

April 22nd, 2024

**Director Resources,
Transparency International – Pakistan.
4-C, Mezzanine Floor, Khayaban-e-Ittehad,
Phase VII, Defence Housing Authority,
Karachi.**

Kind Attn: Mr. Kashif Ali, Transparency International-Pakistan.

Dear Sir,

It is submitted that at Plot No. 17/60 Hyder Ali Road, Faran Society measuring 1028 Sq Yards where an illegal construction of townhouses/units/portions is being done speedily. It can easily be observed from the naked eye that the builder has done extra ordinary violation (images attached for your ready reference) by building huge basement floor without maintaining required Compulsory Open Space (COS) and had made on 22 ft height basement floor of about 7000 sq ft instead of allowed 2503.80 sq ft. (SBCA approved plan attached) In this regard area residents also complained to SBCA who issued the show cause notice (Copy attached) with instructions to stop work but the work is continuously being done speedily while SBCA kept their eyes off from this illegal construction and running away to take any further action.

Moreover, as per Karachi Building Regulations, only one basement in residential plots on a 400 square yard minimum is allowed. While the builder also constructed a lower basement which is not legal and posing serious risks to the life of others.

It is really surprising that how could be massive construction be done openly on main road which is so much visible to everybody but SBCA officials not able to see it

We hope that your esteemed organization will raise your strong voice and do the needful on this illegal construction for the sake of maintenance of a healthy and secure physical and social environment.

Thanking you.

Very truly yours,



Waqas Rafiq.
Contact Number: 0300-8286578



**Sindh
Building Control
Authority**

No: SBCA/DD (District East)/2024/88
Dated: 29-03-2024.

Civic Centre, Annex, University Road,
Gulshan-e-Iqbal, Karachi-3, (Pakistan),
Phones: 99231229, 99230730, 99231834
www.sbcg.gov.pk, E-mail: sbca@sbca.gov.pk

The Owner/Attorney
Plot No. 60, Faran CHS, Block-03,
KCHS Union District East, Karachi.

(SHOW CAUSE NOTICE)

SUBJECT: NOTICE U/S 7-A OF SBCO (1979-82) AMENDED TO DATE ON ACCOUNT OF CONSTRUCTION IN VIOLATION OF KARACHI BUILDING & TOWN PLANNING REGULATIONS-2002 (AMENDED TO DATE) AT PLOT NO. 60, FARAN CHS, BLOCK-03, KCHS UNION, KARACHI.

With reference to the above subject matter, It is to inform you that after site inspection, it is reported by the filed staff that you have raised construction at the subject plot in violation of approval of building plan and Karachi Building & Town Planning Regulations-2002 (amended to date).

You are hereby directed to stop all sort of work forthwith and show cause within 03 days, whereas to why the action under SBCO 1979-82 (amended to date) should not be initiated against you on account of carrying out the said illegal/violative construction. Failing which this Authority reserves the rights to take further law full actions at your risk & Cost.

Deputy Director
(Defunct Gulshan Town-II)
District East, SBCA

Copy for information to:

- Director, District East, SBCA.
- PSO to D.G., SBCA.

سید پرواز علی
کیرار
بجانب اللہ
29/03/24

DISTRICT EAST "B" UNITS / FLAT
S.B. ARE NOT ALLOWE
NOT VALID FOR
PUBLIC SAL

SINDH BUILDING CONTROL AUTHORITY
CIVIC CENTRE GULSHAN-E-IQBAL KARACHI

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SBCA/DD-District East (GT-II)/Prop/56/2022/61

Dated: 05/12/2022.

Mr. Muhammad Owais Salam
(Owner).

Area of Plot: 1028.00 Sq.yds.
Category of Plot: Residential
No. of Stories: B + Ground + 1st Floor only.

THROUGH: Mr. AR. Tanveer Ahmed Abbasi Licensed Architect No. (AL-01-540).
Mr. Rauf Ahmed Malik Licensed Engineer No. (SE-06-337).

SUBJECT: Proposed Building Plan of Plot No. 17/60, Block-03, Faran CHS, KCHS Union Ltd., Karachi.

The building plan for the above mentioned plot attached herewith is hereby approved and you are permitted to carry out construction on the said plot accordingly.
Provided that it does not entitle you to build on land not lawfully conveyed to you and land or road of City District Government, Karachi or any other local authority.
Provided that right of easement is a matter between the concerned parties with which this authority has not concern.
Provided that it holds good only if the work is started within ONE YEAR from the date where after it shall be deemed to have lapsed.
Provided that rain water spouts from balconies, shops, windows, doors of the building shall not be projected or over hanged on public streets or the land belonging to the City District Government Karachi or local authority.
Provided that the construction shall be carried out under the supervision of Licensed Engineer and Licensed Architect started above.
The Licensed Architect, Licensed Engineer/Owner shall be jointly and severally responsible for all the structural design and standard specifications to be provided for the execution of the work.
Provided that plinth cornice shall not project more than 2" on any public street for ornamental purpose.

AND

Provided that premises shall not be used for the purpose other than the use approved by the Authority and according to the terms and condition of allotment/lease.
Subject to the condition that if any violation is found during/after construction, the same shall be demolished.
Provided that the quality control and stability of the structure shall be the responsibility of the owner/attorney and Licensed Architect/Licensed Engineer.
No building materials or any kind of machine shall be stored/placed for execution on road of Govt. Land/footpaths during Construction.
With the condition as per undertaking dated: 04-02-2022- submitted by the owner/attorney.
In case of any complaint/dispute or any court matter, the KBCA shall not be the party and shall not be responsible.
At any later stage, if it is found that the approval of proposed plan was obtained with the misrepresentation of facts, the same will be withdraw/cancelled.
Owner/Attorney is bound to get the completion/occupancy plan from this Authority before occupation.

PROVIDED THE STRUCTURE IS BUILT ON
THE LAND LAWFULLY CONVEYED TO YOU
Encl: Copy of Approved Building Plan.

M. J. J. J.
DEPUTY DIRECTOR
Sindh Building Control Authority
12/12/2022
Scanned with CamScanner



