

## Dealing with Construction Permits Questionnaire – Pakistan Karachi [www.doingbusiness.org](http://www.doingbusiness.org)

Dear Asma Ghayoor,

We would like to thank you for your participation in the *Doing Business* project. Your expertise in the area of Dealing with Construction Permits in Pakistan Karachi is essential to the success of the *Doing Business* report, one of the flagship publications of the World Bank Group that benchmarks business regulations in 190 economies worldwide. The Dealing with Construction Permits indicator, which measures the procedures, time and cost required for a business in the construction industry to build a warehouse and the quality of building regulations, is one of the 11 indicator sets published by the *Doing Business* report.

The report attracts much attention around the world. The latest edition, *Doing Business 2018: Reforming to Create Jobs*, was the 15th in a series of annual reports measuring the regulations that enhance business activity and those that constrain it. It received over 10,000 media citations within just a week of its publication on October 31, 2017. Within that same period the *Doing Business* website was viewed over a million times and the report was downloaded over 15,000 times. One hundred and nineteen economies implemented a total of 264 reforms easing the process of doing business. Europe and Central Asia continues to be the region with the highest share of economies reforming – i.e. 79%, followed by South Asia and Sub-Saharan Africa.

Governments worldwide read the report with interest every year, and your contribution makes it possible for the *Doing Business* project to disseminate the regulatory best practices that continue to inspire their regulatory reform efforts. In 2016/17, 22 economies made changes to building regulations captured by the Dealing with Construction Permits indicator.

We are honored to be able to count on your expertise for *Doing Business 2019*. Please do the following in completing the questionnaire:

- Review the assumptions of the case study before updating last year's information in the questionnaire.
- Describe in detail any reform that has affected the process for obtaining a construction permit since June 1, 2017.
- Be sure to update your name and address if necessary, so that we can mail you a complimentary copy of the report.
- Kindly return the questionnaire to Marie Delion at [mdelion@worldbank.org](mailto:mdelion@worldbank.org).

We thank you again for your invaluable contribution to the work of the World Bank Group.

Sincerely,

Marie Delion  
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**Primary Contributor Information:** Please check the box next to information you **do not** want us to **publish**.

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**Additional Contributor(s):** If there are more people whom you would like us to acknowledge, kindly send us an e-mail.

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Please e-mail me an electronic copy of the report and my certificate of appreciation, rather than mailing me a paper copy.

**Referrals:** Please help us expand our list of contributors by referring us to other experts in the private or public sector (lawyers, notaries, public officials or any expert on this field) who can respond to the questionnaire.

First name	Last name	Position	Firm	Address	Phone	E-mail
[ ]	[ ]	[ ]	[ ]	[ ]	[ ]	[ ]
[ ]	[ ]	[ ]	[ ]	[ ]	[ ]	[ ]

## 1. CASE STUDY ASSUMPTIONS

The Dealing with Construction Permits indicator records all procedures that are required for a business in the construction industry to build a standardized warehouse. These procedures include submitting all relevant project-specific documents to the authorities; obtaining all necessary clearances, licenses, permits and certificates; completing all required notifications; and receiving all necessary inspections. The indicator also records procedures for obtaining connections for water and sewerage, measures the quality of building regulation and its implementation in the Building Quality Control Index.

**Please provide responses to all questions in the questionnaire (unless otherwise specified) based on the case study assumptions and information below.**

<b>The company, BuildCo:</b>	
<i>Description</i>	
<ul style="list-style-type: none"> <li>Operates in Karachi and is 100% domestically and privately-owned.</li> <li>Is fully licensed and insured to carry out construction projects, such as building warehouses.</li> <li>Has already paid all taxes and subscribed to an All Risks Insurance to cover injuries to construction workers and third-person liability.</li> </ul>	
<i>Ownership and employees</i>	
<ul style="list-style-type: none"> <li>Has 60 builders and other employees, all of them nationals with the technical expertise and professional experience necessary to obtain construction permits and approvals.</li> <li>Has one licensed architect and one engineer, and both are registered with their local associations.</li> </ul>	
<b>The land plot on which the warehouse is to be built:</b>	
<ul style="list-style-type: none"> <li>Is <b>929</b> square meters (10,000 square feet).</li> <li>Is 100% owned by BuildCo and is registered in the cadastre and land registry.</li> <li>Has road access and is located in the periurban area of Karachi (i.e., on the fringes of the city but still within its official limits).</li> <li>Is not located in an economic or industrial zone that is subject to any special requirements (i.e., tax-free zone). However, the zoning requirements for warehouses are met by building it in an area where other similar warehouses can be found.</li> </ul>	
<b>Warehouse specifications</b>	
<ul style="list-style-type: none"> <li>Has two levels, both above ground (<b>G + 1</b>), with a total surface of approximately <b>1,300.6 square meters</b> (14,000 square feet). The height of each floor is <b>3 meters</b> (9 feet, 10 inches).</li> <li>Will be used for storage of non-hazardous and non-perishable goods (i.e., books, stationery, etc.).</li> </ul>	
<b>Water and sewerage connection: new connection</b>	
<ul style="list-style-type: none"> <li>The warehouse is 150 meters (492.1 feet) away from the existing water source and sewer tap.</li> <li>A fire extinguishing system (dry system) is used. If a wet fire protection system is required by law, it is assumed that the water demand listed below also covers the water needed for fire protection.</li> <li>Daily water consumption is 0.7m<sup>3</sup> and wastewater flow is estimated at 0.6 m<sup>3</sup>. Peak water consumption is estimated at 1 m<sup>3</sup>.</li> <li>The water connection pipe is 1 inch in diameter, and the sewerage connection pipe is 4 inches in diameter.</li> <li>A septic tank in the smallest size available is installed or built if there is no sewerage infrastructure in the economy.</li> <li>A borehole is dug if there is no water delivery infrastructure in the economy.</li> <li>All material and labor costs should be taken into account in the cost to connect to water and sewerage (except for the overhead tank for the water connection).</li> </ul>	
<b>Estimated value of the warehouse:</b>	PKR 8,140,383

**1.1 Is the warehouse described above likely to be built in the following location(s) in Karachi: Korangi Industrial Area; any of the 18 towns of Karachi?**

Please choose only among those that are in the periurban area of Karachi (i.e., on the fringes of the city but still within its official limits).

