



TRANSPARENCY INTERNATIONAL-PAKISTAN

4-C, Mezzanine Floor, Khayaban-e-Ittehad, Phase VII,
Defence Housing Authority, Karachi.
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Website: www.transparency.org.pk

26th June, 2019

TL19/2605/1A

Cantonment Executive Officer,
Cantonment Board Clifton,
Karachi

Sub: Allegation of Illegal Commercial Building under Construction on Amenity Plot No ST-14, Scheme No 5, Plot No.9, Kehkashan, Clifton. Plot Worth over Rs. 5. Billion.

Dear Sir,

In response to CBC reply dated 18 June, 2019, this is to inform that Transparency International Pakistan has received another complaint on the construction of alleged Illegal Commercial Building on Amenity Plot No ST-14, Scheme No 5, Plot No.9, Kehkashan, Clifton.

The complainant has made following allegations;

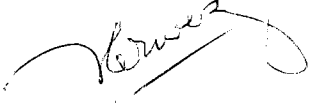
That;

1. The high rise 16 story Commercial Plaza is being built on the amenity plot Plot ST- 14 which is reserved for a Public Building.
2. Three plots D-41, D-42 and D-43 were amalgamated into one Plot named D-41, but plot No D-43 is created on plot reserved for ST-14.
3. In KMC Transfer Order of D-43, dated 10-3-2015, site plan shows Adjacent **Plot No F-31 (P.B.). Annex-A**. This plot in Master Plan is ST-14.
4. In the SBCA, Master Plan letter dated 6-11-2015, the Site Plan issued for amalgamated as D-14, 2799.99 syds. and land use change from residential to commercial, the amenity plot has rightly been shown as **ST-14. Annex-B**.
5. The tempering in records in official documents in Annex-A and Annex-B conforms that D-43 is carved on Amenity Plot of Public Building, ST-14.
6. KDA reservations of amenity plots in Block 9 at the other two corners of this Crossing are St 13, and are about 5000 Syds each, but the land available at site for is only about 600 syds, which is for use of road turning, and green island.
7. D-43 appears to be actually St-14, and to suppress this fact, site plan for ST-14 has been removed from all records Mater Plan, KMC ,KDA, SBCA, CBC,
8. According to KDA procedure of handing over possession of site, always dimensions of all adjacent plots are also checked, which must have been done by KDA and CBC.
9. Size of ST-14, if is same as ST-13, then the D-41 amalgamated plot is over the Amenity Plot.

Transparency International Pakistan requests CEO of CBC to check its own records of ST-14, as allegations are of very serious nature as stated in para 3 & 4 above , and the gross ambiguity in documents provided by the complainant may unearth real facts of other irregularities.

Transparency International Pakistan is striving for across the board application of Rule of Law, which is the only way to stop corruption.

With Regards,



Justice Zia Perwez
Former Judge of Supreme Court of Pakistan
Trustee- TI-Pakistan

Copies forwarded for the information with request to take action under their mandate to:

1. Secretary to Prime Minister, Islamabad.
2. Director General, NAB, Karachi.
3. Registrar, Supreme Court of Pakistan, Islamabad.
4. DG, KDA, Karachi, with request to provide copies of original records of ST-14
5. DG, SBICA Karachi. with request to provide copies of original records of ST-14

Annexure-A



KARACHI METROPOLITAN CORPORATION

Land Management Deptt. (KDA Wing)

(Clifton)

Branch/Section

~~XXXXXXXX~~ **TRANSFER/MUTATION ORDER BY sale deed regd.**

Executive Engineer's Copy		KMC(KDA Wing)/LM/Clif/15/67	
Name & Address of Transferee/Mutatee		No. _____	
<p>1. MST. YASMIN KHAMISANI, 2. MR. SHAHZAD KHAMISANI, 3. MR. SHAHID KHAMISANI & 4. MR. MUHAMMAD HUSSAIN KHAMISANI, all wd/o s/o s/w LIAQUT KHAMISANI, R/O Flat No. B-102, Diplomat Residence, Civil Lines, Qrt. Karachi.</p>		Date <u>10-03-2015</u>	
CNIC		Scheme/ Township	
No. of Transferee		05 Clifton.	
42301-4546947-2		Category	
42301-3248961-3		Plot No.	
42301-3343961-3		Block/Sector No.	
42301-3343866-3		43	
		09	
		Area in sq.yd.	
		Rate per sq.yd.	
		333.33	
		-	
		Application Form No.	
		2/4073	

Dear Sir/Madam,

The competent authority has been pleased to transfer/mutate the occupancy/lease hold rights of the above noted plot in your name by way of Gift/Joint Declaration/Registered Sale Deed/inheritance on the same terms and conditions on which the plot was originally allotted to Mr./Miss/Mrs/

Mr. Sirajuddin Qasim.

