



4<sup>th</sup> April 2016

Director General,  
Civil Aviation Authority,  
HQ, Civil Aviation Authority,  
Terminal No. 1,  
Jinnah International Airport,  
Karachi

Sub: Allegation of illegal permission construction of Building with Height over approx. 600 feet above mean sea level given by CAA to Chapal Skymark, Karachi

Dear Sir,

Transparency International Pakistan has received a complaint on the allegation of illegal permission for construction of Building with Height over approx. 600 feet above mean sea level given to Chapal Skymark, Karachi

The complainant has made following allegations;

1. According to the Karachi Building and Town Planning Regulations 2002., Section 25-1.10. Height Restriction of the Building, sub section 25-1.10.1. the restricted flying gap and safety zone as prescribed by the Civil Aviation Authority and PAF shall be taken into consideration while determining the height of the building. CAA vide NOC No HQCAA/1124/2/ATS/3826 dated 31.12.2007 has given NOC on building at plot No 3,C.L.-9, Civil Lines Quarters Karachi for construction at this site of a building not more than 516 feet above mean sea level, or 500 feet from ground level ( including overhead Water Tank, antenna, neon sign board ect). **Annex-A.**
2. According to CAA laws, this restriction is applicable on all buildings which fall within 15 KM areal distance from PAF Base Shar-e-Faisal and PAF Base Masroor at Maripur.
3. In 2008 the Civil Aviation Authority did not issued its no-objection certificate for the construction of a 600 feet high CDGK 47-storey IT tower being built in Gulshan-i-Iqbal as it was 516 feet above mean sea level .
4. In 2008 CAA did not permit KPT to build 4 million sq. ft. of space, 77 storeys high KPT -77 Kolachi Enclave Tower, on Mai Kolachi Road ,
5. On what grounds, a building of over 600 feet height adjacent to at plot No 3,C.L.-9, Civil Lines Quarters Karachi, viz. Chapal Skymark, Karachi has been given NOC. **Annex-B.**

Transparency International Pakistan has examined the complaint, and noted that for the Height Restriction of the Building three NOCs are required from , CAA, PAF and SBCA. As SBCA NOC is given, it is assumed that SBCA has processed the NOC only after NOCs are given by CAA and PAF.

CAA Public Notice dated 14.5.2014 also requires all builders shall take NOC from CAA for building within 15 KM of the airports, under rule 68, section-3 of CMI Aviation Rules, 1994. **Annex-C**



The Director General is requested to examine the complaint, as prima facie it appears that any NOC given by CAA for buildings above 516 feet above mean sea level in Karachi within 15 KM areal distance for any airport is/are illegal, and if the complaint is true, the NOCs shall immediately be withdrawn, and officers responsible for giving illegal NOCs shall be made accountable .

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

Regards,

Sohail Muzaffar,  
Chairman

Copy forwarded for necessary action as per rules, particularly PAF and SBCA

1. Secretary Aviation, , PIA Building, Blue Area, Islamabad,.
2. Dy Chief of Air Staff, PAF, Islamabad,
3. DG NAB, Karachi
4. DG , SBCA, Karachi
5. Registrar, Supreme Court of Pakistan, Islamabad.

# ANNEXURE-A

pl to auction Karachi  
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HEADQUARTERS  
Civil Aviation Authority  
Jinnah International Airport  
Karachi-75200  
Tel: 92-21-9248756  
Fax:- 92-21-9248758  
E-mail :- gmats@caapakistan.com.pk

HQCAA/1124/2/ATS

Dated: 24<sup>th</sup> December 2007

## NOC FOR CONSTRUCTION OF HIGH RISE BUILDING NAMEDLY "AKD TOWER" AT PLOT NO. 3, C.L-9, CIVIL LINES QUARTERS, KARACHI

1. Reference is made to your letter No. nil dated 24<sup>th</sup> December 2007 on the subject.
2. Civil Aviation Authority has no objection to the construction of 500 feet (five hundred feet) high AKD Tower Building (including over head water tank, antenna, Neon sign board etc) above Ground Level or 516 feet (five hundred and sixteen feet) above Mean Sea Level, at location 2450N 6701E i.e Plot No. 3, C.L-9, Civil Lines Quarters, Karachi with the following terms and conditions:-
  - a) Height of the AKD Tower Building should not be more than 500 feet (five hundred feet) high from ground level.
  - b) Obstruction light must be provided on top of the building in accordance with the specification contained in para 6.3 of chapter 6 of ICAO Annex-14. (copy enclosed).
  - c) The refuse shall not be kept open but always be stored in covered containers to ensure that birds are not attracted.
  - d) Civil Aviation Authority shall not accept liability for any loss/damage/inconvenience suffered due to noise or other aviation related activities or any other claim by other Organizations/person.
  - e) Civil Aviation Authority reserves the right to cancel the said NOC if the terms & conditions are not complied with.
  - f) NOC from Director Air Traffic Services, Air Headquarters PAF, Islamabad must also be obtained before the start of work.
  - g) Completion of work is also required to be notified to HQCAA for the issuance of notices to the Aviators.