Response	If no, please indicate the location(s) where it is most likely to be built:
No	Korangi Industrial Area, SITE, Federal B Area

## 2. REFORM UPDATE

2.1. Last year <i>Doing Business</i> recorded the following initiative that was expected to have an impact on the process of obtaining a construction permit ( <b>if no reform is shown here, please skip to question 2.2</b> ):		
No reform registered		
Has this reform been implemented since June 2, 2017? Response: -Click to Select-		
Comment:		
2.2. Have there been any reforms (changes in practice or in the laws and regulations) that have had an impact on the process of obtaining construction permits <b>since June 2, 2017</b> ?		
Response: Yes		
If yes, please indicate the name and date of the law and/or the measure taken: No: Chief Executive/SBCA 2018/05 Dated: 2 <sup>nd</sup> February, 2018; SBCAPS-CE/2018/06 Dated: 2nd February, 2018; SBCAPS-CE/2018/07 Dated: 2nd February, 2018; SBCAPS-CE/2018/08 Dated: 2nd February, 2018; SBCAPS-CE/2018/09 Dated: 2nd February, 2018;		
2.3. Are you aware of any reform (in practice or in laws or regulations) that would have an impact on the process of obtaining construction permits and that is <b>expected to be adopted prior to May 1, 2018</b> ?		
Response: Yes		
If yes, please describe: No: Chief Executive/SBCA 2018/05 Dated: 2nd February, 2018; SBCAPS-CE/2018/06 Dated: 2nd February, 2018; SBCAPS-CE/2018/07 Dated: 2nd February, 2018; SBCAPS-CE/2018/08 Dated: 2nd February, 2018; SBCAPS-CE/2018/09 Dated: 2nd February, 2018;		
<b>2.4 RESEARCH QUESTIONS for Architects and Engineers</b>		<b>Answer</b>
<b>2.4.1 Renewal of professional license or certification of architects and engineers</b>		
Must proof of continued education meant to improve, or expand the architects' / engineer's skills and knowledge relevant to the practice or architecture/engineering, be provided when renewing the professional license?	Yes	
<b>2.4.2. If yes, what type(s) of continued education is/are required? Please check all that apply</b>		
• Conferences	<input checked="" type="checkbox"/>	
• Professional/technical meetings on architecture/engineering	<input checked="" type="checkbox"/>	
• Seminars	<input checked="" type="checkbox"/>	
• Professional exam (oral or written)	<input checked="" type="checkbox"/>	
• Self-study relevant to the practice of architecture / engineering	<input checked="" type="checkbox"/>	
• Participating in an activity involving substantial and organized peer interaction	<input checked="" type="checkbox"/>	
Other, please explain:		
<b>2.4.3 How are changes in construction regulations communicated to construction professionals / and civil servants?</b>		
	Private Sector	Civil Servants
(a) Dissemination campaign (e.g. social media, billboards, etc.)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Training/workshops	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Through the media (e.g. TV, radio, etc.)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
(d) None of the above	<input type="checkbox"/>	<input type="checkbox"/>
Other, please explain:	Through Gazette Notifications and Legal publications	Through Gazette Notifications and Legal publications
<b>Question only for Building Authority / Municipality</b>		
2.4.4 When a new process for delivering building permits is introduced or an existing one is improved (either online or manual), does the department in charge of delivering the building permit / Municipality offer specialized training?	No	
2.4.5 If your answer is yes, what percentage of the annual budget of the department in charge of		

<b>delivering the building permit / Municipality is used for training? (Please select only one answer)</b>	
• Less than 1%	<input type="checkbox"/>
• 1-2%	<input type="checkbox"/>
• 3-5%	<input type="checkbox"/>
• More than 5%	<input type="checkbox"/>
• None of the above	<input type="checkbox"/>
Other, please explain:	

### 3. DATA UPDATE

For your convenience, last year's aggregate answers (if available) are included in both Sections 3 and 4 of the questionnaire. They represent a unified answer based on the answers we received from various contributors. Therefore, they may not match the specific answers that you or colleagues in your firm provided last year. Please update the list of procedures in Section 3 as well as the data for the Building Quality Control Index in Section 4, considering the assumptions of the case study described in Section 1. Please describe in detail any change to the data and indicate when the change took effect. Please also specify the reason why you think the data for this year should be different:

**Correction**—meaning that the unified answer was erroneous in previous year(s) and did not reflect the reality in your economy, or;

**Reform**—referring to a change in practice or law that occurred between June 1, 2017 and May 1, 2018.

#### 3.1. Definitions and Additional Case Study Assumptions

Definitions to keep in mind when answering the questions:	
<ul style="list-style-type: none"> <li>• A <b>procedure</b> is any interaction of BuildCo's employees or managers with external parties, including government agencies, notaries, the land registry, the cadastre, utility companies, public and private inspectors, and technical experts apart from in-house architects and engineers. Procedures that can take place at the same time as another procedure are marked with an asterisk (*).</li> </ul>	
<ul style="list-style-type: none"> <li>• <b>Time</b> is measured in calendar days (not working days). For a procedure that can be completed entirely online, the minimum time is 0.5 days. For a procedure that cannot be completed entirely online, the minimum time is 1 day.</li> </ul>	
<ul style="list-style-type: none"> <li>• <b>Costs</b> include only official fees. Nonrecurring taxes that are necessary for the completion of the specific project are recorded. Bribes are excluded. Refundable deposits are excluded.</li> </ul>	

