

January 20<sup>th</sup>, 2025

Director Resources

Transparency International – Pakistan

Plot 72F/2, Floor 1, 9th Street, Jami Commercial Street

D.H.A. Phase 7

Karachi

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

**Subject: Lack of Action by SBCA on Illegal Construction at 5C-9/1, Nazimabad#5, Karachi**

Dear Sir,

I am writing to bring to your esteemed organization's attention the persistent inaction of the Sindh Building Control Authority (SBCA) in addressing illegal construction on a residential plot located at 5C-9/1, Nazimabad#5, Karachi. Despite multiple formal complaints and reminders to SBCA and the Deputy Commissioner, District Central, no effective measures have been taken to curb this blatant violation of building regulations.

The details of my complaints are as follows:

1. **Original Complaint (December 30, 2024):** Reported unauthorized construction on the aforementioned plot.
2. **First Reminder (January 6, 2025):** Highlighted continued non-compliance despite prior communication.
3. **Second Reminder (January 10, 2025):** Expressed frustration over ongoing violations and demanded immediate action.

The construction blatantly violates the Sindh Building Control Ordinance (SBCO) 1979 and Karachi Building & Town Planning Regulations (KBTPR) 2002, including but not limited to:

- Lack of an approved construction plan.
- Encroachment of open spaces mandated by the regulations.
- Non-residential design on a residential plot.

Despite these clear infractions, SBCA has failed to:

1. Halt the illegal construction.
2. Seal the property.
3. Demolish the unauthorized structures.

This inaction raises serious concerns regarding transparency and accountability in SBCA's operations. The unchecked progress of such illegal activities not only undermines public confidence but also encourages further violations, leading to potential urban chaos.

I kindly request Transparency International Pakistan to investigate this matter and advocate for urgent and impartial action to uphold the rule of law. Your intervention will play a pivotal role in ensuring accountability and restoring faith in regulatory authorities.

Thank you for your attention to this urgent matter. I am available to provide any further information or documentation required to support this case.

Sincerely,



Muhammad Ahsan Siddiqui  
House# 5C-5/1-A, Nazimabad#5, Karachi  
CNIC# 42101-6758305-3  
Cellphone# 0321-2425859

**Note:**

All Filed Complaints to SBCA are attached.



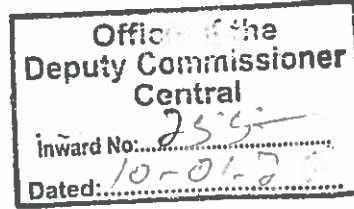
Date: 20-01-2025  
Residential Plot: 5C-9/1, Nazimabad#5 Karachi  
Current Picture of Subject Plot

Dated: 10-01-2025

District: Central

To  
The Director General  
Sindh Building Control Authority  
Karachi

To  
The Deputy Commissioner  
District Central  
Karachi



**SECOND REMINDER**

**Subject: Issue of Illegal Commercial-style Construction or Multi-Units or Flats or Portions with additional floors on Residential Plot Address# 5C-9/1 Nazimabad#5 Karachi.**

Respected Sir,

It is with great frustration and disappointment that I write this second reminder regarding my original complaint dated **December 30, 2024** (SBCA Dairy No. 5421 and Deputy Commissioner Inward No. 10309) and my first reminder dated **January 6, 2025** (SBCA Dairy No. 70 and Deputy Commissioner Inward No. 134), about the illegal construction on the above-mentioned residential plot.

Despite my repeated complaints, visits, and verbally assurances from your offices, it is shocking to note that no concrete action has been taken against this blatant violation of the **Sindh Building Control Ordinance (SBCO) 1979** and the **Karachi Building & Town Planning Regulations (KBTPR) 2002**.

The unauthorized construction is progressing unabated, openly defying all regulatory provisions. This continued inaction not only undermines public confidence in your office but also raises serious questions about the enforcement of building regulations. Allowing this illegal activity to proceed unchecked sets a dangerous precedent, encouraging further violations of the law.

I demand the following immediate actions without any further delays:

RECEIVED  
General Complaint Cell SBCA

Page 1 of 2


Dairy No. 130 Date 10/01/2025

1. Immediate cessation of the ongoing illegal construction.
2. Sealing of the plot as per regulatory provisions.
3. Demolition of all unauthorized structures.

