



PERFORMANCE AUDIT REPORT
ON
SINDH BUILDING CONTROL AUTHORITY,
ITS ROLE IN CHECKING UNAUTHORIZED
CONSTRUCTIONS AND DANGEROUS
BUILDINGS IN KARACHI

AUDIT YEAR 2020-21

AUDITOR-GENERAL OF PAKISTAN

Preface

The Auditor General conducts audit in terms of Articles 169 and 170 of the Constitution of the Islamic Republic of Pakistan, 1973 read with Sections 8 & 12 of the Auditor General's (Functions, Powers and Terms and Conditions of Service) Ordinance, 2001 and Section 116 of the Sindh Local Government Act, 2013. The performance audit on Sindh Building Control Authority, its role in checking unauthorized constructions and dangerous buildings in Karachi was carried out accordingly.

The Director General Audit, Local Councils, Sindh conducted the performance audit of the Sindh Building Control Authority, its role in checking unauthorized constructions and dangerous buildings in Karachi for the period 2015-16 to 2019-20 in 2021 with a view to report significant findings to stakeholders. Audit examined the economy, efficiency, and effectiveness of the Sindh Building Control Authority. In addition, Audit also assessed, on test check basis whether management complied with applicable laws, rules and regulation in managing the Sindh Building Control Authority. Audit Report indicates specific actions that, if taken, will help the management realize the objectives of the Sindh Building Control Authority.

The report has been finalized without incorporating the view point of the management as no response to the audit observations was received, whereas the PAO, Secretary, Local Government & Housing Town Planning Department did not convene DAC meeting despite pursuance by Audit.

The Performance Audit Report is submitted to the Governor of Sindh in pursuance of Article 171 of the Constitution of the Islamic Republic of Pakistan, 1973 read with Section 116 of the Sindh Local Government Act, 2013 for causing it to be laid before the Provincial Assembly of Sindh.

Islamabad
Dated:

(Muhammad Ajmal Gondal)
Auditor General of Pakistan

Table of Contents

Abbreviations and Acronyms	i
Executive Summary	iii
1. Introduction	1
2. Audit Objectives	2
3. Audit Scope and Methodology.....	3
4. Audit Findings & Recommendations.....	4
4.1 Non-production of Record	4
4.2 Organization and Management	4
4.3 Financial Management	9
4.4 Asset Management	10
4.5 Monitoring and Evaluation.....	11
4.6 Sustainability.....	22
4.7 Overall Assessment	22
5. Conclusion	23
Acknowledgement	24
Annexures	26

Abbreviations and Acronyms

ACI	American Concrete Institute
ARS	Air Raid Shelter
ASTM	American Society for Testing & Material
CAA	Civil Aviation Authority
CAR	Contractor All Risk
FIA	Federal Investigation Agency
GoS	Government of Sindh
KBCA	Karachi Building Control Authority
KDA	Karachi Development Authority
KMC	Karachi Metropolitan Corporation
MDA	Malir Development Authority
NAB	National Accountability Bureau
NOC	No Objection Certificate
OM	Observation Memo
SBCA	Sindh Building Control Authority
SEPA	Sindh Environmental Protection Agency
SOPs	Standing Operating Procedures
Sq.yds	Square yards
TCDB	Technical Committee on Dangerous Buildings
UBC	Uniform Building Code

Executive Summary

The Director General Audit, Local Councils Sindh, Karachi conducted Performance Audit of Sindh Building Control Authority, its role in checking unauthorized constructions and dangerous buildings in 2021. Karachi Building Control Authority (KBCA) was established in 1979 which was renamed as Sindh Building Control Authority. Its jurisdiction was extended over entire province of Sindh in 2011. SBCA is a regulatory and supervisory body whose prime function is to approve the building plans and issue no objection certificates of public projects in confirmation with the existing Building & Town Planning Regulations. Further, it promotes the implementation of the Karachi Master Plan or a concept plan or other development plans. The quality, soundness and implementation of approved design/ specifications are the sole responsibility of the concerned professionals, licensed by SBCA under Karachi Building & Town Planning Regulations 2002. Moreover, the Authority resolves public complaints against builders and developers regarding public sale projects within the purview of approved plans and specifications, take action against the builders for violation of approved building plans, identify, declare and demolish dangerous building in the city. The Authority also takes legal action against the builders and developers involved in unauthorized constructions. The Authority also coordinates with the Department of Culture & tourism, GoS for their assessment and preservation of heritage buildings

The main objectives of the audit were to:

- i. Ascertain whether buildings were constructed after approval of building plans by the Authority,
- ii. Analyse whether the Authority was able to check illegal construction of buildings, use of sub-standard and poor-quality building material,
- iii. Check the existence of follow-up mechanism in the setup of Authority for implementation of building plans and for checking standard required for construction,
- iv. Scrutinize whether hazardous buildings were evacuated and demolished timely,
- v. See whether the system of capacity building for enhancing skills of officers/staff was available,
- vi. Check whether proper machinery & equipment for demolition of dangerous buildings were acquired or not,
- vii. Review the existence of internal controls within organization.

Key Audit Findings

- i. Issuance of NOCs in violation of prescribed rules and regulations. ¹
- ii. Non-initiating of legal action against unauthorized constructions including illegal housing societies, buildings and constructions over encroached nullahs, drains and amenity plots. ²
- iii. Lack of training of human resources for capacity building ³
- iv. Non-acquiring of specialized machinery & equipment for demolition of unauthorized and dangerous buildings. ⁴
- v. Lack of monitoring over supervision and quality assurance of public sale projects. ⁵
- vi. Non-demolition of dangerous buildings. ⁶
- vii. Issuance of NOCs without obtaining mandatory reports including soil investigation reports, stability certificate, geotechnical & material test reports. ⁷
- viii. Non-formulation of Standard Operating Procedure to obtain NOC from authorities of Civil Defence and Fire Brigade Department before approving any building plan. ⁸
- ix. Irregular issuance of NOCs for sale & advertisement of public sale projects without obtaining valid Contractor All Risk Insurance Policy. ⁹
- x. Non-ensuring of fixing of notice board at site showing approved building plan and NOCs. ¹⁰
- xi. Non-ensuring of completion of public sale projects within stipulated time period. ¹¹

¹ Para 4.2.1, 4.2.2, 4.2.3, 4.2.4, 4.5.10

² Para 4.5.1, 4.5.2, 4.5.3, 4.5.3, 4.5.11

³ Para 4.2.5

⁴ Para 4.4.1

⁵ Para 4.5.4

⁶ Para 4.5.6, 4.5.7

⁷ Para 4.5.8

⁸ Para 4.5.9

⁹ Para 4.5.12

¹⁰ Para 4.5.13

¹¹ Para 4.5.14

Recommendations

- i. Internal controls of the Authority should be strengthened to ensure compliance of all prescribed rules, regulations and prescribed procedures,
- ii. Strict action against unauthorized constructions without NOC from SBCA including illegal housing societies, buildings on encroached nullahs and drains should be taken,
- iii. Training of human resources development should be conducted for capacity building.
- iv. Specialized machinery & equipment for demolition of unauthorized and dangerous building should be acquired,
- v. Monitoring over quality of construction and material used should be ensured,
- vi. Action to vacate/demolish the dangerous buildings should be taken,
- vii. Standard operating procedure for obtaining of necessary NOCs from management of Civil Defence Authorities and Fire Brigade Department should be formulated,
- viii. Issuance of NOCs for (Public sale projects/high rise buildings) after obtaining valid contractors all risk policy should be ensured,
- ix. Efforts should be made to complete the public sale projects within stipulated time period.