Encl. As stated in para 2(b)

  
(AZKAR UL HAQ)  
General Manager (ATS)

✓ M/s A.K.D Real Estate Company,  
Room No. 416-418, Continental Trade Centre,  
Main Clifton Road, Block-8,  
Karachi

Scanned by CamScanner


# ANNEXURE-B

- Headline
- Photo
- Text
- Graphics
- Tables
- Charts
- Maps
- Videos
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- Links
- Social Media
- Other



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## Pakistan Civil Aviation Authority Public Notice

May 14th, 2014 Comments Off on Pakistan Civil Aviation Authority Public Notice

### Pakistan Civil Aviation Authority Public Notice

It is for the information of general public and all concerned that prior "No Objection Certificate" (NOC) for height clearance' is essentially required by the builders, developers, cellular companies and other concerned within the radius of 15km of all airports, under rule 68, section-3 of CMI Aviation Rules, 1994. The application for obtaining NOC for height clearance is to be addressed to Director General, Headquarters, Civil Aviation Authority, Terminal-I, Jinnah International Airport Karachi along with the following documents:

- Name of the Project**
- WGS-84 geographical coordinates in degrees, minutes, seconds and 1/100 of seconds (4e., in 08 digits) of the proposed site duly authenticated by Survey of Pakistan
- Map scale 1: 500,000 of Survey of Pakistan showing the proposed site duly authenticated by the Survey of Pakistan.
- Total height of the proposed building (including all types of installations on roof top) / proposed BTS tower above ground level.
- Site plan of the property issued / approved by competent authority.

Note: Defaulters shall be dealt under the relevant provisions of Civil Aviation Ordinance 1960 and Civil Aviation Rules, 1994

Director General, Headquarters, Pakistan Civil Aviation Authority, Terminal-I, Jinnah International Airport, Karachi.

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#### Ads

April 2016

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25	26	27	28	29	30	
« Feb						



پاکستان سول ایوی ایشن اتھارٹی



**اطلاع عام**

برخاس وعام بہ تمام متعلقہ افراد بشمول بلڈرز، ڈیولپرز اور سٹریٹجسٹس، جو تمام ایئر پورٹس کے گرد 15 کلومیٹر کی حدود میں کوئی عمارت تعمیر کرنا یا تعمیر کرنا یا تعمیر کرنا چاہتی ہوں، کو مطلع کیا جاتا ہے کہ ان پر لازم ہے کہ وہ سول ایوی ایشن اتھارٹی کے قوانین 1994ء کے رول 68 سیکشن 3 کے تحت، عمارت یا تعمیر کی بلندی کی حد کے تعین کیلئے سی اے سے سے پہلی اجازت نامہ (NOC) ضرور حاصل کریں۔ اجازت نامہ (NOC) حاصل کرنے کیلئے درخواست درج ذیل دستاویزات کے ساتھ ڈائریکٹر جنرل، سول ایوی ایشن اتھارٹی، ہیڈ کوارٹر، جناح انٹرنیشنل ایئر پورٹ ٹرمینل-1، کراچی کو بذریعہ ڈاک ارسال کی جائے۔

(الف) پراجیکٹ کا نام

(ب) مجوزہ سائٹ کا سروے آف پاکستان سے باضابطہ تصدیق شدہ WGS-84 جیو گرافیکل کوارڈینیٹس (WGS-84 Geographical Coordinates)، جو کہ ڈگری، منٹ اور سیکنڈ کے 1/100 حصے کے 8 ہندسوں (up to 8 digits of their 1/100 part) پر مشتمل ہوں۔

(ج) سروے آف پاکستان سے تصدیق شدہ کائیڈ میپ اسکیل 1:500,000 جس میں ہر مجوزہ مقام کی نشاندہی کی گئی ہو۔

(د) مجوزہ عمارت کی کل بلندی (سمت پر قائم تعمیرات کے ساتھ) کوئی فی ایئر ڈاؤن کی گئی ہو۔

(ه) مجاز حکام کی جانب سے جاری شدہ یا منظور شدہ عمارت کا سائٹ پلان۔

نوٹ: غلط درزی کرنے والے کے خلاف سول ایوی ایشن اتھارٹی 1960ء اور سول ایوی ایشن رول 1994ء کی متعلقہ سیکشنوں کے تحت کارروائی کی جائے گی۔

ڈائریکٹر جنرل ہیڈ کوارٹر، پاکستان سول ایوی ایشن اتھارٹی، ٹرمینل-1، جناح انٹرنیشنل ایئر پورٹ، کراچی۔

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Tags: pakistan civil aviation authority, pakistan civil aviation authority public notice, pakistan civil aviation authority public notice 2014, pakistan civil aviation authority public notices