



# TRANSPARENCY INTERNATIONAL - PAKISTAN

8<sup>th</sup> November 2021

Syed Murad Ali Shah,  
Chief Minister Sindh,  
CM House,  
Karachi.

Plot 72-F/2, 1st Floor, 9th Street, Jami Commercial,  
Phase VII, Defence Housing Authority, Karachi  
Phone: +92-21-35390408, 35311898  
Fax: +92-21-35390410  
Email: ti.pakistan@gmail.com  
Website: www.transparency.org.pk  
TL2021/1087/A

**Sub: Complaint against alleged illegal act of 4 acres land worth Rs 2 Billion, including reservations of 300 ft Korangi Road, KWSB 33 inches Water Main, DHA Water Main and under 500 KVA HTL, by fake entries in record of rights in name of Mr. Mumtaz Umer, in NC No 25 in Deh Dih Sub-Division Korangi, District Korangi Karachi**

Dear Sir,

Transparency International Pakistan has received a complaint against alleged illegal act of fraudulent entries of 4 acres land worth Rs 2 Billion, including reservations of 300 ft Korangi Road, KWSB 33 inches Water Main, DHA Water Main and under 500 KVA HT Line, by fake entries in the Record of Rights, in name of Mr. Mumtaz Umer, in NC No 25 in Deh Dih Sub-Division Korangi, District Korangi Karachi.

The complainant has made following allegations.

That,

1. According to Layout Plan of Korangi Town, prepared by KDA in 1988, the width of main Road named, 1100, Korangi Road, is 300 feet **Annex-A**.
2. The Korangi Township has been developed accordingly, and on the land on the west of the Korangi Road comes under Korangi Creek Cantonment Board.
3. At the cross Section of Main Korangi Road and also encroaching the reservations of 300 feet Korangi main Road, 4 Plots with Survey No. 561 of 1-23 acres, Survey No. 562 of 0.3 ghuntas, Survey No 563 of 0.27 ghuntas, and Survey No 564 of 1 acres, a total 4 Acres, 4 acres land in were fraudulently entered in the name of Mr. Mumtaz Umer, CNIC No. 42201-0415281-1, reportedly in February 2020.
4. These plots are also encroaching in the 300 ft reservation of the 1100 Main Korangi Road, and compulsory reservations of the already laid KWSB 33 inches Water Main, DHA Water Main and under reservations under the overhead Main 500 KVA HT Line, coming from DHA over Khyaban-e-Jami.
5. On 24<sup>th</sup> August 2020, taking notice of illegal construction being carried out in these plots, the Cantonment Executive Officer informed Mr. Tariq Razzak Dharejo, Director Anti Encroachment Board of Revenue Sindh, vide letter No. CBKC/4/un-Authorized/1383, informing that his office did not approve any plan over the cross section of 1100 (300 ft wide Road) main Korangi Road, Karachi, and to take necessary action against the illegal construction going on in the Road reservation area. **Annex-B**.
6. Mr. Tariq Razzak Dharejo, Director Anti Encroachment Board of Revenue Sindh vide letter No. DIR/AEF/OPS/1826, dated 15.9.2020, addressed to Dy Commissioner District Korangi, Karachi, forwarded the complaint of illegal construction of CEO Korangi Creek Cantonment Board, to take action under removal of encroachment rules, and inform him. The copies were also sent to the Supreme Court of Pakistan, Member (LU) BOR SIND, and others. **Annex-C**.
7. On 6<sup>th</sup> October 2020 Assistant Commissioner Korangi District and Mukhtiarkar Korangi District, vide letter No MUKH/KOR/K/549, confirmed to Mr. Mumtaz Umer that as per entry in Form VF-II, the plots are entered in his name at entry number 616 dated 25<sup>th</sup> February 2020.. **Annex-D**.

**A NON-PARTISAN, NON-PROFIT COALITION AGAINST CORRUPTION**

Donations exempted from tax U/S 2 (36) (c) of I. Tax Ordinance 2001



8. On 11 October 2020 code letter No. DE-H/E & ACE/39/2021, Director Enquiries II, Enquiries & Anti Corruption Establishment, Sindh Karachi, sent a call up notice to the Mukhtiarkar R, Sub Division Korangi Karachi for inquiry against officers of revenue division regarding regularization of 4 acres land in NC 24 of Deh Dhi for industrial purpose in favour of Mr. Main Muhammad Bashir through illegal heir of Mr. Mumtaz Umer for 99 years lease. **Annex-E**

9. Since last one year no action has been taken by the Dy Commissioner, nor by the Member LU BoR Sindh, or by Anti Corruption Establishment to cancel the fake entries of the 4 acres plots, and to stop the illegal construction.