1. Introduction

Sindh Building Control Authority (SBCA) is a regulatory and supervisory body whose prime function is to ensure approval of building plans and issuance of no objection certificates. Further, it promotes the implementation of the Karachi Master Plan or a concept plan or other development plan including performance in following areas;

- i. Public Sale Projects.
- ii. Town Planning.
- iii. Demolition of illegal Structures.
- iv. Licensing of Professionals (Engineers/Architects)
- v. Perseverance of Heritage Buildings.

The quality, soundness and implementation of approved design/specifications is the sole responsibility of the concerned professionals licensed by SBCA under Karachi Building & Town Planning Regulations, 2002.

1.1 The Main Functions of Sindh Building Control Authority:

- i. To regulate Town Planning and Building Control in accordance with Master Plan and Environmental Control (Building & Town Planning) Regulations as given legal cover under Sindh Building Control Ordinance (SBCO) 1979.
- ii. Approval of all type of building plans under the jurisdiction of SBCA.
- iii. Approval of Structural Designs of the buildings.
- iv. Issuance of NOCs for sale and advertisement for Public Sale Projects to the builders and Developers, i.e; fixation/approval of unit price, time period and specifications of construction and development.
- v. To resolve public complaints against builders and developers regarding public sale projects within the purview of approved plans and specifications.
- vi. To take action against the builders for violation of approved building plans.
- vii. To identify, declare and demolish dangerous building in different parts of the city.
- viii. To take legal action against the builders and developers involved in unauthorized constructions in violations of building plan/NOC.
- ix. The issue licenses to professionals, builders and developers under Karachi Building & Town Planning Regulations 2002.

Following Government entities have their role in the process of building plan to be approved by SBCA;

- i. Board of Revenue (BoR)
- ii. Karachi Metropolitan Corporation (KMC).
- iii. Karachi Development Authority (KDA).
- iv. Sindh Environmental Protection Agency (SEPA).
- v. Karachi Water and Sewerage Board (KW&SB).

1.2 Source of Financing

SBCA has its own sources of finance and are realized from levy of various fees for issuance of NOCs as detailed below;

(Rs in million)

Particulars	2017-18	2018-19	2019-20	Total
Scrutiny Fee	1099.627	1,297.86	1,092.59	3,490.07
Composition Fee/NOC ADV Charges	947.104	630.478	283.941	1,861.52
Infrastructure Betterment Charges	259.624	53.671	59.567	372.86
Additional Floor Charges	79.126	99.181	258.927	437.23
Total	2,385.48	2,081.19	1,695.02	6,161.69

2. Audit Objectives

The main objectives of the audit were to:

- i. Ascertain whether buildings were constructed after approval of building plans by the Authority,
- ii. Analyse whether the Authority was able to check illegal construction of buildings, use of sub-standard and poor quality building material,
- iii. Check the existence of follow-up mechanism in the setup of Authority for implementation of building plans and for checking standard required for construction,
- iv. Scrutinize whether hazardous buildings were evacuated and demolished timely,
- v. See whether the system of capacity building for enhancing skills of officers/staff was available,
- vi. Check whether proper machinery & equipment for demolition of dangerous buildings was acquired or not,
- vii. Review the existence of internal controls within organization.

3. Audit Scope and Methodology

(a) The audit scope was:

- i. The audit was conducted for financial years 2015-16 to 2019-20.
- ii. The scope of performance audit was limited due to non-production of record/data, including NOCs of all categories issued, complete record regarding matters related to dangerous buildings referred to Technical Committee on Dangerous Buildings (TCDB), complete record/details regarding unauthorized constructions, complete record/details regarding regularization of unauthorizdely constructed buildings/housing societies, and complete record/details regarding cases with court, NAB, FIA and other investigating agencies.

(b) The audit methodology comprised the following:

- i. Audit team visited the SBCA Head Office and met with management to buildup understanding of organization,
- ii. Physical Visits of few of the Public Sale Projects, unauthorized buildings, dangerous buildings to note deficiencies in operations of the SBCA,
- iii. Interviews of key personnel of the office of Director General, SBCA for building regulations issues.

4. Audit Findings & Recommendations

4.1 Non-production of Record

4.1.1 Non-production of Record

Section 14 (2) and (3) of the Auditor-General's (Functions, Powers and Terms and Conditions of Service) Ordinance, 2001 provide as under:

- (2) The officer in-charge of any office or department shall afford all facilities and provide record for audit inspection and comply with requests for information in as complete a form as possible and with reasonable expedition.
- (3) Any person or authority hindering the auditorial functions of the Auditor-General regarding inspection of accounts shall be subject to disciplinary action under Efficiency and Discipline Rules.

During performance audit of Sindh Building Control Authority, its role in checking unauthorized constructions and dangerous buildings in Karachi the management failed to produce major auditable record to audit for scrutiny. **Annex-I.**

Audit was of the view that non-production of the auditable record was a hindrance in the functions of audit; whereas limitation was faced by the Audit Team to complete the task of performance audit.

The matter was reported to the management in June, 2021 but no reply was received. The PAO did not convene DAC meeting despite pursuance by Audit.

Audit recommends production of auditable record, besides fixing responsibility on the person(s) at fault.

[OM # 30]

4.2 Organization and Management

4.2.1 Unauthorized issuance of NOC for commercial use on residential plot

As per Clause 5-1 of Karachi Building and Town Planning Regulations 2002, "All buildings having more than three units (residential, commercial, amenities) to be constructed for onward transfer of title in piece meal (in form of sub lease) are bound to obtain NOC for sale from the Authority in accordance with these regulations".

Further, as per Clause 3-2.8 of Karachi Building and Town Planning Regulations 2002, “If at any time after permission to carry out building works has been granted and the Authority is satisfied that such permission was granted in consequence of any defective title of the applicant, material misrepresentation, or fraudulent statement contained in the application made under these Regulations, or in any change in the approved drawings not consistent with these Regulations in respect of such building, such permission may be cancelled if the professional / owner fails to satisfy the Authority within 15 days”.