#### 3.2. List of Procedures to Build a Warehouse and Connect to Utilities

Phase: Before Construction		
<b>Procedure 1:</b>	<b>Obtain letter from the relevant land owning authority confirming the land title</b>	
<b>Time</b>	Time last year: <b>14 days</b>	
	<b>Time update:</b> 14days	
<b>Cost</b>	Cost last year: <b>no charge</b>	
	<b>Cost update:</b> no charge	
	Cost details last year:	
	<b>Cost details update:</b>	
<b>Agency</b>	Agency last year: <b>Relevant Land Owning Authority</b>	
	<b>Agency update:</b> Relevant Land Owing Authority	
<b>Procedural details</b>	Procedural details last year: BuildCo must obtain a letter from the relevant authority confirming the title or land use, the dimensions of the plot, and the possible existence of any road widening, cut line, or reservation.	
	<b>Procedural details update:</b> As Above	
<b>Simultaneity</b>	Can this procedure be initiated with the previous procedure? No	Last year's response: <b>No</b>
	If No, can it be done with any other procedure(s) and which one (s)? Please clarify why not:	
	If you made changes to last year's information, please indicate whether the change is due to a correction or a reform. -Click to Select-	
Please explain the changes and provide the legal basis and/or fee schedule when applicable:		

Phase: Before Construction	
<b>Procedure 2:</b>	<b>Obtain building permit</b>
<b>Time</b>	Time last year: <b>60 days</b>
	<b>Time update:</b> 30days
<b>Cost</b>	Cost last year: <b>PKR 224,000</b>
	<b>Cost update:</b>
	Cost details last year: <b>PKR16/sq.ft</b>
	<b>Cost details update:</b>
<b>Agency</b>	Agency last year: <b>Sindh Building Control Authority</b>
	<b>Agency update:</b> Sindh Building Control Authority

## Procedural details

Procedural details last year: An application form is to be submitted to the Sindh Building Control Authority (SBCA) along with the following documents:

- A building plan (initially three copies and then six copies) together with:
  1. Full particulars of the land plot with a specification of its intended use (such as residential, commercial, etc.)
  2. Two sets of all documents relating to the plot and a letter from the concerned authority confirming the title or land use, the plot dimensions, and the possible existence of any road widening, cut line, or reservation
- A plan description:
  1. Any proposed and/or revised addition and/or alteration
  2. Any previous approval, if applicable
  3. Details of any litigation relating to the plot

The drawings should show plans, sections, and elevations, together with other necessary details pertaining to RCC elements, joinery work, and covered areas of every floor, including the basement (if applicable). In addition, a block plan of the site, drawn to a scale of not less than 1:500 (1":8') should be included. Such a plan and sections should show the building's intended use; the access to and from the various parts of the building; the position dimensions; the means of ventilation; the proposed plinth height; the superstructure at each floor level; and the dimensions and descriptions of all the walls, floors, roofs, staircases, elevators, and the like.

- A description of the proposed construction:
  1. Type of building
  2. Total floor area
  3. Number of floors
  4. Number of units (for public sale projects only)
  5. Car parking space
  6. Area of amenity space
- Particulars of the licensed professionals employed to prepare the plan and supervise work:
  1. Name
  2. License number/professional registration number from the Public Electricity Corporation (PEC)
  3. National identity card number
  4. Mailing and permanent address/ telephone number
  5. Office address and telephone number
- A specification of the building's intended use (i.e., is it being built for public sale)
- A list of other documents to be attached to the application (photocopies should be duly attested by the professional):
  1. Lease/sale deed, allotment order, mutation (or transfer) order (or extract)
  2. Possession order
  3. Acknowledgement of possession
  4. Site plan
  5. No-objection certificate (NOC), if applicable
  6. National identity card
  7. Letter from the owner, or attorney of the owner, authorizing a named professional whose license or registration number should also be provided, to complete and comply with the requirements of the Sindh Building Control Ordinance of 1979, as amended, and with the requirements of the regulations framed under the ordinance for and on behalf of the owner. The letter should also indicate that a plinth certificate notice would be provided at the completion of the plinth as required under section 3-2.10 of the Karachi Building and Town Planning Regulations of 2002. The letter should also specify that the owner would abide by all the aforementioned rules and regulations, and it must be signed by the owner or the owner's attorney, contain their national identity card number, email address, mailing and permanent address, telephone number, and the signature and particulars of the architect and structural engineer.

- A form specifying the architect's and structural engineer's undertaking:



	<b>Procedural details update:</b> The procedural requirement of Plinth Certificate has been waived vide Notification 02/02/2018	
<b>Simultaneity</b>	Can this procedure be initiated with the previous procedure? No	Last year's response: <b>No</b>
	If No, can it be done with any other procedure(s) and which one (s)? Please clarify why not:	
If you made changes to last year's information, please indicate whether the change is due to a correction or a reform. Reform		
Please explain the changes and provide the legal basis and/or fee schedule when applicable: No: Chief Executive/SBCA 2018/05 Dated: 2nd February, 2018		

<b>Phase: During Construction</b>		
<b>Procedure 3:</b>	<b>File an environmental checklist with the Environmental Protection Agency</b>	
<b>Time</b>	Time last year: <b>30 days</b>	
	<b>Time update:</b> NOT REQUIRED	
<b>Cost</b>	Cost last year: <b>PKR 30,000</b>	
	<b>Cost update:</b>	
	Cost details last year:	
	<b>Cost details update:</b>	
<b>Agency</b>	Agency last year: <b>Environmental Protection Agency</b>	
	<b>Agency update:</b>	
<b>Procedural details</b>	Procedural details last year: According to the Sindh Environmental Protection Agency Regulations 2014, warehouses shall file environmental checklist with the Agency and the provisions of section 17 shall apply to such projects.	
	<b>Procedural details update:</b>	
<b>Simultaneity</b>	Can this procedure be initiated with the previous procedure? -Click to Select-	Last year's response: <b>Yes</b>
	If No, can it be done with any other procedure(s) and which one (s)? Please clarify why not:	
If you made changes to last year's information, please indicate whether the change is due to a correction or a reform. Reform		
Please explain the changes and provide the legal basis and/or fee schedule when applicable: SBCAPS-CE/2018/07 Dated: 2nd February, 2018;		

<b>Phase: During Construction</b>		
<b>Procedure 4:</b>	<b>Notify the Sindh Building Control Authority (SBCA) in writing of the completion of foundations</b>	
<b>Time</b>	Time last year: <b>1 day</b>	
	<b>Time update:</b> 1 day	
<b>Cost</b>	Cost last year: <b>no charge</b>	
	<b>Cost update:</b> no charge	
	Cost details last year:	
	<b>Cost details update:</b>	
<b>Agency</b>	Agency last year: <b>Sindh Building Control Authority</b>	
	<b>Agency update:</b> SBCA	
<b>Procedural details</b>	Procedural details last year: Upon completion of the plinth level, BuildCo is required to notify the SBCA so that they can verify the building lines.	