**TI Pakistan comments.**

TI Pakistan has examined the allegations of the complainant Following are TI Pakistan comments.

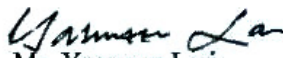
1. In case the documents submitted by the complainant are genuine, Prima facie the allegations seem to be correct, and this is a typical case of the abuse of power by the Sindh Board of Revenue, and Dy Commissioner Korangi, which continues to undermine the principles of fairness, transparency and rule of law.
2. The letter of Assistant Commissioner Korangi District and Mukhtiarkar Korangi District, vide letter No MUKH/KOR/K/549 dated 6 October 2020, does not state the address of Mr. Mumtaz Umer, which raises questions on the whole process of communication and reasons for the anomalies found therein.
3. letter No. DE-H/E & ACE/39/2021 dated 11 October 2021 of Director Enquiries II, Enquiries & Anti Corruption Establishment, Sindh Karachi verify that serious illegalities are involved in 4 acres plots, and therefore inquiry was initiated.

**TI Pakistan Recommendations.**

Chief Minister Sindh is requested to examine the allegations, and if they are found correct, to order the cancellation of the 4 acres plots fake entries, and also to take action under rules against all those who are found responsible for these illegal acts.

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

With Regards,

  
Ms. Yasmeen Lari

Sitara-e-Imtiaz, Hilal-e- Imtiaz  
Chairperson  
Transparency International Pakistan

  
Justice (R) Nasra Iqbal

Sitara-e-Imtiaz  
Vice Chair,  
Transparency International Pakistan

Encl: Annex-A, B, C, D & E

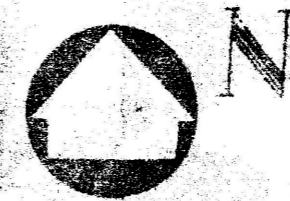
Copies forwarded for the information with request to take action under their mandate,

1. PSPM, Prime Minister's House, Islamabad.
2. Chief Secretary, Government of Sindh, Karachi
3. Director General, NAB, Karachi.
4. CEO Korangi Creek Cantonment Board, Karachi.
5. Director Ant Encroachment Sindh, Karachi.
6. Registrar Supreme Court of Pakistan. Islamabad.

# LAYOUT PLAN OF

# KORANGI TOWNSHIP

کورنگی ٹاؤن شپ



TRUE COPY

KARACHI DEVELOPMENT AUTHORITY  
D.P. TOWN PLANNING UNIT

DRG. NO.	K-727
DATE	13-4-1988
SCALE	1" = 880' 1" = 1 MILE
TRACED BY	WAZEEZ & TARIQ
CHECKED BY	

BY DIRECTOR (D.P. UNIT)

*Musavi*  
ASST. DIRECTOR (I)

*Abdul Rauf*  
ASST. DIRECTOR (I)

*Shaban*  
DIRECTOR (PLANNING & URBAN DESIGN)

NOTE:

THIS DRAWING HAS BEEN REPRODUCED AS  
TRUE COPY FROM DOXIADIS ASSOCIATES  
DRG. NO. D-PAK-KH-727.

GOVERNMENT OF PAKISTAN  
COMMUNICATION AND WORKS DEPARTMENT  
HOUSING AND SETTLEMENTS AGENCY.



30

1000

3000

MORAL FIBERS LTD.

MEHRAN TOWN EXT.

ID

3000  
200

31/A

31/B

31/C/1

31/C/2

31/D1

31

31/F

31/E

ALLAH

WALA

31/G

31/H

DARUSSALM CO. OPP. HOUSING SOCIETY

LOCKNOW CO. OPP. HOUSING SOCIETY

T & T CO. OPP. HOUSING SOCIETY

K.T.C. DE POT

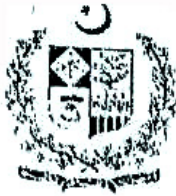
39

A

B

C

47



Government of Pakistan, Ministry of Defence  
Military Lands & Cantonments Department  
**CANTONMENT BOARD KORANGI CREEK**  
Tel 021-35090301 Fax 021-35090718,  
Email:cco.cbkora@gmail.com



