

THE SINDH REGULATION AND CONTROL (USE OF PLOTS AND CONSTRUCTION OF BUILDINGS) RULES,2002.

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Rules.

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GOVERNMENT OF SINDH
HOUSING & TOWN PLANNING
DEPARTMENT

Karachi, dated the 13th April, 2002.

NOTIFICATION

NO.SO(LAND)HTP/KDA/6-41/99: In exercise of the powers conferred by section 6 of the Sindh Regulation and Control (Use of plots and Construction of Buildings Ordinance, 2002, the Government of Sindh are pleased to make the following rules.

1. (1) These rules may be called the Sindh Regulation and Control (Use of Plots and Construction of Buildings) Rules, 2002. **Short title and commencement.**

(2) They shall come into force at once.
2. In these rules, unless there is anything repugnant in the subject or context- **Definitions.**
 - (a) "competent authority" means the authority which granted the plot;
 - (b) "owner" means the owner of the plot or building;
 - (c) "Schedule" means a Schedule to these rules;
 - (d) "Valuation table" means the property valuation table notified by the Board of Revenue for the purpose of the Stamp Act. 1899.
3. The competent authority may on application of the owner allow the plot to be used for any purpose other than the purpose for which it was granted on payment of fees mentioned Schedule-I.
4. Any building constructed in violation of the provisions of the Sindh Building Control Ordinance, 1979 or regulations made hereunder may, on application of the owner and production of a certificate of structural stability duly verified by the licensed structural Engineer be regularized by the authority appointed under the said Ordinance on payment of fees mentioned in Schedule-II.
 1. Fee for conversion of residential plot in the areas mentioned in column 1 of the Table below to commercial plot shall be charged at rate mentioned against it in column 2 thereof.

S.NO.	COLUMN-1	COLUMN-2
1.	For the area mention in Category VI of the valuation table.	Rs. 550/- per sq.yds.
2.	For the area mention in Category V of the valuation table.	Rs. 850/- per sq.yds.
3.	For the area mention in Category IV of the valuation table.	Rs. 1800/- per sq.yds.
4.	For the area mention in Category III and II of the valuation table.	Rs. 3500/- per sq.yds.
5.	For the area mention in Category I and A-1 of the valuation table.	Rs. 4000/- per sq.yds.

2. Fee for conversion of residential plot in the areas mentioned in column I of the Table below to industrial plot shall be charged at the rate mentioned against it in column 2.

S.NO.	COLUMN-1	COLUMN-2
1.	For the area mention in Category VI of the valuation table.	Rs. 275/- per sq.yds.
2.	For the area mention in Category V of the valuation table.	Rs. 425/- per sq.yds.
3.	For the area mention in Category IV of the valuation table.	Rs. 900/- per sq.yds.
4.	For the area mention in Category III and II of the valuation table.	Rs. 1750/- per sq.yds.
5.	For the area mention in Category I and A-1 of the valuation table.	Rs. 2000/- per sq.yds.

3. Fee for conversion of industrial plot in the areas mentioned in column 1 of the table below to commercial plot shall be charged at the rate mentioned against it in column 2 thereof.

S.NO.	COLUMN-1	COLUMN-2
1.	For the area mention in Category VI of the valuation table.	Rs. 413/- per sq.yds.
2.	For the area mention in Category V of the valuation table.	Rs. 638/- per sq.yds.
3.	For the area mention in Category IV of the valuation table.	Rs. 1350/- per sq.yds.
4.	For the area mention in Category III and II of the valuation table.	Rs. 2625/- per sq.yds.
5.	For the area mention in Category I and A-1 of the valuation table.	Rs. 3000/- per sq.yds.

5. In addition to the above, hundred percent penalty for un-authorized use of plot for the purpose other than the purpose it was granted shall be charged.

SCHEDULE-II

Fee for regularization of a building constructed in violation of the provisions of the Sindh Building Control Ordinance, 1979 or regulations made hereunder-

The composition fee payable immediately before the commencement of the Sindh |Regulation and Control (Use of Plots and Construction of Buildings)Ordinance, 2002, enhanced by fifty percent to three hundred percent for the areas as categorized in the valuation table and reproduced below:-

TABLE

S.NO.	COLUMN-1	COLUMN-2
1.	For the area mention in Category VI of the valuation table.	50%.
2.	For the area mention in Category V of the valuation table.	75%
3.	For the area mention in Category IV of the valuation table.	150%
4.	For the area mention in Category III and II of the valuation table.	250%
5.	For the area mention in Category I and A-1 of the valuation table.	300%

6. In addition to the above, where regularization of additional floor is involved, fee at the rate of Rs. 50.00 per sq. fit. for the total areas of the floors to be regularized shall be charged.

**AIJAZ HUSSAIN KAZI
SECRETARY TO GOVERNMENT OF
SINDH**