	<b>Procedural details update:</b> same as above	
<b>Simultaneity</b>	Can this procedure be initiated <b>with the previous procedure?</b> No	Last year's response: <b>No</b>
	If No, can it be done with any other procedure(s) and which one (s)? Please clarify why not:	
If you made changes to last year's information, please indicate whether the change is due to a correction or a reform. -Click to Select-		
Please explain the changes and provide the legal basis and/or fee schedule when applicable:		

Phase: During Construction		
<b>Procedure 5:</b>	<b>Receive foundations work inspection from the Sindh Building Control Authority (SBCA) and await approval</b>	
<b>Time</b>	Time last year: <b>15 days</b>	
	<b>Time update:</b> 15	
<b>Cost</b>	Cost last year: <b>no charge</b>	
	<b>Cost update:</b> no charge	
	Cost details last year:	
	<b>Cost details update:</b>	
<b>Agency</b>	Agency last year: <b>Sindh Building Control Authority</b>	
	<b>Agency update:</b> SBCA	
<b>Procedural details</b>	<p>Procedural details last year: Except for Category 1 building works, Regulation No. 3-2.10 of the 2002 Regulations requires BuildCo to notify the SBCA upon completion of plinth level and, in the case of a basement, upon the completion of foundations, so that SBCA can verify the building lines. Regulation No. 3-2.10 also indicates that no further work can be carried out for a 15-day period following the notification date.</p> <p>During this period, the SBCA either approves the building lines or informs the owner or owner's representative of any possible errors found. If no response is received from the SBCA within the 15-day period, the owner can proceed with the building works after notifying the SBCA, provided that the construction is consistent with the approved building plan.</p>	
	<b>Procedural details update:</b> As Above	
<b>Simultaneity</b>	Can this procedure be initiated <b>with the previous procedure?</b> No	Last year's response: <b>No</b>
	If No, can it be done with any other procedure(s) and which one (s)? Please clarify why not:	
If you made changes to last year's information, please indicate whether the change is due to a correction or a reform. -Click to Select-		
Please explain the changes and provide the legal basis and/or fee schedule when applicable:		

Phase: During Construction		
<b>Procedure 6:</b>	<b>Submit the first floor Certificate Form to the Sindh Building Control Authority (SBCA)</b>	
<b>Time</b>	Time last year: <b>1 day</b>	
	<b>Time update:</b> NOT REQUIRED	
<b>Cost</b>	Cost last year: <b>no charge</b>	
	<b>Cost update:</b>	
	Cost details last year:	

	<b>Cost details update:</b>	
<b>Agency</b>	Agency last year: <b>Sindh Building Control Authority (SBCA)</b>	
	<b>Agency update:</b>	
<b>Procedural details</b>	Procedural details last year: For Category "III" and Category "IV" buildings, the owner and Professionals shall submit to the Authority floor certificate (Form ZP-5) casting of slab of each floor, certifying that all the building line and structural members on the said floor are in conformity with the design as approved by the Authority subject to clause 3-2.4 and 3-2.5. If the owner/professional fails to submit the floor certificate the authority shall stop further construction work.	
	<b>Procedural details update:</b> NOT REQUIRED	
<b>Simultaneity</b>	Can this procedure be initiated <b>with the previous procedure?</b> -Click to Select-	Last year's response: <b>No</b>
	If No, can it be done with any other procedure(s) and which one (s)? Please clarify why not:	
If you made changes to last year's information, please indicate whether the change is due to a correction or a reform. Reform		
Please explain the changes and provide the legal basis and/or fee schedule when applicable: SBCAPS-CE/2018/09 Dated: 2nd February, 2018;		

<b>Phase: During Construction</b>		
<b>Procedure 7:</b>	<b>Receive first floor slab casting inspection from the Sindh Building Control Authority (SBCA) and await approval</b>	
<b>Time</b>	Time last year: <b>15 days</b>	
	<b>Time update:</b> NOT REQUIRED	
<b>Cost</b>	Cost last year: <b>no charge</b>	
	<b>Cost update:</b>	
	Cost details last year:	
	<b>Cost details update:</b>	
<b>Agency</b>	Agency last year: <b>Sindh Building Control Authority (SBCA)</b>	
	<b>Agency update:</b>	
<b>Procedural details</b>	Procedural details last year:	
	<b>Procedural details update:</b>	
<b>Simultaneity</b>	Can this procedure be initiated <b>with the previous procedure?</b> -Click to Select-	Last year's response: <b>No</b>
	If No, can it be done with any other procedure(s) and which one (s)? Please clarify why not:	
If you made changes to last year's information, please indicate whether the change is due to a correction or a reform. Reform		
Please explain the changes and provide the legal basis and/or fee schedule when applicable: SBCAPS-CE/2018/09 Dated: 2nd February, 2018;		

<b>Phase: During Construction</b>		
<b>Procedure 8:</b>	<b>Submit the second floor Certificate Form to the Sindh Building Control Authority (SBCA)</b>	
<b>Time</b>	Time last year: <b>1 day</b>	
	<b>Time update:</b> NOT REQUIRED	
<b>Cost</b>	Cost last year: <b>no charge</b>	

