



The Sindh Government Gazette

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Separate Paging is given to this Part in order that it may be filed as a separate compilation.

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PART-I

NOTIFICATIONS BY THE GOVERNMENT OF SINDH

SERVICES, GENERAL ADMINISTRATION AND COORDINATION DEPARTMENT

No.SOII(SGA&CD)2-1/32/2021

Karachi, dated the 24th March, 2022

No.SOII(SGA&CD)2-1/32/2021: Dr. Afshan Bano D/o Yar Muhammad Memon, Additional Medical Superintendent (BS-19), at Dr. Ruth K.M.Pfau Civil Hospital, Karachi is hereby granted forty five (45) days Ex-Pakistan leave to **visit U.A.E with effect from 03.04.2022** or from the date of availing on private affairs, with the condition that she is not required by any Court of Law during the leave period and that her name does not exist on Exit Control List (ECL).

SECRETARY SERVICES
GOVERNMENT OF SINDH

SINDH SERVICE TRIBUNAL, KARACHI

Barrack No.20-A, Sindh Secretariat 4-A, Court Road, Karachi,

No.SST/ADMIN/ 2022

Karachi, dated ²⁹ March, 2022

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In exercise of powers conferred under Rule 4 of the Sindh Service Tribunal Establishment (Appointment, Promotion & Conditions of the Service) Rules, 2015 read with Sections 5-A & 5-B of the Sindh Service Tribunals Act 1973, the Honourable Chairman has been pleased to up-grade the remaining two posts of Senior Scale Stenographer of the establishment of this Tribunal from BPS-16 to BPS-17 with immediate effect.

No.SST/ADMIN/ 2022

Karachi, dated ²² March, 2022

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In exercise of powers conferred under Section 5-B of the Sindh Service Tribunals Act, 1973 and Rule 4 of the Sindh Service Tribunal Establishment (Appointment, Promotion and Conditions of Service) Rules, 2015, the Honourable Chairman vide approval dated 22.03.2022 has been pleased to create one new post of Photocopier Operator in Basic Pay Scale 04 and one new post of Record Sorter in Basic Pay Scale 01.

The expenditure involved will be met from the allocated budget of the Sindh Service Tribunal.

(WAQAS ABID BALOCH)
REGISTRAR

SINDH BUILDINGS CONTROL AUTHORITYKarachi dated the ²⁷ March, 2022

No:SBCA/PS-CE/2022/ ²¹ : Pursuant to the decision of SBCA Overseer Committee in its meeting held on 23.06.2021, and in exercise of the powers conferred under Section 21-A of Sindh Building Control Ordinance, 1979, the Authority is pleased to adopt the repealed rules notified earlier (2011) under Sindh High Density Development Board Act, 2010, notify and promulgate the following amendments in the existing Karachi Building & Town Planning Regulations-2002 pertaining to Town Planning in Chapter 25 "Zoning Regulations / Area Standards" with immediate effect:

These regulations shall be operative and effective for the cases falling under already notified zones/areas vide notification No:SBCA/DG/SBCA-2013/65, dated:29.03.2013.

The following insertions in regulations shall be called as Karachi Building & Town Planning Regulations (amendments, 2022) and are hereby published for general information.

THE SINDH HIGH DENSITY DEVELOPMENT BOARD ACT, 2010
(REGULATIONS, 2022)