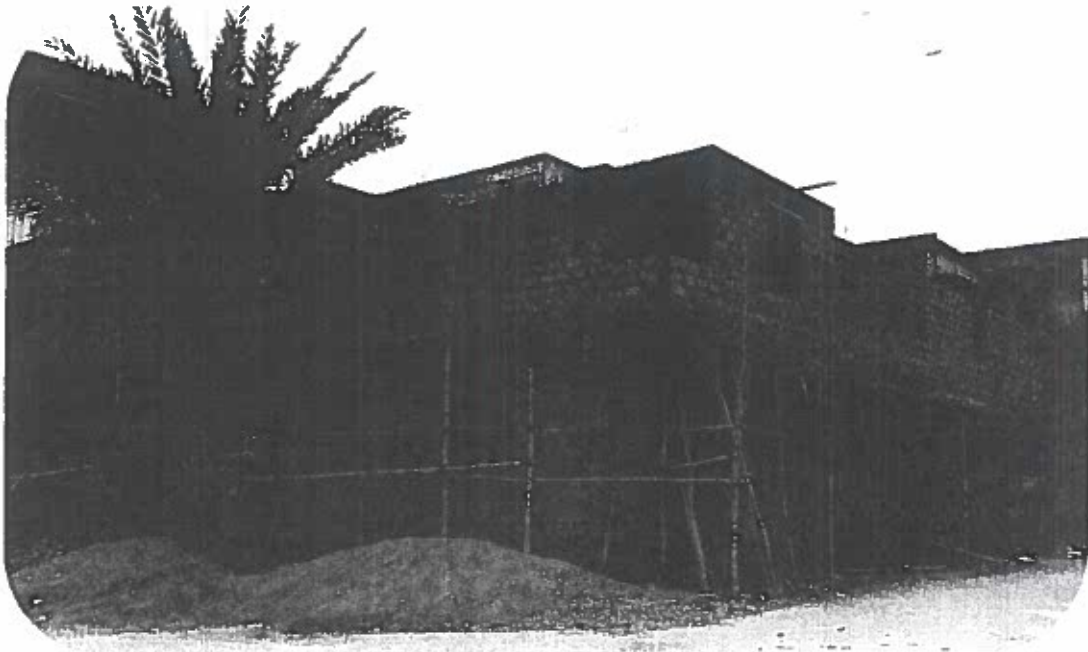
If no decisive action is taken within **seven days** of this letter, I will have no option but to escalate this matter to higher authorities and, if necessary, seek legal redress, including filing complaints with the relevant anti-corruption bodies and pursuing public interest litigation.

This matter is now urgent and demands your immediate and strict intervention. I expect your offices to demonstrate their commitment to upholding the law by addressing this issue without further delay.

Yours sincerely,

  
Muhammad Ahsan Siddiqui  
CNIC: 42101-6758305-3  
House: 5C-5/1-A, Nazimabad#5, Karachi  
Cellphone: 0321-2425859

RECEIVED  
General Complaint Cell SSCA  
10/01/2025  
Dairy No. \_\_\_\_\_ Date \_\_\_\_\_  
(130)



Dated: 06-01-2025

District: Central

To  
The Director General  
Sindh Building Control Authority  
Karachi

To  
The Deputy Commissioner  
District Central  
Karachi

**REMINDER**

**Subject: Issue of Illegal Commercial-style Construction or Multi-Units or Flats or Portions with additional floors on Residential Plot Address# 5C-9/1 Nazimabad#5 Karachi.**

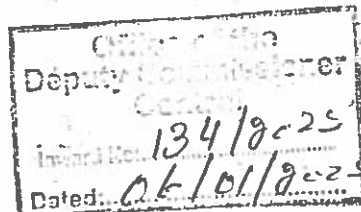
Respected Sir,

I am writing to follow up on my complaint dated December 30, 2024 (SBCA Dairy No. 5421 and Deputy Commissioner Inward No. 10309), regarding the illegal construction on the subject plot. Despite my repeated visits and assurances from the concerned authorities, I am disappointed to observe that no effective action has been taken to address the issue.

The construction continues unabated, in clear violation of the Sindh Building Control Ordinance (SBCO) 1979 and the Karachi Building & Town Planning Regulations (KBTPR) 2002, as detailed in my initial complaint. The ongoing inaction raises serious concerns about the enforcement of building regulations and the commitment to maintaining the rule of law.

I respectfully urge you to take immediate and strict measures to:

1. Halt the ongoing construction.
2. Seal the plot.
3. Demolish unauthorized structures.



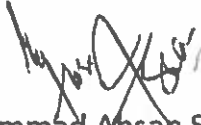
File No. 70  
Date 06/01/2025



This matter requires your urgent attention to prevent further violations and uphold the integrity of building control regulations.

I look forward to your swift response and resolution of this issue.