During performance audit of Sindh Building Control Authority, it was observed that the management approved proposed building plan which included commercial use (shops, services and recreation) on residential plot in violation of regulations. Detail is as follows:

Address of Proposed Building Plan	Plan of Proposed Building approved	Remarks
Plot bearing No.24, Sheet No.LR.08, Lawerance Quarters, Saddar Town, Karachi	Basement (Parking + Air Raid Shelter) + Ground floor (Shops + Parking + Services) + 1 st floor (Recreation + Flats) + 2 nd to 10 floors flats	Approved proposed building plan included commercial use (shops, services and recreation) on residential plot as mentioned in the ownership documents

Audit was of the view that approval of proposed building plan which included commercial use on residential plot was unauthorized which was indicative of weak internal controls prevailing in the organization.

The matter was reported to the management in June, 2021 but no reply was received. The PAO did not convene DAC meeting despite pursuance by Audit.

Audit recommends fixing responsibility on the person(s) at fault, besides taking remedial measures.

[OM # 2]

4.2.2 Unauthorized construction of public project on service road

As per Clause 5-1 of Karachi Building and Town Planning Regulations 2002, “All buildings having more than three units (residential, commercial, amenities) to be constructed for onward transfer of title in piece meal (in form of sub lease) are bound to obtain NOC for sale from the Authority in accordance with these regulations”

Further, as per Clause 3-2.8 of Karachi Building and Town Planning Regulations 2002, “If at any time after permission to carry out building works has been granted and

the Authority is satisfied that such permission was granted in consequence of any defective title of the applicant, material misrepresentation, or fraudulent statement contained in the application made under these Regulations, or in any change in the approved drawings not consistent with these Regulations in respect of such building, such permission may be cancelled if the professional / owner fails to satisfy the Authority within 15 days”.

During performance audit of Sindh Building Control Authority, it was observed that the management issued No Objection Certificate for a project “NASLA Tower” vide letter No. SBCA/DD (D-II)1043/Adv-655/2013 dated 28.05.2013 for sale and advertisement of shops and residential flats (Basement, Air Reid Shelter) + Ground (Showrooms) + 1st to 3rd Floors (Parking) + 4th Floors (Flats & Recreational Area) + 5th to 13th Upper Floors (Flats). It was observed that;

- i. 400 Square yards land meant for the service road was also used for constructing the high-rise building,
- ii. Further, it may be mentioned that the subject public sale project was already under litigation and Honorable Supreme Court of Pakistan had already issued an order for demolition of the said building.
- iii. The Sindh Building Control Authority had no capacity of controlled demolition system for demolition of buildings.

Audit was of the view that issuance of NOC for public sale project on service road was unauthorized and non-acquiring of capacity for controlled demolition resulted into inefficiency of the management which was indicative of weak internal controls prevailing in the organization.

The matter was reported to the management in June, 2021 but no reply was received. The PAO did not convene DAC meeting despite pursuance by Audit.

Audit recommends for conducting inquiry into the matter for fixing responsibility on the person(s) at fault, besides taking remedial measures.

[OM # 05]

4.2.3 Irregular issuance of NOCs for public sale project

As per Clause 5-1 of Karachi Building and Town Planning Regulations 2002, “All buildings having more than three units (residential, commercial, amenities) to be

constructed for onward transfer of title in piece meal (in form of sub lease) are bound to obtain NOC for sale from the Authority in accordance with these regulations”

Further, as per Clause 3-2.8 of Karachi Building and Town Planning Regulations 2002, “If at any time after permission to carry out building works has been granted and the Authority is satisfied that such permission was granted in consequence of any defective title of the applicant, material misrepresentation, or fraudulent statement contained in the application made under these Regulations, or in any change in the approved drawings not consistent with these Regulations in respect of such building, such permission may be cancelled if the professional / owner fails to satisfy the Authority within 15 days.”

During performance audit of Sindh Building Control Authority, it was observed that management issued two NOCs for sale and advertisement for the project namely Empire Boulevard Defence and Aero Iconic Tower. Audit observed following irregularities;

Sr. No.	Name of Project and NOC No/Date	Details	Irregularities
01	Empire Boulevard Defence vide NOC No. No. SBCA/DD (D &C-II)/1397/Adv-901/2017 dt 22.05.2017	Residential flats & shops (Basement + Ground Floor + 17 floor)	<ul style="list-style-type: none"> i. Layout plan of the plot No.17 measuring 01 acre, Deh Drigh Road Shah Faisal, District Korangi did not clearly mention the nature of plot whether it was residential or commercial, ii. Layout plan of the plot was approved by the office of the Master Plan Department, SBCA vide letter No.URP-42-46/MPD/2015/UD-86 dated 07.04.2016 on the forwarding letter of Deputy Commissioner of District Korangi while case for approval was proceeded through Jamshed Town, SBCA instead of Korangi Town/Shah Faisal Town, iii. During visit of site, it was observed that it was constructed on encroached land of Nullah (passing through Qayyumabad) which may also result in unhygienic environment for allottees of project, besides being illegal encroachment as well as risk for the precious lives of allottees. iv. Variation in price of each unit was found i.e. price of each unit approved by SBCA was between 10.000 to 14.000 million but during visit of booking office, price of unit was found as Rs20.980 million to Rs21.200 million.

Sr. No.	Name of Project and NOC No/Date	Details	Irregularities
02	Aero Iconic Tower on plot No.LA-I/A-71, Block # 21, Scheme # 16, F.B area, Gulberg Town	Residential Flats and shops	<ul style="list-style-type: none"> i. Original record was not produced to Audit. ii. According to report (print media) Plot was marked for amenity and service road as per Master Plan of KDA 1972. iii. NOC for height clearance was issued by Pakistan Civil Aviation Authority vide letter dated 19.08.2016 subject to condition that if the work is not commenced within one year from the date of issue, the NOC will be treated as cancelled. However, SBCA issued approval of proposed building plan on 14.11.2019 without obtaining fresh height clearance/NOC from Pakistan Civil Aviation Authority.

Audit was of the view that issuance of NOCs for public sale projects in violation of rules & procedures was irregular which was indicative of weak internal controls prevailing in the organization.

The matter was reported to the management in June, 2021 but no reply was received. The PAO did not convene DAC meeting despite pursuance by Audit.

Audit recommends for conducting inquiry for fixing responsibility on the person(s) at fault, besides taking remedial measures.

[OM # 06,07]

4.2.4 Issuance of NOC for proposed building plan beyond the admissible limit of floors

As per Clause 24-2.8(a) of Karachi Building and Town Planning Regulations 2002 “For plot more than 400 Sq.yds and up to 720 Sq.yds with one level basement parking, the number of floors are restricted up-to G+6 floors.