	<b>Cost update:</b>	
	Cost details last year:	
	<b>Cost details update:</b>	
<b>Agency</b>	Agency last year: <b>Sindh Building Control Authority (SBCA)</b>	
	<b>Agency update:</b>	
<b>Procedural details</b>	Procedural details last year:	
	<b>Procedural details update:</b>	
<b>Simultaneity</b>	Can this procedure be initiated <b>with the previous procedure?</b> -Click to Select-	Last year's response: <b>No</b>
	If No, can it be done with any other procedure(s) and which one (s)? Please clarify why not:	
If you made changes to last year's information, please indicate whether the change is due to a correction or a reform. Reform		
Please explain the changes and provide the legal basis and/or fee schedule when applicable: SBCAPS-CE/2018/09 Dated: 2nd February, 2018;		

Phase: During Construction		
<b>Procedure 9:</b>	<b>Receive second floor slab casting inspection from the Sindh Building Control Authority (SBCA) and await approval</b>	
<b>Time</b>	Time last year: <b>15 days</b>	
	<b>Time update:</b> NOT REQUIRED	
<b>Cost</b>	Cost last year: <b>no charge</b>	
	<b>Cost update:</b>	
	Cost details last year:	
	<b>Cost details update:</b>	
<b>Agency</b>	Agency last year: <b>Sindh Building Control Authority (SBCA)</b>	
	<b>Agency update:</b>	
<b>Procedural details</b>	Procedural details last year:	
	<b>Procedural details update:</b>	
<b>Simultaneity</b>	Can this procedure be initiated <b>with the previous procedure?</b> -Click to Select-	Last year's response: <b>No</b>
	If No, can it be done with any other procedure(s) and which one (s)? Please clarify why not:	
If you made changes to last year's information, please indicate whether the change is due to a correction or a reform. Reform		
Please explain the changes and provide the legal basis and/or fee schedule when applicable: SBCAPS-CE/2018/09 Dated: 2nd February, 2018;		

Phase: After Construction		
<b>Procedure 10:</b>	<b>Request a copy of property tax valuation and copy of the certificate from the Excise and Taxation Department</b>	
<b>Time</b>	Time last year: <b>30 days</b>	
	<b>Time update:</b> NOT REQUIRED	
<b>Cost</b>	Cost last year: <b>no charge</b>	
	<b>Cost update:</b>	

	Cost details last year:	
	<b>Cost details update:</b>	
<b>Agency</b>	Agency last year: <b>Excise and Taxation Department</b>	
	<b>Agency update:</b>	
<b>Procedural details</b>	Procedural details last year: BuildCo must obtain a copy of the property tax valuation and a copy of the certificate from the tax authorities confirming that it does not owe them any money. These documents are submitted along with the water connection application.	
	<p>The Excise and Taxation Department of the Government of Sindh provides the property tax valuation after the building is completed. The department inspects the building and issues a certificate to the owner of the building. The certificate provides an assessment of the value of the building. If BuildCo has any objections to this assessment, it is required to make them known within 14 days. Otherwise, the department issues a PT-1 Form, a certificate that provides the assessed value of the property and the resultant property tax to be charged.</p> <p>The documents needed are the following:</p> <ul style="list-style-type: none"> <li>• An application providing information relating to the building</li> <li>• Title documents/ documents evidencing title of the property</li> <li>• Approved building plan</li> <li>• National identity card of the applicant</li> </ul>	
	<b>Procedural details update:</b>	
<b>Simultaneity</b>	Can this procedure be initiated <b>with the previous procedure?</b> -Click to Select-	Last year's response: <b>No</b>
	If No, can it be done with any other procedure(s) and which one (s)? Please clarify why not:	
If you made changes to last year's information, please indicate whether the change is due to a correction or a reform. Reform		
Please explain the changes and provide the legal basis and/or fee schedule when applicable: SBCAPS-CE/2018/06 Dated: 2nd February, 2018;		

Phase: After Construction		
<b>Procedure 11:</b>	<b>Receive inspection from the Excise and Taxation Department and obtain a copy of property tax valuation and copy of the certificate from the tax authorities</b>	
<b>Time</b>	Time last year: <b>1 day</b>	
	<b>Time update:</b> NOT REQUIRED	
<b>Cost</b>	Cost last year: <b>no charge</b>	
	<b>Cost update:</b>	
	Cost details last year:	
	<b>Cost details update:</b>	
<b>Agency</b>	Agency last year: <b>Excise and Taxation Department</b>	
	<b>Agency update:</b>	
<b>Procedural details</b>	Procedural details last year:	
	<b>Procedural details update:</b>	
<b>Simultaneity</b>	Can this procedure be initiated <b>with the previous procedure?</b> -Click to Select-	Last year's response: <b>No</b>

	If No, can it be done with any other procedure(s) and which one (s)? Please clarify why not:
If you made changes to last year's information, please indicate whether the change is due to a correction or a reform. Reform	
Please explain the changes and provide the legal basis and/or fee schedule when applicable: SBCAPS-CE/2018/06 Dated: 2nd February, 2018;	

Phase: Utilities	
<b>Procedure 12:</b>	<b>Request water and sewerage connection</b>
<b>Time</b>	Time last year: <b>60 days</b>
	<b>Time update:</b> NOT REQUIRED
<b>Cost</b>	Cost last year: <b>PKR 217,175</b>
	<b>Cost update:</b>
	Cost details last year:
	<b>Cost details update:</b>
<b>Agency</b>	Agency last year: <b>Karachi Water and Sewerage Board</b>
	<b>Agency update:</b>
<b>Procedural details</b>	Procedural details last year: An application form must be submitted to the Karachi Water and Sewerage Board along with the following documents to apply for water and sewerage connection: <ul style="list-style-type: none"> <li>• A copy of the approved building plan along with a copy of the letter under the cover of which the approved building plan was issued by the SBCA</li> <li>• Proof of ownership of the plot, or for a tenancy, a copy of the lease agreement</li> <li>• A copy of the property tax valuation</li> <li>• A copy of the certificate from the tax authorities confirming that the company does not owe them any money</li> <li>• A copy of the applicant's national identity card</li> </ul>
	<b>Procedural details update:</b>
<b>Simultaneity</b>	Can this procedure be initiated <b>with the previous procedure?</b> -Click to Select- Last year's response: <b>No</b>
	If No, can it be done with any other procedure(s) and which one (s)? Please clarify why not:
If you made changes to last year's information, please indicate whether the change is due to a correction or a reform. Reform	
Please explain the changes and provide the legal basis and/or fee schedule when applicable: SBCAPS-CE/2018/08 Dated: 2nd February, 2018;	