No relaxation in the construction period shall be allowed on account of this transfer/mutation, and it shall expire on _____ In case of failure to complete construction of the above, the allotment/transfer/mutation order shall be cancelled on _____ without any further notice.

The following documents have been surrendered in original by the Transferee/ mutatee/ allottee and they have been kept on record :-

- 1.
- 2.
- 3.
- 4.

Copy forwarded for information/necessary action to _____
 Allottee/last transferee/mutatee

Mr. Sirajuddin Qasim s/o (Late) Mr. Siraj Qasim
 R/O D-43, Block.9 Clifton Karachi.

CNIC No. 42301-0802949-5



Handwritten signatures and stamps:
 Assistant Director (Clif) 2015
 9.3.15
 District Government

KARACHI DEVELOPMENT AUTHORITY

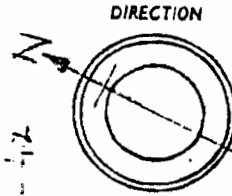
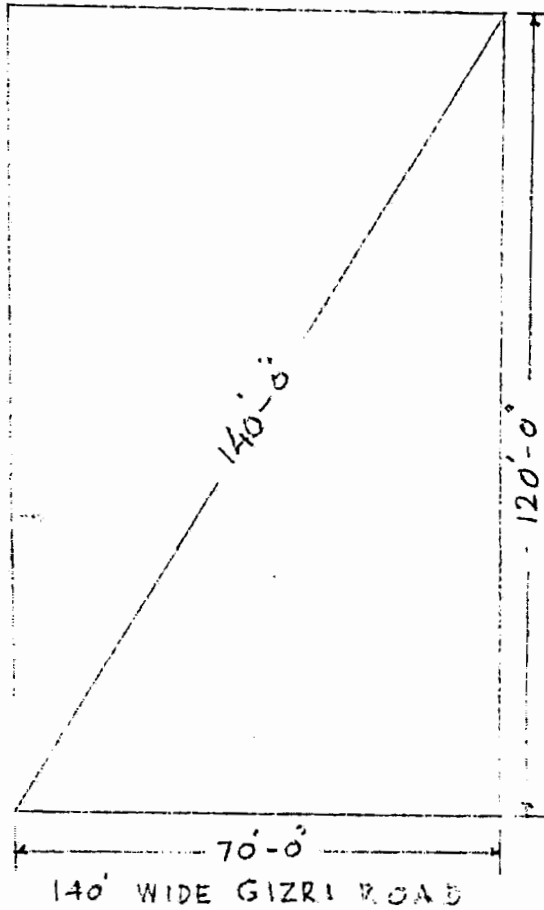
SCHEME NO. 5 KAHKASHAN.

SITE PLAN FOR PLOT NO. D-43 BLOCK NO 9

TYPE "D" FOR 933.33 SQ. YDS.

ADJ: PLOT NO. 44

ADJ: PLOT NO. F-31 (P.B)



ADJ: PLOT NO. D-42

AREA IN SQ. YDS 933.33
PREPARED BY S. CAQIRUDDIN
DEMARCATOR BY
MEASURED & CALCULATED BY S. F. DIN.
COPIED BY

SCALE 20'-1"
CHECKED BY
CHECKED BY
CHECKED BY

ASST. ENGINEER
C. D. I.

EXECUTIVE ENGINEER
C. D. I.

Annexure-B

MASTER PLAN DEPARTMENT

SINDH BUILDING CONTROL DEPARTMENT

9th Floor Civic Center Gulshan-e-Iqbal Karachi.