During performance audit of Sindh Building Control Authority, it was observed that the management issued NOC for proposed building plan in respect of a project “Ayyat Residency” on plot No. 02, sub-block-0C, Block-IV, Nazimabad, Liaquatabad Town, Karachi” vide letter No. SBCA/DD/Liaquatabad Town/Prop/2015/2861/99 /2020/29 dated 04.11.2020 for sale and advertisement of shops & flats up-to 8th floors which was beyond the admissible limit of floors i.e., Ground + 6 floors on plot having covering area of 605 Sq.yds only.

Audit was of the view that approval & issuance of NOC exceeding the prescribed limit indicated violation of rules.

The matter was reported to the management in June, 2021 but no reply was received. The PAO did not convene DAC meeting despite pursuance by Audit.

Audit recommends fixing responsibility on the person(s) at fault, besides taking remedial measures.

[OM # 11]

4.2.5 Lack of training of human resources for enhancing capacity building

According to Rule 4-A (1) of Sindh Building Control Authority (amendment) Ordinance, 1982 “The Authority may appoint such Officers, advisers, experts, consultants, and employees for efficient performance of its functions and on such terms and conditions, as may be prescribed”.

During performance audit of Sindh Building Control Authority, it was observed that management failed to enhance the skills of staff involved in technical assignments through training on new trends and ideas in area of civil engineering, structure engineering, design, architecture and town planning to enable them to perform their duties with enhanced/updated capability.

Audit was of the view that lack of technical training of officers/staff in aforementioned domain impacted the performance of the Authority.

The matter was reported to the management in June, 2021 but no reply was received. The PAO did not convene DAC meeting despite pursuance by Audit.

Audit recommends for training of officers/staff for enhancing their skills for better performance.

[OM # 08]

4.3 Financial Management

4.3.1 Non-reconciliation of challans – Rs6,161.69 million

As per Rule 40(a) of Sindh Financial Rules Volume “The departmental controlling officers should see that all sum due to Government are regularly received and checked against demands and that they are paid into treasury. They should accordingly arrange to receive from their subordinates accounts and returns claiming credit for so

much paid into the treasury, and compare with them the figures in the statement supplied by the comptroller”.

During performance audit of Sindh Building Control Authority, it was observed that management collected an amount of Rs6,161.69 million against receipts under various heads of account during the period 2017-18 to 2019-20, but failed to reconcile the same with banks. Detail is as follows:

(Rs in million)

Particulars	2017-18	2018-19	2019-20	Total
Scrutiny Fee	1099.627	1,297.86	1,092.590	3,490.070
Composition Fee/NOC ADV Charges	947.104	630.478	283.941	1,861.520
Infrastructure Betterment Charges	259.624	53.671	59.567	372.860
Additional Floor Charges	79.126	99.181	258.927	437.230
Total	2,385.483	2,081.190	1,695.020	6,161.690

Audit was of the view that non-reconciliation of receipts with banks and concerned revenue receipts department indicated poor financial management.

The matter was reported to the management in June, 2021 but no reply was received. The PAO did not convene DAC meeting despite pursuance by Audit.

Audit recommends reconciliation of challans with banks, besides fixing responsibility on the person(s) at fault.

[OM # 21]

4.4 Asset Management

4.4.1 Non-acquiring of specialized machinery/equipment

As per Clause 7-5 of Karachi Building & Town Planning Regulations, 2002, Demolition of Dangerous Buildings on Expiration of Notice Period, “If at the expiration of the period specified in the notice and order to demolish a building or part of a building issued under Clause 7-4 has not been complied with, the Authority may direct, by an order in writing, the demolition thereof by through approved contractor (who has on his roll at least one Professional responsible for undertaking all necessary safety measures during the process of demolition) as per procedure laid down by the Authority.”

During performance audit of Sindh Building Control Authority, it was observed that management failed to acquire specialized machinery and equipment required for demolition of unauthorized and dangerous buildings. The contractors were hired for

demolition of dangerous and unauthorized buildings which depicted weak planning & preparedness of the Authority to meet the responsibility.

Audit was of the view that non-acquiring of specialized machinery and equipment for controlled demolition of unauthorized and dangerous buildings effected overall performance of the authority.

The matter was reported to the management in June, 2021 but no reply was received. The PAO did not convene DAC meeting despite pursuance by Audit.

Audit recommends procurement of specialized machinery & equipment for better performance.

[OM # 09]

4.5 Monitoring and Evaluation

4.5.1 Non-initiating of legal action against unauthorized constructions

As per Clause 5-1 of Karachi Building and Town Planning Regulations 2002, “All buildings having more than three units (residential, commercial, amenities) to be constructed for onward transfer of title in piece meal (in form of sub lease) are bound to obtain NOC for sale from the Authority in accordance with these regulations”

During performance audit of Sindh Building Control Authority, it was observed that management failed to take legal action against 596 unauthorized constructions as per list provided by SBCA, Karachi Region. **Annex-II.**

Audit was of the view that non-initiating of action against unauthorized constructions resulted in growth of illegal buildings adversely affecting civic amenities, besides putting lives of the habitants at risk.

The matter was reported to the management in June, 2021 but no reply was received. The PAO did not convene DAC meeting despite pursuance by Audit.

Audit recommends initiating of legal action against unauthorized constructions, besides fixing responsibility on the person(s) at fault.

[OM # 01]

4.5.2 Unauthorized constructions in violation of terms & conditions of NOC

As per Clause 5-1 of Karachi Building and Town Planning Regulations 2002, “All buildings having more than three units (residential, commercial, amenities) to be constructed for onward transfer of title in piece meal (in form of sub lease) are bound to obtain NOC for sale from the Authority in accordance with these regulations”

Further, as per Clause 3-2.8 of Karachi Building and Town Planning Regulations 2002, “If at any time after permission to carry out building works has been granted and the Authority is satisfied that such permission was granted in consequence of any defective title of the applicant, material misrepresentation, or fraudulent statement contained in the application made under these Regulations, or in any change in the approved drawings not consistent with these Regulations in respect of such building, such permission may be cancelled if the professional / owner fails to satisfy the Authority within 15 days”.

During performance audit of Sindh Building Control Authority, it was observed that management issued NOC for sale and advertisement of open plots on land 1330-34 acres out of 1540-18-110 acres survey of land in Sector No.117 of Malir Development Authority Master Program (SHC-1 Phase-1) Malir, Karachi vide NOC No. SBCA/DD-(D-II)/1090/ADV-606/2014, dated: 20-03-2014 to a person Mr. Zain Malik. However, it was noticed that management of Bahria Town Karachi in violation of terms and conditions of NOC remained engaged in constructions of multi-story and high rise buildings and booking of plots beyond the permissible limit without any revised NOC. The management failed to take legal action including cancellation of NOC.