Phase: After Construction	
<b>Procedure 13:</b>	<b>Apply for occupancy permit and request final inspection</b>
<b>Time</b>	Time last year: <b>1 day</b>
	<b>Time update:</b> 1 day
<b>Cost</b>	Cost last year: <b>no charge</b>
	<b>Cost update:</b> no charge
	Cost details last year:
	<b>Cost details update:</b>
<b>Agency</b>	Agency last year: <b>Sindh Building Control Authority</b>
	<b>Agency update:</b> SBCA

<b>Procedural details</b>	Procedural details last year: After the building is completed, a “notice of completion and permission for occupation” form must be submitted along with the architect’s certificate. After receipt of this notice, the SBCA inspects the building to verify that it has been built according to the approved plans.	
	<b>Procedural details update:</b> As Above	
<b>Simultaneity</b>	Can this procedure be initiated <b>with the previous procedure</b> ? No	Last year’s response: <b>No</b>
	If No, can it be done with any other procedure(s) and which one (s)? Please clarify why not:	
If you made changes to last year’s information, please indicate whether the change is due to a correction or a reform. -Click to Select-		
Please explain the changes and provide the legal basis and/or fee schedule when applicable:		

Phase: After Construction		
<b>Procedure 14:</b>	<b>Receive final inspection</b>	
<b>Time</b>	Time last year: <b>1 day</b>	
	<b>Time update:</b> 1 day	
<b>Cost</b>	Cost last year: <b>no charge</b>	
	<b>Cost update:</b> no charge	
	Cost details last year:	
	<b>Cost details update:</b>	
<b>Agency</b>	Agency last year: <b>Sindh Building Control Authority</b>	
	<b>Agency update:</b> SBCA	
<b>Procedural details</b>	Procedural details last year:	
	<b>Procedural details update:</b>	
<b>Simultaneity</b>	Can this procedure be initiated <b>with the previous procedure</b> ? No	Last year’s response: <b>No</b>
	If No, can it be done with any other procedure(s) and which one (s)? Please clarify why not:	
If you made changes to last year’s information, please indicate whether the change is due to a correction or a reform. -Click to Select-		
Please explain the changes and provide the legal basis and/or fee schedule when applicable:		

Phase: After Construction		
<b>Procedure 15:</b>	<b>Receive completion certificate from the Sindh Building Control Authority (SBCA)</b>	
<b>Time</b>	Time last year: <b>45 days</b>	
	<b>Time update:</b> 30 days	
<b>Cost</b>	Cost last year: <b>PKR 224,000</b>	
	<b>Cost update:</b>	
	Cost details last year:	
	<b>Cost details update:</b>	
<b>Agency</b>	Agency last year: <b>Sindh Building Control Authority</b>	
	<b>Agency update:</b> SBCA	
<b>Procedural details</b>	Procedural details last year:	

	<b>Procedural details update:</b>	
<b>Simultaneity</b>	Can this procedure be initiated with the previous procedure? No	Last year's response: <b>No</b>
	If No, can it be done with any other procedure(s) and which one (s)? Please clarify why not:	
If you made changes to last year's information, please indicate whether the change is due to a correction or a reform. Reform		
Please explain the changes and provide the legal basis and/or fee schedule when applicable: No: Chief Executive/SBCA 2018/05 Dated: 2nd February, 2018;		

### 3.3. Additional Comments or missing procedures

We welcome any additional comments you may have about the process of obtaining a building permit in Pakistan Karachi, and/or information on any missing procedures. For any missing procedures, kindly provide the time, cost, applicable agency and requirements.

NOW ONLY 7 PROCEDURES ARE REQUIRED INSTEAD OF 15 DUE TO NEW REFORMS AS STATED ABOVE

## 4. BUILDING QUALITY CONTROL INDEX

<b>A. Building regulations:</b> law describing the administrative procedures and documentation requirements pertaining to building control, including the pre-approvals, plan reviews, issuance of permits, inspections and occupancy permits.		
<b>4.1. How accessible are building laws and regulations in your economy? (please check all that apply)</b>		
	<b>Last Year</b>	<b>This Year</b>
1. The currently applicable regulations are available online on a website (or websites).	Yes	Yes
Website(s) where the regulations are published	<a href="http://www.pec.org.pk/buildingcode.aspx">http://www.pec.org.pk/buildingcode.aspx</a>	<a href="http://www.sbca.gos.pk">www.sbca.gos.pk</a>
2. The currently applicable regulations are available at the relevant permit-issuing authority and/or through an official gazette:		
(i) They are available <b>free of charge</b>	Yes	Yes
(ii) They are available for <b>purchase</b>	No	Yes
If you made any changes to last year's information, please indicate whether the change is due to a correction or a reform: Correction		
Please explain the changes and provide the legal basis where applicable: <a href="http://www.sbca.gos.pk">www.sbca.gos.pk</a>		
Additional comments: Sindh Building And Town Planning Regulations are available online and also can be purchased from market.		
<b>4.2. Which of the below listed requirements are clearly specified in the construction regulations, or any accessible website, brochure or pamphlet? (please check all that apply)</b>		
1. List of required documents to submit to request and obtain a building permit (i.e., land ownership certificate, types of drawings and plans, etc.).	Yes	Yes
2. Fees to be paid for the building permit.	Yes	Yes
3. All required pre-approvals of the drawings/plans by the relevant agencies (i.e., electrical, water, sewerage, environmental etc.).	Yes	No
4. Requirements to obtain the Occupancy Certificate.		Yes
4.a. Is the Occupancy Certificate issued in practice?		Yes
5. The time limit to process and issue the building permit request.	Yes	Yes
(i) Please specify the <b>time limit</b> :	45 days	30 days
(ii) Is the time limit <b>always respected in practice</b> ?	No	Yes
6. If the list of required documents, fees and pre-approvals is available online, please provide a <b>link to the website(s)</b> :		<a href="http://www.sbca.gos.pk">www.sbca.gos.pk</a>