Letter No. CBKC/4/Un-Authorized/1383  
To

Dated: 24

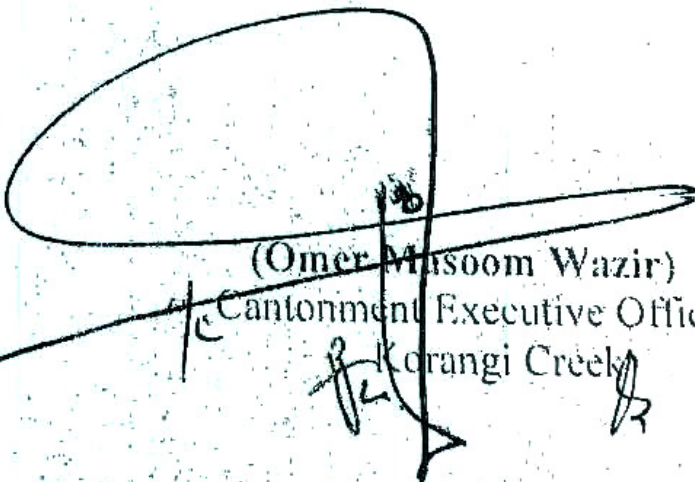
August, 2020

Mr. Tariq Razzak Dharejo (PSP),  
Director, Anti Encroachment Force,  
Board of Revenue, Sindh,  
Karachi.

Subject: - ILLEGAL CONSTRUCTION IN THE RESERVATION OF ROAD 1100 [300' FT. WIDE] MAIN KORANGI ROAD, KORANGI TOWNSHIP, KARACHI.

Reference: Office of the Director, AEF letter No. DIR/AEF/OPS/-170, dated: 19-08-2020

2. It is intimated that this office did not approved any Map/Plan over the cross section of 1100 [300' Ft. wide Road] main Korangi Road, Karachi. Hence, in order to maintain the said land / road you may initiate necessary corrective measures as per the rules / law in vogue.

  
(Omer Musoom Wazir)  
Cantonment Executive Officer  
Korangi Creek

Copy to:-

1. The Deputy Director, Sindh Master Plan Authority, Korangi Karachi.
2. The PS to member, (L.U) Department, Board of Revenue, Sindh, Karachi.
3. The Staff Officer, to Senior Member, Board of revenue, Sindh, Karachi.
4. Master File,

**Anti-Encroachment Force**  
To Sindh the grabbers

OFFICE OF THE  
DIRECTOR  
ANTI-ENCROACHMENT FORCE  
BOARD OF REVENUE,  
SINDH, KARACHI.

Tel: 021-99206569  
Fax: 021-99206568

No. DIR/AEF/OPS/-1826  
Date: 15/09/2020

To,

The Deputy Commissioner,  
District Korangi Karachi.

SUBJECT: ILLEGAL CONSTRUCTION IN THE RESERVATION OF ROAD  
1100 (300 FT. WIDE) MAIN KORANGI ROAD, KORANGI  
TOWNSHIP KARACHI.

Please refer to letter No.CBKC/4/un-authorized/1383 dated: 24-08-2020 along with relevant enclosures, of the Cantonment Executive Officer, Cantonment Board, Korangi Creek Karachi, on the subject cited above, (Copies are enclosed for ready reference).

You are, therefore informed that as per the Cantonment Executive Officer (CEO), Cantonment Board, Korangi Creek Karachi, report that no map/plan has been passed by the authorities, neither Sindh Building Control Authority (SBCA) has passed the map. Such illegal construction of building/property over the Cross Section of 1100 (300' Ft. Wide Road) Main Korangi Road, Karachi, is being carried-out without any approval. The construction activity may be stopped at once and FIR against the culprit or land grabber/encroacher(s) should be lodged, in order to maintain the said land/road such necessary corrective measures may be initiated/taken as per "The Sindh Public Property (Removal of Encroachment) Act, 2010" under intimation to the quarter concerned as well as this office, positively.

(TARIQ RAZZAK DHAREJO) PSP  
DIRECTOR  
ANTI-ENCROACHMENT FORCE,  
SINDH, KARACHI.

Copy forwarded for information to:

1. The Registrar Supreme Court of Pakistan at Karachi Registry for placing matter before the Hon'ble Chief Justice of Pakistan in Sou-Moto Case at Karachi.
2. The Cantonment Executive Officer, Cantonment Board Korangi Creek, Karachi w/r to his office letter cited above.
3. The Deputy Director, Sindh Master Plan Authority, Korangi, Karachi
4. The PS to Member, (LU) Department, Board of Revenue, Sindh, Karachi.
5. The Staff Officer to Senior Member, Board of Revenue, Sindh, Karachi.
6. Master/Office File.