Yours sincerely,



Muhammad Ansan Siddiqui

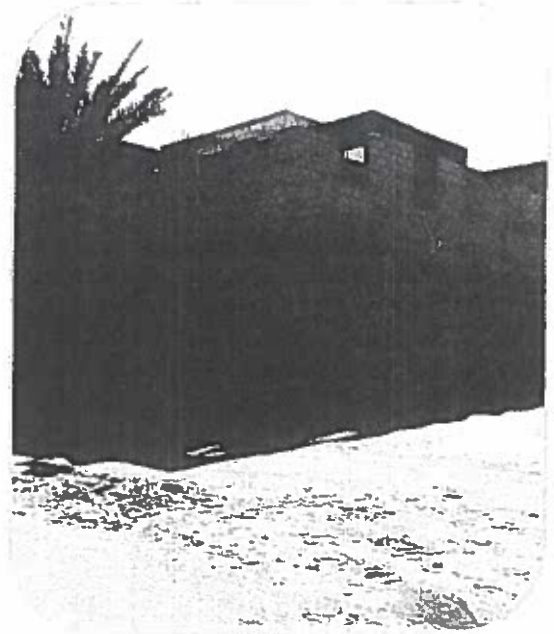
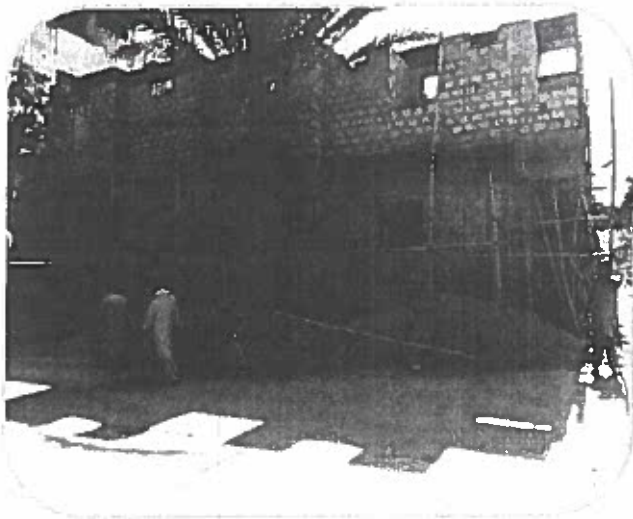
CNIC# 42101-6758305-3

House# 5C-5/1-A, Nazimabad#5, Karachi

Cellphone# 0321-2425859

70

06/01/2025



Dated: 30-12-2024

District: Central

To  
The Director General  
Sindh Building Control Authority  
Karachi

RECEIVED  
General Complaint Cell, SBCA

5421 Date: 30/12/24

To  
The Deputy Commissioner  
District Central  
Karachi

Office of the  
Deputy Commissioner  
30/12/24  
Date: 15/3/25

**Sub: Issue of Illegal Commercial-style Construction or Multi-Units or Flats or Portions with additional floors on Residential Plot Address# 5C-9/1 Nazimabad#5 Karachi.**

Respected Sir,

I have repeatedly met with the Director Central SBCA over the past three months regarding the illegal construction on the subject plot. Despite numerous assurances, no concrete action has been taken to address the issue. This inaction is highly disappointing and unacceptable. I am writing to formally request immediate intervention to resolve this matter without further delay. Regarding the subject residential plot, I wish to bring the following matters to your urgent attention:

**1. Unapproved Construction:**

Despite the clear absence of an approved plan and construction permit as of December 30, 2024, construction work on the subject plot continues unabated. The ground floor structure has already been completed, and recent photographs reveal that work on the walls and columns for the first floor is actively in progress. All of this has been carried out blatantly without the requisite approval from the SBCA. Moreover, the design clearly deviates from the approved residential type and strongly resembles a commercial or multi-unit structure, such as flats or portions.

**2. Breach of SBCO 1979:**

This construction is a blatant violation of Section 6(1) of the Sindh Building Control Ordinance (SBCO) 1979. I urge immediate action under Section 7A, in accordance with Section 6(2), Section 12(1), and Section 18G of the SBCO 1979. This must include halting the illegal construction, sealing the plot, and demolishing the unlawful structures without further delay. Additionally, the construction and sale of portions, flats, or units on a residential plot is explicitly prohibited under Section 19(1) of the SBCO 1979.

**3. Breach of KBTPR 2002:**

Violation of Regulation 25-1.3 of KBTPR 2002 about Projections, Boundary walls or any other structures in the front of the plot shall be totally within the plot. Photographs show that the projections are out of the plot-line.

Violation of Regulation 25-2.1 of the KBTPR 2002, the permitted footprint of the building was 65% of the size of plot i.e. 1263.6 sq. ft. out of 1944 sq. ft.; the minimum



compulsory open space [COS] required was 5 ft. in the front, 5 ft. on the one side and 7 ft. at the rear. Photographs show that the building rises from the plot-line/boundary wall and covers the entire plot leaving no COS whatsoever on the front, side and rear.

#### 4. Concerns Over Non-Action and Violations:


The lack of enforcement by the SBCA, despite my repeated complaints, raises serious concerns. The ongoing violation of the Sindh Building Control Ordinance 1979 and the Karachi Building & Town Planning Regulations 2002 is troubling and seems to facilitate the continuation of illegal construction. Allowing this unlawful development to proceed unchecked could set a dangerous precedent, encouraging further violations and undermining the integrity of building regulations.

#### Request for Immediate Strict Action:

In light of the above, I strongly urge you to take immediate steps to halt the ongoing illegal construction and demolish the unauthorized structures built thus far, as per the provisions of the SBCO 1979. This will help restore the rule of law and uphold the integrity of building control regulations.

I look forward to your prompt action on this matter.

Yours sincerely,

  
Muhammad Ahsan Siddiqui  
CNIC# 42101-6758305-3  
House# 5C-5/1-A, Nazimabad#5, Karachi  
Cellphone# 0321-2425859

RECEIVED  
General Complaint Cell, SEC 1

Dair/No. \_\_\_\_\_ Date 30/12/24.

#### Recent Photographs of Subject Plot

