

**THE SINDH HIGH DENSITY DEVELOPMENT BOARD (RULES  
AND PROCEDURE), 2011.**

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**GOVERNMENT OF SINDH  
LOCAL GOVERNMENT DEPARTMENT**

**NOTIFICATION**

**Karachi dated May, 21, 2011.**

NO.SO(L&C)HTP/3-7/2009:- In exercise of the powers conferred under section 5 of “The Sindh High Density Development Board Act, 2010”, the Government of Sindh is pleased to make the following rules and procedure:-

**THE SINDH HIGH DENSITY DEVELOPMENT BOARD  
(RULES AND PROCEDURE),2011.**

1. **Short title and commencement.-** (i) These rules and procedure shall be known as the “Sindh High Density Development Board (Rules and Procedure), 2011”.  
(ii) They shall come into force at once.
2. **Definitions.** - In these rules, unless the context otherwise requires, the definitions and meanings of the words and terms used shall be same as defined under “the Karachi Building & Town Planning Regulation 2002” (with upto date amendments).

**RULES**

3. **Amalgamation of Plots.**

With the NOC of MPGO, CDGK, 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 MPGO at the prevailing rate of the nearest declared commercial road and in other cases the rate to be decided by the High Density Development Board.

4. **Change of Land use.**

For Residential Plots:

The Plot Ratio of High Density Zone shall be allowed on payment of prescribed fee by the High Density Development Board.

5. **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.

6. **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.

7. **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 an above 12'-0"
- ii) ARCADE
- iii) FOOD 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 30 ft.
- v) OTHER CONDITIONS. Shall be as per 25-3.2(all)

8. **Residential/Flat Sites.**

- i) The provision of density (person per acre) is not applicable.
- i) FAR 1:8 for plot size 3,000 to 4,999 Sq.Yds.  
1:12 for plot size 5,000 Sq.Yds an above
- ii) FOOD PRINT a) For ground floor and parking floor 65%.  
b) Typical floors 30 to 40%.
- iii) COMPULSORY OPEN SPACE Front, sides and rear 25ft.

9. **Parking requirements.**

- i. Shops and offices 800 sq.ft. per car.
- ii. Apartments 1000 sq.ft. per car.
- iii. 16 ft. wide one way ramp.
- iv. 24 ft. wide two way ramp.
- v. Drive way 18 ft.
- vi. Ramp gradient 1:7.5
- vii. Transit space 8 ft. 6 inch shall be provided at the commencement and at the end of the ramp.
- viii. Bays/car stall size 8 ft. x 16ft.
- ix. Outer turning radius straight 36 ft.
- x. Outer turning radius for helical 40ft.
- xi. In addition to project parking 50% additional, separate parking space shall be reserved for public parking, whereas, 25% extra parking shall be provided for visitors.

10. **Conditions to be fulfilled.**

- i. Minimum area of plot required shall be 3,000 sq. yards facing minimum 100'-0" wide road. For plots facing major road under widening scheme as per table 16-3 of KB&TPR-2002(with upto date amendments) the minimum proposed road width shall be 80'-0" or width of road as decided by the Sindh High Density Development Board.
- ii. Environment Impact Assessment (EIA) of the project shall be mandatory.
- iii. Provision of fire fighting as per international standard shall be provided.

- iv. Mechanical, Electrical, Plumbing (MEP) details shall be provided as per International Standards.
- v. 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 alongwith the availability of modern technology/ equipments to be used for the execution of the project.
- vi. 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.

### **PROCEDURE**

- 1) Submission Plans alongwith title documents and No Objection Certificate from the Concerned Authority / lessor confirming the title/land use physically fresh demarcated/dimensions of the plot alongwith the existence of any road widening/cut lines reservation will be submitted by the owner at the Central Register Counter, SBCA.
- 2) The Central Registry Counter, SBCA on the basis of the proposed built-up areas will issue scrutiny fees challan on the prescribed rates and the payment would be made by owner through SBCA authorized branches of Commercial Banks.
- 3) Submission plan alongwith paid challan of the Scrutiny Fees will be submitted at the Central Registry Counter, SBCA and obtain acknowledgement receipt.
- 4) The Central Register Counter after making entries in the register shall send the case to be Computer Section for entering the data pertaining to the case. Thereafter the case file will be sent to the Concerned Regional Director.
- 5) The concerned Regional Director shall forward the two copies of the building plan alongwith title document to the Town Planning Section, SBCA.
- 6) On receipt of the case, the Town Planning Section, SBCA will scrutinize the proposed building plan under the provisions of the Karachi Building & Town Planning Regulations-2002. In case of any observations, it shall be communicated to the concerned Regional Director with copy to the concerned professionals.
- 7) On compliance of the observations by the concerned professionals the matter would be referred to the Director General, SBCA for placement before the Sindh high Density Development Board for consideration and approval.

S/d-  
(ALI AHMED LUND)

