.	Primary School / Clinic	60 ft	Up to 240	1:2.0	G+2	3 ft.	-	3 ft.
2.	Secondary School/Clinic	80 ft	241 - 400	1:2.0	G+2	6 ft.	5 ft.	6 ft.
3.	College/ Hospital	100 ft	401-1500	1:2.5	G+3	8 ft.	5 ft.	8 ft.
4.	College/University	100 ft	1501-1999	1:4.5	--	10 ft.	7 ft.	10 ft.
5.	College or University Chartered by HEC for University/Hospital	150 ft	2000 & above	1:5.5	--	15 ft.	10 ft.	15 ft.

PROPOSED:**Table-25-5-2:**

Sr. No.	Level of Activity	Min Road Width
1.	Primary School / Clinic/ Recreational Use	60 ft
2.	Secondary School/Clinic/ Recreational Use	80 ft
3.	College / Hospital / Recreational Use	100 ft
4.	College / University / Recreational / Recreational Use	100 ft
5.	College or University Chartered by HEC for University / Hospital / Recreational Use	150 ft

Table-25-5-2.1:

Sr. No.	Plot Size (Sq. yds.)	No. of Floors	Min COS Front	Min COS Sides	Min COS Rear
1.	400-599	G+1	7 ft.	5 ft.	7 ft.
2.	600-999	G+1	10 ft.	5 ft.	7.5 ft.
3.	1000-1500	G+1	10 ft.	7 ft.	10 ft.
4.	1501-1999	G+1	15 ft.	7 ft.	10 ft.
5.	2000 & above	G+1	15 ft.	10 ft.	15 ft.

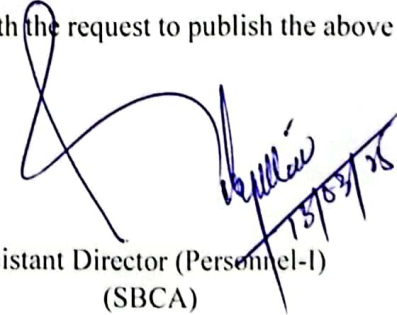
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MUHAMMAD ISHAQUE KHUHHRO
DIRECTOR GENERAL (SBCA)

No. SBCA/PS to DG/2025/18 : Karachi, dated: 13.03.2025

Copy to:

1. Addl. Chief Secretary, Local Govt. & HTP Department.
2. All Member of "Authority" SBCA.
3. DS Staff to Chief Minister, Sindh.
4. PS to Minister, Local Govt. & HTP Department, Sindh.
5. Director, Administration & Finance, SBCA,.
6. All District Directors / Sectional Heads/ All Regional Directors, SBCA.
7. PS to Director General (SBCA).
8. Superintendent, Sindh Govt. Printing Press, Karachi (with the request to publish the above in the official gazette of notifications).


 Assistant Director (Personnel-I)
(SBCA)