Audit was of the view that non-initiating of action to stop the unauthorized constructions in Bahria Town indicated that undue favour was extended.

The matter was reported to the management in June, 2021 but no reply was received. The PAO did not convene DAC meeting despite pursuance by Audit.

Audit recommends initiating of action against unauthorized construction in project, besides fixing responsibility on the person(s) at fault.

[OM # 03]

4.5.3 Unauthorized constructions over Nullahs and drains

As per Clause 5-1 of Karachi Building and Town Planning Regulations 2002, “All buildings having more than three units (residential, commercial, amenities) to be

constructed for onward transfer of title in piece meal (in form of sub lease) are bound to obtain NOC for sale from the Authority in accordance with these regulations”.

During performance audit of Sindh Building Control Authority, it was observed that various buildings were constructed over Nullahs and drains in the city. However, SBCA being a regulatory authority did not take steps for demolition of such encroachments in coordination with other departments, such as Karachi Metropolitan Corporation, etc. Detail of constructed structures by encroaching nullahs/drains is as under (Pictorial evidence is also provided at **Annex-III**).

Sr. No.	Building Name	Nullahs Encroached
1	Shaheen Complex Car Parking	Soldier Bazar drain
2	Mohtasib-e-Aala Sindh Building	Soldier Bazar drain
3	Aga Khan Jamaat Khana	Khayaban-e-Rumi over the drain
4	K.M.C Market	Soldier Bazar drain
5	Aurangzaib Market	Soldier Bazar drain

Audit was of the view that inaction against unauthorized constructions of buildings over nullahs and drains indicated weak internal controls prevailing in organization.

The matter was reported to the management in June, 2021 but no reply was received. The PAO did not convene DAC meeting despite pursuance by Audit.

Audit recommends fixing responsibility on the person(s) at fault for allowing illegal constructions, besides taking remedial measures.

[OM # 04]

4.5.4 Lack of monitoring over supervision and quality assurance of public sale projects

According to Karachi Building and Town Planning Regulations 2002, provides following provisions for quality structure

- i. Clause 11-8 “Specifications of Material Quality Control and workmanship will be of high quality and in accordance with the requirements of ACI Building Codes, Uniform Building Code (UBC) and ASTM Standards”
- ii. Clause 11-9. Testing of Materials “Regular testing will be carried out of materials such as Aggregates, Cement, Concrete and Reinforcing Steel and all Architectural materials the Quality Control and Quality Assurance Criteria laid down in standards of FIDIC, ASTM, OR ACI/UBC and Project

Specifications. The Quality Assurance Program of the Architect / Engineer may also be followed” and

- iii. Clause 11-10. Supervision “Construction supervision and quality assurance will be carried out by full time/top supervision by the designer/supervising engineers/architects/inspectors etc. as required in these Regulations. Contractor/Builder’s/Developers full time supervisory staff for the category of buildings in these Regulations shall carry out supervision and quality control”.

During performance audit of Sindh Building Control Authority, it was observed that various NOCs for sale and advertisement of public projects were issued. However, the management failed to ensure the monitoring for use of quality material in public sale projects. The record produced to audit in respect of 21 projects given NOC for construction did not indicate any arrangement of monitoring for quality control by SBCA. **Annex-IV**.

Audit was of the view that non monitoring, supervision and quality assurance in public sale projects resulted into poor quality of buildings constructed in the city which indicated weak internal controls.

The matter was reported to the management in June, 2021 but no reply was received. The PAO did not convene DAC meeting despite pursuance by Audit.

Audit recommends regular and strict monitoring/supervision of construction to ensure use of quality material.

[OM # 10]

4.5.5 Inaction against illegal 146 housing schemes/societies

As per Clause 5-1 of Karachi Building and Town Planning Regulations 2002, “All buildings having more than three units (residential, commercial, amenities) to be constructed for onward transfer of title in piece meal (in form of sub lease) are bound to obtain NOC for sale from the Authority in accordance with these regulations”

During performance audit of Sindh Building Control Authority, it was observed from a report dated 17.02.2019 issued by Anti-corruption Establishment East Zone, Government of Sindh, Karachi that 146 housing schemes / societies in District Malir, East Zone were found illegal on account of various inadequacies and shortcomings in terms of legal requirements. However, during field visit of audit team it was found that majority of them were in operation and construction of houses were in progress.

Whereas, any record of legal actions taken by SBCA against the illegal housing schemes/societies was not produced to audit. **Annex-V.**

Audit was of the view that non-initiating of action against illegal housing schemes/societies was an undue favour to the builders.

The matter was reported to the management in June, 2021 but no reply was received. The PAO did not convene DAC meeting despite pursuance by Audit.

Audit recommends taking action against unauthorized & illegal housing schemes and societies, besides fixing responsibility on the person(s) at fault.

[OM # 13]

4.5.6 Non-demolition of dangerous buildings

According to Para 1.2.1 of the Building Code (Seismic Provisions-2007), “Requirements of these provisions shall be applicable to reinforced concrete, steel and masonry buildings and building-like structures”, read with Para 7.3.1.3 of ibid, “In regions of moderate seismic risk (Seismic Zones 2A, 2B) or for structures assigned to intermediate seismic performance or design categories, intermediate or special moment frames, or ordinary, intermediate, or special structural walls, shall be used to resist forces induced by earthquake motions. Where the design seismic loads are computed using provisions for special concrete system, the requirements of Chapter-7 for special system shall be satisfied”.

During performance audit of Sindh Building Control Authority, it was observed that the management failed to vacate and demolish total number of 556 dangerous buildings declared by SBCA. Further, no follow-up mechanism existed after de-listing of dangerous buildings. For example, Liaquat Super Market Building at Liaquatabad, Karachi was included in list of dangerous buildings but was still in use despite being declared by SBCA as unfit for occupation or use. **Annex-VI.**

Audit was of the view that failure of management to vacate/demolish dangerous buildings indicated inadequate follow-up action putting precious human lives at risk.

The matter was reported to the management in June, 2021 but no reply was received. The PAO did not convene DAC meeting despite pursuance by Audit.

Audit recommends that timely action may be taken to vacate and demolish dangerous buildings, for protecting precious human lives.

[OM # 12,15]

4.5.7 Inaction to demolish poor quality buildings resulting in collapse

As per clause 7-3.1 of Karachi Building & Town Planning Regulations, 2002, “If for any reason it shall appear to the Authority that any building or part thereof intended or used for human habitation or human occupation for any purpose whatsoever is unfit for such uses, it shall signify its intention to prohibit the further”.