- 25-16. **Short title and commencement.** (i) These regulations shall be known as the "Sindh High Density Development Board Act, 2010 (Regulations, 2022)".
(ii) They shall come into force at once.
- 25-16.1. **Definitions.** - In these regulations, unless the context otherwise requires, the definitions and meanings of the words and terms used shall be same as defined under "Sindh Building Control Ordinance, 1979 and Karachi Building & Town Planning Regulation 2002" (with upto date amendments).
- 25-16.2. **Amalgamation of Plots.**
With the NOC of Sindh Master Plan Authority, the Concerned Authority is competent to allow amalgamation of plots without any limitation of area. However, in case of different land use, conversion charges shall be payable to SMPA at the prevailing rate of the nearest declared commercial road and in other cases the rate to be decided by the Sindh High Density Development Board.
- 25-16.3. **Change of Land use.**
For Residential Plots: The Plot Ratio of High Density Zone shall be allowed on payment of prescribed fee by the Sindh High Density Development Board.
- 25-16.4. **Recreational Spaces.**
For all public sale and commercial plots a minimum of 8% of the permissible floor area ratio/proposed covered area shall be provided for recreation facilities/children play area/prayer area. This area shall not be included in the total floor area.
- 25-16.5. **Height related setbacks of buildings.**
The provisions of KB&TPR-2002(with upto date amendments) for the height related setback of buildings are not applicable in High Density Zone.
- 25-16.6. **Commercial (Building Bulk Standards)**
- | | |
|---------------------------|---|
| i) FAR | 1:8 for plot size 3,000 to 4,999 Sq.Yds.
1:12 for plot size 5,000 Sq.Yds and above |
| ii) ARCADE | 12'-0" |
| iii) FOOT PRINT | a). For shopping mall and parking floor
65% (Maximum).
b). Typical floors 30% to 40%. |
| iv) COMPULSORY OPEN SPACE | Sides and rear upto 30ft, 20'-0" and 10% of building height above 30ft. |
| v) OTHER CONDITIONS. | Shall be as per 25-3.2(all) |
- 25-16.7. **Residential/Flat Sites.**
- | | |
|--|---|
| i) The provision of density (person per acre) is not applicable. | |
| ii) FAR | 1:8 for plot size 3,000 to 4,999 Sq.Yds.
1:12 for plot size 5,000 Sq.Yds and above
1:4.5 for plot size 4,000 Sq.yds. And above with at least three sides road approach having minimum 50ft. width in old Clifton Quarter. |

- iii) FOOT PRINT
- For ground floor and parking floor 65%.
 - Typical floors 30% to 40%.
- iv) COMPULSORY OPEN SPACE
- Front, sides and rear 25ft.
 - For plot falling in old Clifton quarter i.e (FAR 1:4.5) an additional 15ft. setback at front beyond required compulsory open spaces is mandatory.

25-16.8. Parking requirements.

- Shops and offices 800 sq.ft. per car.
- Apartments 1000 sq.ft. per car.
- 16 ft. wide one way ramp.
- 24 ft. wide two way ramp.
- Drive way 18 ft.
- Ramp gradient 1:7.5
- Transit space 8 ft. 6 inch shall be provided at the commencement and at the end of the ramp.
- Bays/car stall size 8 ft. x 16ft.
- Outer turning radius straight 36ft.
- Outer turning radius for helical 40ft.
- In addition to project parking, 50% additional separate parking space shall be reserved for public and visitors parking.

25-17. Conditions to be fulfilled.

- Minimum area of plot required shall be 3,000 sq. yards. Facing minimum 100ft. wide road For plots facing major road under widening scheme as per table 16-3 of KB&TPR-2002(with upto date amendment) the minimum proposed road width shall be 80ft. For plots size 4000 Sq.Yds. and above with at least three side road approaches in Old Clifton Quarter, the minimum road width shall be 50ft.
- Environment Impact Assessment (EIA) of the project shall be mandatory.
- Provision of fire fighting as per international standard shall be provided.
- Mechanical, Electrical, Plumbing (MEP) details shall be provided as per International Standards.
- Owner / Sponsor of the Project shall be required to submit details of Consulting Firms and Contractors to be engaged for the Project having International / National experience of such High rise Buildings/ Projects along with the availability of modern technology/ equipment to be used for the execution of the project.
- For General Standards with regards to spaces in and about building, height and ventilation etc. provisions as contained in KB&TPR- 2002 (with upto date amendments) shall be followed.
- Subject to condition that it does not contradict the orders of Honourable Supreme Court of Pakistan.

(MUHAMMAD ISHAQUE KHUARO)
 AUTHORITY (Under SBCO 1979)
 Director General / Chief Executive, SBCA