OFFICE OF THE MUKHTIARKAR SUB-DIVISION KORANGI,  
DISTRICT KORANGI, KARACHI

NO. MUKHTI/KORANGI/549 /2020

Dated: 02-10-2020

To,

Mr. Mumtaz Umer S/o Mian Muhammad Umer,  
CNIC No. 42201-0415281-1  
R/O Karachi,

**SUBJECT: REQUEST FOR THE PERMISSION TO CONSTRUCT BOUNDARY WALL, OVER THE LAND BEARING SURVEY NO. 561 MEASURING 01-23 ACRES, 562 MEASURING 00-30 GHUNTAS, 563 MEASURING 00-27 GHUNTAS & SURVEY NO. 564 MEASURING 01-00 ACRE TOTAL MEASURING 04-00 ACRES SITUATED AT DEH DIH, TALUKA & DISTRICT KORANGI KARACHI.**

Kindly refer your application dated 02-10-2020, on the subject noted above.

In this regard it is informed you that, as per entry No. 613 dated 25-02-2020 VF-II of Deh Dih, the above mentioned piece of land are entered in your name (Photocopy attached).

In view of above position there appears no objection, if you may construct a Boundary Wall over your said land as mentioned above on your own risk and responsibility.



Mukhtiarkar  
Sub-Division Korangi  
District Korangi, Karachi

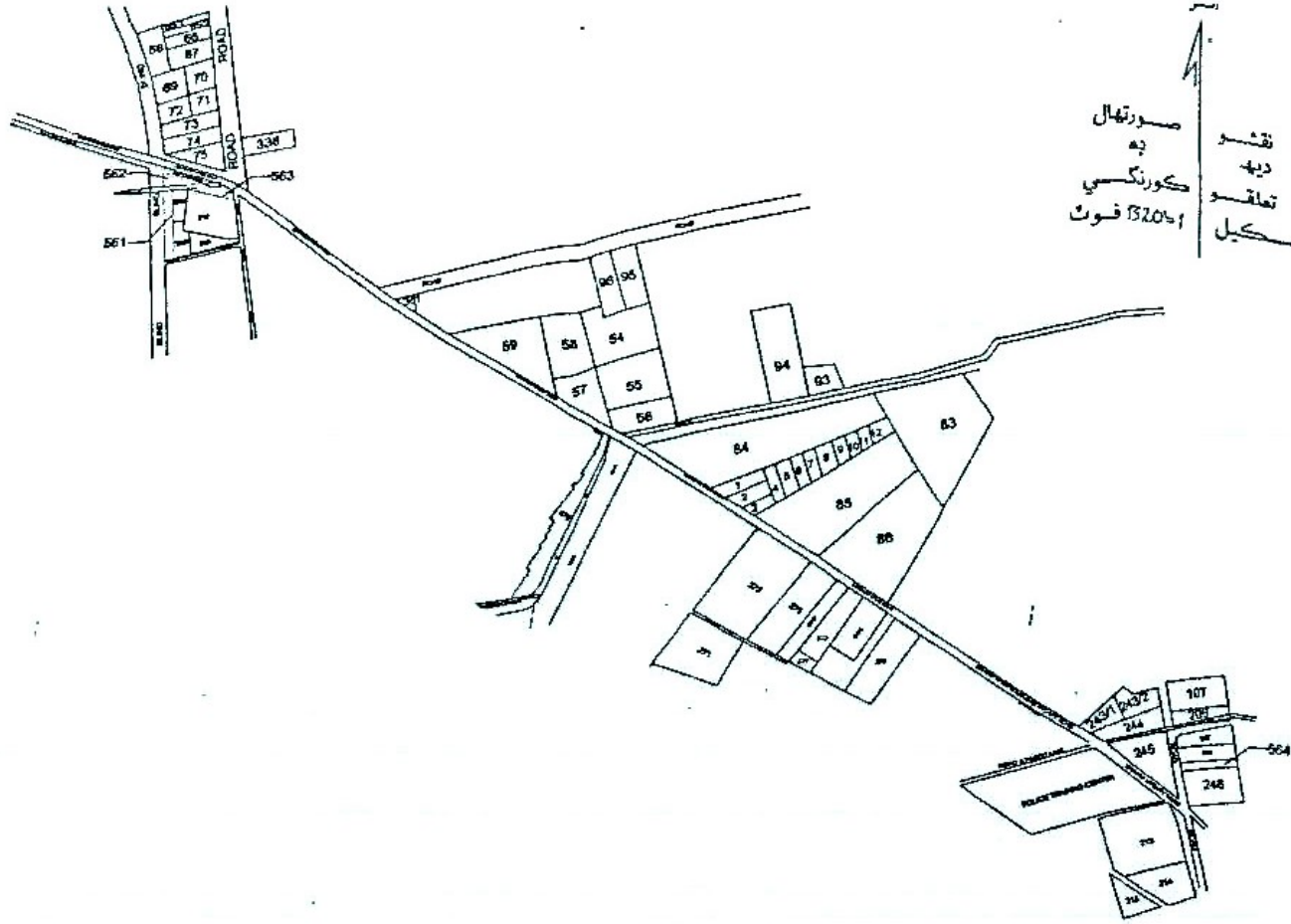
7/10/2020

Assistant Commissioner  
Sub-Division Korangi  
District Korangi, Karachi  
Assistant Commissioner Korangi  
District Korangi, Karachi

C.c to:

The Station House Officer P.S Ibrahim Hyderi, Karachi





صورت حال  
۲۵  
کورنگی  
فوت 1320/۱

قشر  
دیہ  
تعلقو  
سکيل




Scanned with CamScanner

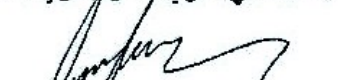
نوٽ:-