Further, as per clause 7-4.2 of Karachi Building & Town Planning Regulations, 2002,” If the Technical Committee on Dangerous Buildings (TCDB) considers it impracticable to render such building or part thereof fit for human habitation the concerned Controller of Buildings may by notice in writing call upon the owner to demolish it in a period specified by the committee”.

During performance audit of Sindh Building Control Authority, it was observed that management failed to get vacated or demolish in time following dangerous/poor quality buildings before their collapse, resulting in loss of precious human lives (Pictorial evidence is provided at **Annex-VII**).

Sr. No.	Areas where buildings have collapsed
1	Allahwala Town of the District Korangi
2	Usmanabad, Lyari
3	Kalri area, Lyari
4	Gulbahar area, Lyari

Audit was of the view that poor monitoring and inaction of the management resulted in loss of precious human lives.

The matter was reported to the management in June, 2021 but no reply was received. The PAO did not convene DAC meeting despite pursuance by Audit.

Audit recommends the management to probe the failure for fixing responsibility on the person(s) at fault, besides taking remedial measures.

[OM # 18]

4.5.8 Issuance of NOCs without obtaining mandatory reports

As per clause 3-2.12.6 of Karachi Building and Town Planning Regulations 2002 “The authorized officer of Vigilance Department of the Authority shall also inspect the buildings to confirm whether the approved specifications are being followed and if otherwise notified in writing giving full details specifying the deviation/defects, where these occur with identification of the location”.

During performance audit of Sindh Building Control Authority, it was observed that management issued NOCs without obtaining Soil Investigation Report, Stability Certificate, Geotechnical site investigation and Material Test Reports/monitoring which was an important legal document used as the basis for design of foundations or earth structures as well as their constructions which forms the basis for investigating any potential instability or failure of the structure during its life. **Annex-VIII.**

Audit was of the view that issuance of NOCs without obtaining soil investigation reports and stability certificate indicated weak internal controls prevailing in the organization.

The matter was reported to the management in June, 2021 but no reply was received. The PAO did not convene DAC meeting despite pursuance by Audit.

Audit recommends ensuring issuance of NOCs after obtaining mandatory reports.

[OM # 22, 23]

4.5.9 Non-formulation of SOP to obtain NOCs from Civil Defence and Fire Brigade Department

According to a news report appeared in “Daily News” dated 13.02.2021, “The Honorable High Court of Sindh on 12th February 2021 had directed the Sindh Building Control Authority to formulate a standard operating procedure to ensure that certain measures would be taken before approving building plan and no objection certificates (NOCs) would also be obtained from the civil defence and fire departments before constructions of buildings”.

During performance audit of Sindh Building Control Authority, it was observed that the management failed to formulate Standard Operating Procedure to ensure obtaining of NOC from Civil Defence Departments and Fire brigade Departments before approving any building plan.

Audit was of view that non-formulating standard operating procedure was a non-compliance of orders of Honourable High Court of Sindh.

The matter was reported to the management in June, 2021 but no reply was received. The PAO did not convene DAC meeting despite pursuance by Audit.

Audit recommends formulation of policies for obtaining of NOCs from management of civil defence authorities and fire brigade department.

[OM # 24]

4.5.10 Illegal sale and advertisement of shops/flats before issuance of NOC from authority

As per Clause 5-1 of Karachi Building and Town Planning Regulations 2002, “All buildings having more than three units (residential, commercial, amenities) to be constructed for onward transfer of title in piece meal (in form of sub lease) are bound to obtain NOC for sale from the Authority in accordance with these regulations”.

During performance audit of Sindh Building Control Authority, it was observed that the management issued NOC for sale and advertisement of shops and flats for a project “Zaidi-Insa Blessing” on a plot No.BS-01, Block- 12, F.B Area, Gulberg Town, Karachi vide No. SBCA/DD-II (acting)/D &C/2507/Adv-64/2020 dt 27.01.2020. However, builder was found involved in illegal booking of shops/flats before issuance of NOC from Authority. Further, a letter from Deputy Director, Design Section-I, SBCA addressed to Deputy Director, Gulberg Town dated 02.08.2019 also informed about ongoing illegal sale/booking and construction activities at site by the builder without having a valid Sale NOC from SBCA. However, the record did not indicate any action taken against the defaulting builder.

Audit was of the view that management failed to take necessary action against builder on account of booking of shops/flats before obtaining of NOC from the Authority due to weak internal control system prevailing in organization.

The matter was reported to the management in June, 2021 but no reply was received. The PAO did not convene DAC meeting despite pursuance by Audit.

Audit recommends fixing responsibility on the person(s) at fault, besides taking remedial measures.

[OM # 25]

4.5.11 Unauthorized sale & booking of residential flats/plots without obtaining NOC

As per Clause 5-1 of Karachi Building and Town Planning Regulations 2002, “All buildings having more than three units (residential, commercial, amenities) to be constructed for onward transfer of title in piece meal (in form of sub lease) are bound to obtain NOC for sale from the Authority in accordance with these regulations”.

During performance audit of Sindh Building Control Authority, it was observed that the management failed to take action against the management of Airport Security Forces (ASF) on account of sale & advertisement of public sale projects i.e. ASF Tower,

ASF Arabian Vista near 4K chowrangi, North Karachi and ASF City without prior approval/NOC from Sindh Building Control Authority except (according to print media) a letter sent to the management of ASF on the subject “Illegal sale/booking on project ASF Arabian Vista near 4k chowrangi North Karachi, pointing out that illegal campaign to sell/book the project was being carried out without any permission/approval of the competent authority as required these regulations.

Audit was of the view that non-initiating of legal action against management of ASF on account of unauthorized constructions indicated undue favour.

The matter was reported to the management in June, 2021 but no reply was received. The PAO did not convene DAC meeting despite pursuance by Audit.

Audit recommends action against unauthorized constructions, besides taking remedial measures.

[OM # 26]

4.5.12 Issuance of NOCs for sale of projects without obtaining valid Contractor All Risk Insurance Policy

As per Clause 5-1.2 of Sindh Building & Town Planning Regulations, 2002, “The Builder shall also submit Contractor All Risk Policy (CAR Insurance Policy) from the Insurance Companies approved by the Authority in respect of the project under clause 12(7) of the ordinance. The said CAR insurance shall also cover the losses arising out of defects in design or due to earthquake and shall be valid up-to 12 months of maintenance period after issuance of Occupancy Certificate of physical handing over of possession whichever is later”.

Moreover, the clause 12(07) of the ordinance provides “The builder shall take out a contractors all risk Insurance Policy in respect of the building which shall also cover losses arising out of defects in design and earthquake”.

During performance audit of Sindh Building Control Authority, it was observed that management issued NOCs to different builders for sale and advertisement of Public Projects by obtaining invalid CAR Insurance Policy from builders i.e. Insurance policy submitted by contractors did not cover the losses arising out of defects in design.