No. MPD/SBC/SCH-05/2015/001/L

Date:

The Director Land-I,
Land Management Department, KMC
Karachi,

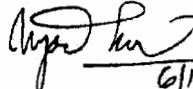
Subject: ALLOCATION OF SITE PLAN OF Commercial
PLOT NO. D-41 BLOCK-NO. 09 MEASUREMENT 2799-99
SOYARDS, SCHEME NO. 05

Ref: EE/clifton/KMC/2015/312/L dt: 17-09-2015

The Additional Director (W&S) Scheme- 05 has reviewed the plan of above mentioned plot for verification vide letter No. referred above and forward Four copies of the site plans duly verified and checked by the competent officer, for taking further necessary action. This verification is subject to the following conditions:

1. If any site plans of the above mention plots issued earlier may be treated as cancelled.
2. The Plots in question in not involved in any dispute or litigation.
3. Recovery of full cost of land/dues as per verified site plan and area is returned above as per approved policy, rules/laws.
4. Area of site plans should not exceed from allowed area.
5. Additional Director (W&S) may kindly ensure that width of no other road or the row / road will be effected by this plots and land / area of the site plan is fully available on ground as per the demarcation.
6. Demarcation at site by the Additional Director (W&S) KMC.

Encs: One Plan

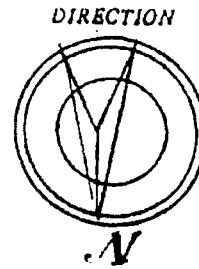
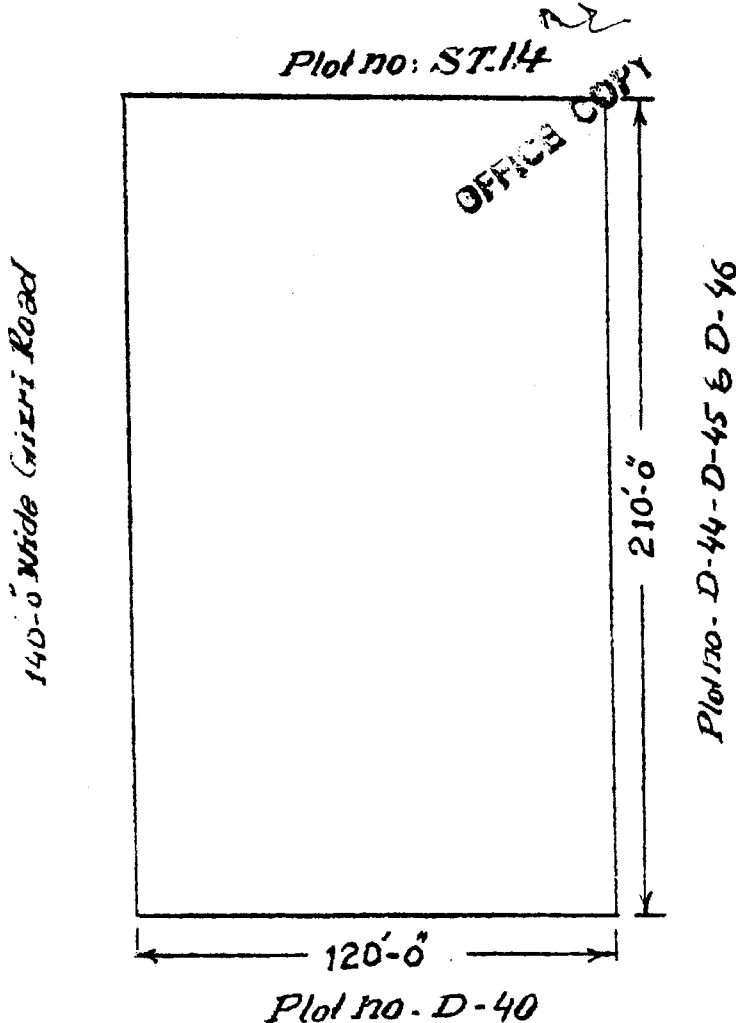

Deputy Director
MPD/SBC

KARACHI DEVELOPMENT AUTHORITY ENGINEERING WING

SITE PLAN FOR PLOT NO. D-41 BLOCK NO. 9 SCH. NO. 5

TYPE 'D' FOR ~~RESIDENTIAL~~ 2799.99 SQ. YDS.
COM/INDUSTRIAL

use
Conversion of land use vide letter no. MPD/COM/2015/665/L dated: 12-8-2015



OFFICE COPY

CHECKED

[Signature]
 05-11-2015
 Assistant Director
 Master Plan Deptt.
 (SBCA) Karachi

Ref# EE/clifton/kmc/2015/212/dt: 17-09-2015

AREA IN SQ. YDS. 2799.99 RATE..... per SQ. YD.

SCALE 40' = 1"
Total Value Rs.....

DEMARCATED BY.....

DRAWN BY..... *Nadeem Amir*

CHECKED BY.....

[Signature]
 ASST. ENGINEER

[Signature]
 EXECUTIVE ENGINEER