		pk
If you made any changes to last year's information, please indicate whether the change is due to a correction or a reform: Reform		
Please explain the changes and provide the legal basis where applicable: No: Chief Executive/SBCA 2018/05 Dated: 2nd February, 2018;		
Additional comments:		
<b>4.3. Building Codes/complete set of minimum technical requirements</b>		
1. Is there a National Building Code and/or a unified set of building standards that all constructions must respect in your economy? If your answer is yes:	Yes	Yes
(i) Is the Code/Unified Standards available online?	Yes	Yes
(ii) If online, please provide the <b>link to the website</b> :		
2. Does the National Building Code provide clear provisions or guidelines on		
• <b>Natural disaster resistant</b> construction (i.e. floods, storms, earthquakes, etc)	Yes	Yes
• <b>Building classification</b> according to certain criteria (i.e. usage; size)	Yes	Yes
• <b>Fire prevention</b>	Yes	Yes
• <b>Soil Testing</b> requirements for certain permanent building types	Yes	Yes
• <b>Structural Strength</b> (materials to be used)	Yes	Yes
• <b>Sanitation</b> facilities	Yes	Yes
If you made any changes to last year's information, please indicate whether the change is due to a correction or a reform: -Click to Select-		
Please explain the changes and provide the legal basis where applicable:		
Additional comments:		
<b>B. Quality control before construction</b>		
<b>4.4. Which entity(ies) is/are required by law to verify the compliance of the building plans with existing building regulations? (please check all that apply)</b>		
1. The existing legislation is silent on this issue.	Yes	No
2. National order (association) of architects / engineers.	No	No
3. Government agency (i.e., technical department of the municipality). If yes, please specify whether the following professionals are involved:	Yes	Yes
(i) A <b>certified/licensed architect</b>	Yes	Yes
(ii) A <b>certified/licensed engineer</b>	Yes	Yes
(iii) A <b>representative of the agency</b> who is neither an architect nor an engineer		Yes
4. Private and external firm of certified architects and/or civil engineers (i.e., cannot be part of the building company).	No	No
Please specify the law (if available):		KB&TPR
If you made any changes to last year's information, please indicate whether the change is due to a correction or a reform: Correction		
Please explain the changes and provide the legal basis where applicable: KB&TPR-- Table 3.3. Maximum Authorization of Professionals		
Additional comments: <a href="http://www.sbca.gos.pk/PDF%20Files/Amend%2002%20To%2018/KB_TPR.pdf">http://www.sbca.gos.pk/PDF%20Files/Amend%2002%20To%2018/KB_TPR.pdf</a> (Page 21)		
<b>C. Quality control during construction:</b>		
<b>4.5. Who conducts the mandatory <u>technical</u> inspections required by law to be carried out during construction? (please check all that apply)</b>		
1. The existing legislation is silent on this issue.	Yes	No
2. Government agency (or agencies); please <b>specify which technical departments are involved</b> : Relevant Town Field Officers/ Vigilance Department SBCA		Yes
3. An in-house supervising engineer (i.e., an employee of the building company).	Yes	Yes
4. An external and independent civil engineer throughout the	No	Yes

entire construction period.		
Legal basis for inspections		KB&TPR
If you made any changes to last year's information, please indicate whether the change is due to a correction or a reform: Correction		
Please explain the changes and provide the legal basis where applicable: KB&TPR-3-2.12. Inspection of Buildings		
Additional comments: <a href="http://www.sbca.gos.pk/PDF%20Files/Amend%2002%20To%2018/KB_TPR.pdf">http://www.sbca.gos.pk/PDF%20Files/Amend%2002%20To%2018/KB_TPR.pdf</a> (Page 27)		
<b>4.6. What type of technical inspections are required by law to be carried out during construction? (please check all that apply)</b>		
1. Unscheduled inspections (inspection that can occur at any time or stage during construction).		Yes
2. Phased (at specific stages) inspections are carried out during construction.	Yes	Yes
3. Risk-based type inspections (inspections that are based on the type or risk level of a building). If yes:	No	Yes
(i) Please specify the <b>article of the law</b> :		KB&TPR
If you made any changes to last year's information, please indicate whether the change is due to a correction or a reform: Correction		
Please explain the changes and provide the legal basis where applicable: KB&TR--3-2.10 Verification of building Lines, 3-2.11. Floor Certificate & 3-2.12. Inspection of Buildings		
Additional comments: <a href="http://www.sbca.gos.pk/PDF%20Files/Amend%2002%20To%2018/KB_TPR.pdf">http://www.sbca.gos.pk/PDF%20Files/Amend%2002%20To%2018/KB_TPR.pdf</a> (Page 27)		
<b>4.7. Inspections required by law during construction</b>		
If inspections during construction are mandated by law, are they implemented in practice?	No	Yes
If you made any changes to last year's information, please indicate whether the change is due to a correction or a reform: Correction		
Please explain the changes and provide the legal basis where applicable: KB&TPR		
Additional comments: <a href="http://www.sbca.gos.pk/PDF%20Files/Amend%2002%20To%2018/KB_TPR.pdf">http://www.sbca.gos.pk/PDF%20Files/Amend%2002%20To%2018/KB_TPR.pdf</a> (Page 27). Also there is a separate team of Field Officers for every area who carry out regular inspections.		
<b>D. Quality control after construction</b>		
<b>4.8. Who conducts the final inspection required by law to check the compliance of the building with the approved plans? (please check all that apply)</b>		
1. The existing legislation is silent on this issue.	Yes	No
2. A Government agency.	Yes	Yes
Agencies involved this year: SBCA		
3. An in-house supervising engineer (i.e., an employee of the building company) who must sign off on the construction <b>and</b> submit a final report to the building permitting agency.		Yes
4. An external and independent supervising engineer who must sign off on the construction <b>and</b> submit a final report to the building permitting agency.		Yes
Legal basis for final inspection:	KARACHI BUILDING & TOWN PLANNING REGULATIONS Art. 3-2.12.	KB&TPR
If you made any changes to last year's information, please indicate whether the change is due to a correction or a reform: Correction		
Please explain the changes and provide the legal basis where applicable: KB&TR--3-2.12. Inspection of Buildings 3-2.15 Notice of Completion		
Additional comments: <a href="http://www.sbca.gos.pk/PDF%20Files/Amend%2002%20To%2018/KB_TPR.pdf">http://www.sbca.gos.pk/PDF%20Files/Amend%2002%20To%2018/KB_TPR.pdf</a> (Page 27)		
<b>4.9. Final inspection required by law</b>		
If a final inspection is mandated by law, is it implemented in	Yes	Yes