هي سروي ماپ جناب اسٽنٽ ڪمشنر صاحب ڪورنگي ڪراچي جن جي ليٽر نمبر AC/KOR/K/92 تاريخ 21-05-2020 ۽ جناب مختيارڪار صاحب ڪورنگي ڪراچي جن جي ليٽر نمبر MUKH/KOR/K/282 تاريخ 20-05-2020 ۽ MUKH/KOR/K/286 تاريخ 04-06-2020 ۽ جناب سروي سپرنٽينڊنٽ ڪراچي جن جي ريفريشن نمبر S-S/KYC/2482 تاريخ 03-06-2020 موجب ديہ به جي ناڪلاس نمبر 24 مان تصديق ٿي روينيو صورت حال مطابق 04-00 ايڪڙ جي ماپ سرزمين تي وڃي نوٽس ۽ ٽڪريل حاضرتين ۽ حد جي سپروائيزنگ ٽيپدار آهن سڀني جي روبرو تاريخ 08-06-2020 سرزمين تي ماپ ڪري سروي ڪاغذ تيار ڪيا ويا آهن

مذڪوره گهٽ وڌ فارم روينيو رڪارڊ ۽ ڪنوينشن ڏيڏ تي داخلا ڪرڻ کان اڳ ۾ سڀ قانوني گهر جون ۽ بي او آر جي پاليسي ان اوسي تحت مالڪي ۽ قبضو وغيره گرانٽ، چيڪ ڪرڻ بعد هي گهٽ وڌ فارم عمل ڪرڻ ۾ اچي ۽ اهو چڪاس ڪرڻ ۾ اچي تي مذڪوره گرانٽ، اٽارني جي گورنمنٽ جي پاليسي تحت صحيح گرانٽ ٿيل هجي. اهڙي انڪواري بعد هي گهٽ وڌ فارم عمل ۾ اچي

  
MUKHTIARKAR (REVENUE)  
KORANGI  
DISTRICT KORANGI KARACHI

  
SUPERVISING TAPEDAR  
DEH PIH & PHINAI KORANGI  
DISTRICT KORANGI KARACHI

  
LAKHJI RAJPUT  
INSPECTOR OF REVENUE  
CITY SURVEY KARACHI

  
(WAHEED AKHYER)  
Revenue Surveyor  
Survey Superintendent Office  
Karachi

# "گھٹ وڈ فارم"



NO.SS/KYC/(DIH-2482)/2020

Revised Form (S&U) (Sheet 1)

سری نمبر	کوٹھ / کیم	دیہ	گھٹ وڈ جو فارم کم ویٹھ ریجڈ کا فارم					
			وڈ / پلین	کوٹھ / کیم	ایجن داخلا / پیلے کی داخلا			
کوٹھ / کیم	کوٹھ / کیم	کوٹھ / کیم	کوٹھ / کیم	کوٹھ / کیم	کوٹھ / کیم	کوٹھ / کیم	کوٹھ / کیم	کوٹھ / کیم
223	NC # 24	3669-04.11	3669-04.11	3669-04.11	04-00	04-00	04-00	04-00

نوٹ:

ہی سرورڈی مان جف ایٹکٹ ضمیر صلحہ کورنگی ضلعو کورنگی کراچی جن جی لیٹر نمبر No.AC/Kor/K/92/2020 تاریخ 21-05-2020 جہاں علیحدگی کا حکم دیا گیا ہے۔

نمبر No.MUKH/Kor/K/282/2020 تاریخ 20-05-2020 و لیٹر نمبر No.MUKH/Kor/K/286/2020 تاریخ 04-06-2020 جہاں علیحدگی کا حکم دیا گیا ہے۔

نمبر No.SSK/KYC/(DIH-2482)/2020 تاریخ 03-06-2020 مورث بیٹوں کی ہاکسٹریٹس نمبر 24 مان ملیل ایراضی 04-00 اکر 99 ملل ایراضی مان ایٹکٹ تاریخ 08-06-2020 مورثین کی وجہ حینی ریٹیبل سرورڈنگ تیار و مقیدار تو ایس جہاں ایڈل حاضر لڑن جی ڈورڈ نعلیق لی ملیل جہاں ریٹیبل سرورڈنگ 04-00 اکر مورث پلے کوری ضلعو کورنگی کراچی کا اکر۔

سکولہ گھٹ ریڈنگ ریٹیبل و گھٹ / سکولیم ریڈنگی تلفلا کرن کان ایک و پیلے قیومی گھروں جہاں BOR جی پلوسی / NOC لہذا ایراضی / ایضو ریڈنگ جیہہ کرن ایٹکٹ ایٹکٹ تاریخ 04-06-2020 مورث کی

مورث ایٹکٹ جیہہ کرن و جی نہ مذکورہ گھٹنگ، گھٹنگ اکرلی جی گھٹنگ جی پلوسی تحت صحیح گھٹنگ لڑن لہذا ایراضی ایٹکٹ ایٹکٹ ایٹکٹ ایٹکٹ ایٹکٹ ایٹکٹ ایٹکٹ ایٹکٹ ایٹکٹ ایٹکٹ ایٹکٹ ایٹکٹ ایٹکٹ

**IWAHEED AKHTER**  
 Revenue Surveyor  
 Survey Superintendent Office  
 Karachi

12/6/2020  
**LAKHJI RAJPA**  
 INSPECTOR OF REVENUE  
 CITY SURVEY KARACHI



# Annex-E

No.DE-II/E&ACE/39/2021

GOVERNMENT OF SINDH

ENQUIRIES & ANTI-CORRUPTION ESTABLISHMENT

SERVICES GENERAL ADMINISTRATION &

COORDINATION DEPARTMENT

021-99211892

Karachi, dated the 11<sup>th</sup> October, 2021

To,

The Mukhtiarkar (R), Sub-Division,  
Korangi Karachi.

**Subject: ENQUIRY INTO COMPLAINT AGAINST OFFICERS/OFFICIALS OF REVENUE DEPARTMENT, KORANGI KARACHI REGARDING REGULARIZATION OF 04-00 ACRES LAND IN NC NO.24 OF DEH DIH KARACHI FOR INDUSTRIAL PURPOSE IN FAVOUR OF MR. MIAN MUHAMMAD BASHIR THROUGH ILLEGAL HEIR MR. MUMTAZ UMER S/O MIAN MUHAMMAD UMER INTO 99 YEARS LEASE.**

Whereas the undersigned has been authorized by the competent authority i.e. Chairman, Enquiries & Anti-Corruption Establishment, Sindh, Karachi, to conduct enquiry of the subject matter, under Rule 9 of Sindh Enquiries & Anti Corruption Establishment, Rules, 1993.

In this regard, you are advised to attend the office of undersigned, alongwith Supervising Tapedar with complete Revenue record in respect of land measuring 04-00 acres, NC No.24 of Deh Dih, Korangi Karachi, in the name of Mian Muhammad Bashir and Mian Muhammad Umer, on 20-10-2021 at 11:30 a.m. at Old KDA Building, 2<sup>nd</sup> Floor, Sindh Secretariat No.03, Kamal Atta Turk Road, Karachi, as their statement are to be recorded, for the purpose mentioned above, so that the facts & findings report can be apprised to the high ups, for taking further necessary action, in the matter.

*o/c*  
**DIRECTOR ENQUIRIES-II**  
Enquiries & Anti-corruption Establishment,  
Sindh, Karachi.

c.c.to:

The Deputy Commissioner, Korangi Karachi, with the request to expedite the concerned quarters, for strict compliance.