Annex-IX.

Audit was of the view that issuance of NOC for sale of projects without obtaining valid CAR Insurance Policy from builders to cover losses arising out of defects in design indicated weak internal control prevailing in organization.

The matter was reported to the management in June, 2021 but no reply was received. The PAO did not convene DAC meeting despite pursuance by Audit.

Audit recommends ensuring issuance of NOCs after obtaining valid policy besides fixing responsibility on person(s) at fault.

[OM # 27]

4.5.13 Non-fixing of notice board showing approved building plan and details of NOCs

As per Clause 4-13.2.10 of Karachi Building Control & Town Planning Regulations (amendment) 2017 “The builder/developer shall be responsible to fix a notice board at site showing approved building plan and NOCs issued by the Authority for awareness of general public

During performance audit of Sindh Building Control Authority, it was observed that the management issued total 21 NOCs for sale and advertisement of shops, flats & duplexes to different builders/developers. However, during verification of different sites by Audit Team it was noticed that builders failed to comply with the rules as there was no notice board at site showing approved building plan and NOCs issued by the Authority for awareness of general public. **Annex-X.**

Audit was of the view that non-ensuring of fixing of notice board on site office by builders was indicated weak internal control and monitoring prevailing in organization.

The matter was reported to the management in June, 2021 but no reply was received. The PAO did not convene DAC meeting despite pursuance by Audit.

Audit recommends enforcing of rules for benefit and awareness of the general public, besides fixing responsibility on the persons at fault.

[OM # 29]

4.5.14 Non-completion of public sale projects within stipulated period

As per Clause 5-1.21 of Karachi Building and Town Planning Regulations 2002, “The Builder/Developer shall complete the project and hand over physical possession of the unit complete in all respect to the allottee by the time specified by the Authority. In case of delay in handing over possession, the Developer shall pay mark-up to the allottee at the rate of prevailing banks rate on the total amount paid, for the period of delay

calculated from the completion time specified by the Authority or extension made thereof’.

During performance audit of Sindh Building Control Authority, it was observed that management issued various NOCs for sale and advertisement of residential flats/shops/showrooms and other public sale projects to different builders. However, management failed to ensure completion of the public sale projects within stipulated time period or in case of default to ensure payment of markup to the allottees. Detail is as follows:

Sr. No.	Name of Project	Date of NOC	Stipulated Date of Completion	Total Floors	Status as on 26.06.2021
1	Lucky One Address: La-2/b, Block-21, Scheme-16, F.B. Area, Karachi	24.08.2010	31.05.2015	Shops & Flats (upto 31 st floors)	Not completed
2	City Tower & Shopping Mall Address: Comm-1, N.K No. 235, 236 & 237, under Block-05, KDA Scheme-36, Gulistan-e- Jouhar, Karachi	11.04.2011	31.05.2014	Basement (shops + parking) + ground floor (shops + residential area + parking) + 1 st floor (shops + parking) + 2 nd floor (flats + recreational area) + 3 rd to 16 th floors (flats only).	Not completed
3	Dildar Residency Address: Survey No. 144, Deh Khanto Tappo Landhi, Karachi	18.03.2010	12.03.2014	Ground (shops & recreational area & parking) + 4 th upper floors (flats) only.	Not completed

Audit was of the view that failure of management to ensure the completion of public sale projects within stipulated time period indicated poor monitoring and an undue favour to the builders.

The matter was reported to the management in June, 2021 but no reply was received. The PAO did not convene DAC meeting despite pursuance by Audit.

Audit recommends timely completion of public sale projects, besides fixing responsibility on the person(s) at fault.

[OM # 28]

4.6 Sustainability

Management of SBCA has not been able to check and stop unauthorized constructions of buildings/housing schemes as well as to vacate and demolish the dangerous buildings in Karachi. The building regulations are not being implemented in letter and spirit. At many places the buildings have been constructed over encroached drains, nullahs and amenity plots.

4.7 Overall Assessment

The SBCA remains a partial failure from different aspects as indicated below;

- **Efficiency:** Failure of management to achieve its core objective to stop unauthorized constructions rendered the organization as an inefficient entity. Further, Authority has no capacity of controlled demolition system for demolition of unauthorized and dangerous buildings.
- **Economy:** Due to failure of the management to achieve core objectives of authority, the economy was compromised.
- **Effectiveness:** The SBCA proved to be an ineffective organization due to non-enforcement of building regulations.
- **Compliance with rules:** Violations of Building Control Regulations in particular is evident as observed through test checks by the audit.
- **Risk rating of SBCA:** Moderate

5. Conclusion

Sindh Building Control Authority is a regulatory and supervisory body whose main function is to approve the building plans and issue no objection certificates of public projects as well as private buildings. The quality, soundness and implementation of approved designs/specifications are the sole responsibility of the concerned professionals licensed by SBCA under Karachi Building & Town Planning Regulations 2002. The authority has to take action against the builders for any violation of approved building plans/designs and specifications. Identifying, declaring and demolishing of the dangerous buildings is also responsibility of SBCA to save precious human lives.

The unauthorized issuance of NOCs for sale of shops on residential plots and non-initiating of legal action against unauthorized constructions including illegal housing societies, buildings and constructions over encroached nullahs, drains and amenity plots was noticed. This state of affairs not only put public investment and human lives at risk but also created sanitation, drainage and other infrastructure issues in the city. Further, non-demolition of dangerous buildings before their collapse despite declaring them hazardous for human living might result in loss of precious human lives. The Building Control Authority could give better results if weakness in the internal controls are minimized and building regulations and relevant laws are implemented in letter and spirit.

Lessons identified:

- i. Non-implementation of the regulations and relevant laws in letter and spirit was prevalent in SBCA.
- ii. Non-demolition of dangerous buildings before their collapse resulted in loss of precious human lives.
- iii. There was lack of awareness against unauthorized housing schemes/public sale projects which led to loss of investment of innocent citizens.
- iv. Lack of monitoring and supervision mechanism over quality of material compromised the construction of buildings.
- v. There was inaction against illegal housing schemes/societies.
- vi. NOCs were issued without obtaining mandatory reports.
- vii. Public sale projects could not be completed within stipulated time period.

Acknowledgement

The Department of the Auditor-General of Pakistan expresses gratitude to the management and staff of Sindh Building Control Authority for the assistance and cooperation extended to the auditors during this assignment.