practice?		
If you made any changes to last year's information, please indicate whether the change is due to a correction or a reform: -Click to Select-		
Please explain the changes and provide the legal basis where applicable:		
Additional comments: 3-2.15 Notice of Completion		
<b>E. Liability/insurance regimes</b>		
<b>4.10. By law, which of the following party (ies) is/are primarily held liable when a defect is discovered after the completed building has been handed over to the owner and is already in usage (Latent Defect Liability or Decennial Liability)? (please check all that apply)</b>		
1. The existing legislation is silent on this issue.	Yes	No
2. The architect or engineer who designed the plans of the building. If yes, <b>for how long?</b>	No	No
3. The professional or agency conducting the technical inspections during construction and the final inspection. If yes, <b>for how long?</b>	No	No
4. The construction company. If yes, <b>for how long?</b> 12 months	Yes	Yes
5. The project owner or investor. If yes, <b>for how long?</b> 12 months		Yes
6. Liability is specified in a contract between the parties (Contractual Law).		-Click to Select-
Legal basis for liability requirements		KB&TPR
If you made any changes to last year's information, please indicate whether the change is due to a correction or a reform: Correction		
Please explain the changes and provide the legal basis where applicable:		
Additional comments: KB&TPR--5-1.23. Defect Liability		
<b>4.11. Which of the following party(ies) is/are required by law to primarily subscribe to an insurance policy to cover expenses to repair defects that are discovered after the completed building has been handed over to the owner and is in usage (Latent Defect Liability Insurance or Decennial Insurance)? (please check all that apply)</b>		
1. The existing legislation is silent on this issue.	Yes	No
2. The architect or engineer who designed the plans of the building.	No	-Click to Select-
3. The professional or agency conducting the technical inspections during construction and the final inspection.	No	-Click to Select-
4. The construction company.	Yes	Yes
5. The project owner or investor.		Yes
6. Warrantee is specified in the contract between the parties (Contractual Law).		-Click to Select-
There is no such requirement by law, but Latent Defect Liability Insurance is commonly subscribed in practice in more than 50% of cases by any of the parties noted above.		-Click to Select-
Legal basis for insurance requirements		KB&TPR
If you made any changes to last year's information, please indicate whether the change is due to a correction or a reform: Correction		
Please explain the changes and provide the legal basis where applicable: 5-1.2 Contractor All Risk Insurance Policy, 5-1.23. Defect Liability		
Additional comments: <a href="http://www.sbca.gos.pk/PDF%20Files/Amend%2002%20To%2018/KB_TPR.pdf">http://www.sbca.gos.pk/PDF%20Files/Amend%2002%20To%2018/KB_TPR.pdf</a> (Page 48, 54)		
<b>F. Professional certifications</b>		
<b>4.12. According to the law, what are the qualification requirements for a professional to be authorized to verify that the architectural and structural building plans are in compliance with existing building regulations? (please check all that apply)</b>		
1. The existing legislation is silent on this issue.		No
2. A minimum number of years of practical experience is required by law.	Yes	Yes
(i) Please <b>specify the number of years:</b>	3	2
3. University degree (minimum of a bachelor's) in architecture or	Yes	Yes

engineering		
4. Must be a registered member of the order (association) of architects or civil engineers.	Yes	Yes
5. Must pass a qualification exam.	No	Yes
Legal basis for professional requirements		KB&TPR
If you made any changes to last year's information, please indicate whether the change is due to a correction or a reform: Correction		
Please explain the changes and provide the legal basis where applicable: KB&TPR--4-1.1. Qualifications of the professionals		
Additional comments: <a href="http://www.sbca.gos.pk/PDF%20Files/Amend%2002%20To%2018/Licensing%20%20Enlistment%20of%20Professional.pdf">http://www.sbca.gos.pk/PDF%20Files/Amend%2002%20To%2018/Licensing%20%20Enlistment%20of%20Professional.pdf</a>		
<b>4.13. According to the law, what are the qualification requirements to be authorized as a professional to conduct the technical supervision/inspections of the construction? (please check all that apply)</b>		
1. The existing legislation is silent on this issue.	No	No
2. A minimum number of years of practical experience is required by law.	Yes	Yes
(i) Please <b>specify the number of years:</b>	Yes	2
3. University degree (minimum of a bachelor's) in civil engineering, construction or construction management	Yes	Yes
4. Must be a registered member of the order (association) of engineers.	Yes	Yes
5. Must pass a qualification exam.	No	Yes
Please specify the law and provide a link to the website (if available):		KB&TPR
If you made any changes to last year's information, please indicate whether the change is due to a correction or a reform: Correction		
Please explain the changes and provide the legal basis where applicable: KB&TPR--4-1.1. Qualifications of the professionals		
Additional comments: <a href="http://www.sbca.gos.pk/PDF%20Files/Amend%2002%20To%2018/Licensing%20%20Enlistment%20of%20Professional.pdf">http://www.sbca.gos.pk/PDF%20Files/Amend%2002%20To%2018/Licensing%20%20Enlistment%20of%20Professional.pdf</a>		

**Thank you very much for completing the Dealing with Construction Permits questionnaire!**

We sincerely appreciate your contribution to the *Doing Business* project.

The results will appear in *Doing Business 2019* and on our website: [www.doingbusiness.org](http://www.doingbusiness.org).