Annexures

Annex-I
(Para 4.1.1)

Non-production of record

Sr. No.	Detail of record not produced
01	Complete record/details regarding NOCs issued during last five years (all categories) showing details of NOCs approved/issued/cancelled & pending except partial record related to NOC issued for public sale projects.
02	Complete record regarding matters related to dangerous buildings referred to Technical Committee on Dangerous Buildings (TCDB) (Last five years) including finalized in process alongwith minutes of meetings of Technical Committee on Dangerous Buildings (TCDB).
03	Complete record regarding evacuation notices served to residents of unauthorized constructions and dangerous buildings of last five years (except record related to District South).
04	Complete record/details regarding vacated/demolished unauthorized constructions and Record/details regarding repair of partially declared dangerous buildings of last five years.
05	Complete record regarding action taken and demolition of unauthorized constructions and dangerous buildings during last five years.
06	Complete record/details regarding regularization of unauthorizedly constructed buildings/housing societies for the period with effect from 01.07.2015 to 30.06.2020.
07	Complete record/details of residential plots converted in commercial category and NOCs issued on the basis of change of land use for last five years.
08	Complete record/details regarding completion certificates of public housing schemes/projects/flats issues during the period with effect from 01.07.2015 to 30.06.2020.
09	Complete record/details regarding court cases finalized/in processes related to unauthorized constructions and dangerous buildings of last five years.
09	Complete record/details regarding NAB, FIA and other investigating agencies inquires related to unauthorized constructions and dangerous buildings and court cases record of last five years.
10	Complete record/details of expenditure related to staff posted for survey, inspection, vacation and demolition of unauthorized constructions and dangerous buildings for last five years.
11	Complete record/details of builders blacklisted of last five years.
12	Complete record/details regarding issuance of licenses to architecture, town planners, builders & developers of last five years.

Annex-II
(Para 4.5.1)

Non-initiating of legal action against unauthorized constructions

Sr. No.	Towns	District	Verified Plots	Detected Plots	Remarks
1	Liaquatabad	Central	18	56	<p>During 20th November 2020 to 6th April 2021, total 596 cases of Unauthorized/illegal constructions of buildings were observed in Karachi in violation of Sindh Building Control Authority.</p> <p>Detail of 596 cases of illegal/unauthorized constructions enclosed as Annexure-A(II) which shows details of constructions of building in violation of SBCA rules/policies including construction of buildings without approval, unauthorized construction of extra floors (up-to 8 floors), violation of Compulsory open space (COS) rule.</p>
2	Gulberg	Central	23	56	
3	North Nazimabad	Central	11	72	
4	New Karachi	Central	00	07	
5	Saddar Town-I	South	02	19	
6	Saddar Town-II	South	02	00	
7	Saddar Town-III	South	00	18	
8	Jamshed Town-I	East	04	46	
9	Jamshed Town-II	East	05	148	
10	Gulshan Town-I	East	05	26	
11	Gulshan Town-II	East	00	09	
12	Shah Faisal Town	Korangi	00	08	
13	Korangi Town	Korangi	00	08	
14	Landhi Town	Korangi	00	02	
15	Malir Town	Malir	11	10	
16	Gadap Town	Malir	07	06	
17	Bin Qasim	Malir	00	17	
Total			88	508	
				Total	596

Unauthorized constructions over Nullahs and drains



Shaheen Complex Car Parking





Aga Khan Jamaat Khana at Khayaban-e-Rumi over the drain

4

Annex-IV
(Para 4.5.4)

Lack of monitoring over supervision and quality assurance of public sale projects

Sr. No.	Name of Project	NOC & Date
1	Lord Vista	SBCA/DD(D-II)/905/Revised ADV-907/2017 dt 28.08.2017
2	Amercy Comforts	SBCA/DD(D-II)/1403/ADV-912/2017 dt12.10.2017
3	Shahzada Sweet Tower	SBCA/DD(D-II)/1416/ADV-913/2017 dt 18.10.2017
4	Ayesha Heights	SBCA/DD(D-II)/1401/ADV-914/2017 dt 27.10.2017
5	Ayesha Blessing	SBCA/DD(D-II)/1402/ADV-915/2017 dt 27.10.2017
6	Aziz Classic Phase-I	SBCA/DD(D-II)/1378/ADV-916/2017 dt 30.10.2017
7	Park Plaza Apartment & Shopping mall	SBCA/DD(D-I)/2439/ADV-16/2017 dt 11.04.2017
8	MS Al-Raffay Heights	SBCA/DD(D-II)/796/REVISED-ADV-923/2018 dt 03.01.2018
9	Data Comforts	SBCA/DD(D-II)/1436/924/2018 dt 16.01.2018
10	Al-Jadeed Residency	SBCA/DD(D-II)/1437/925/2018 dt 22.01.2018
11	Al-Fatah Arcade	SBCA/DD(D-II)/1398/930/2018 dt 11.04.2018
12	Sand View	SBCA/DD(D-II)/1405/932/2018 dt 20.04.2018
13	Rana Residency	SBCA/DD(D-II)/1396/936/2018 dt 24.05.2018
14	Al-Madani Residency	SBCA/DD(D-II)/1440/940/2018 dr 22.06.2018
15	Dua Corner	SBCA/DD(D-II)/1439/939/2018 dt 22.06.2018
16	Ocean Shamsi	SBCA/DD(D-II)1344/ADV-864/2017 dated07.02.2017
17	DD Tower	SBCA/DD(D-II)1343/Adv-861/2017 dated 19.01.2017
18	Dulara Empire	SBCA/DD(D-II)1055/Revised Adv-818/2016 dated 22.06.2016
19	Chayell Bridge View	SBCA/DD(D-II)1379/ADV-879/2017 dated 22.03.2017
20	The Court Regency	SBCA/D.D/(D-II)-19/Adv-900/2017 dated 22.05.2017
21	Aqeela Heights	SBCA/DD-I(Design & complaint-I)/2499ADV-23/2019 dated 16.12.2019

Inaction against illegal 146 housing schemes/societies

FRAUD ALERT

General public is hereby informed in their larger interest, following housing societies / schemes, planned, launched, or being marketed in District Malir, East Zone have been found illegal on account of various inadequacies and, shortcomings in terms of legal requirements:

S.#	NAME OF SCHEME/ SOCIETY	DEH	S.#	NAME OF SCHEME/ SOCIETY	DEH	S.#	NAME OF SCHEME/ SOCIETY	DEH
1	MUHAMMADI HOUSING SCHEME	SHARAFI GOTH	63	MADINA CITY	SUPERHIGHWAY	103	TAHIR VILLAS	SURVEY No.265, 266, 267 DEH MALH MALIR KARACHI
2	COMMANDER ENCLAVE	S.NO.103 DEH TORE	64	IDEL CITY		104	KHAYBAN-E-MUHAMMAD	SURVEY LAND DEH THANO MALIR KARACHI
3	AVIATION ENCLAVE	S.NO.101,105, 116 DEH TORE	65	BOHPAL TOWN		105	SAEEDABAD CITY	DEH KHARKARO MALIR KARACHI
4	K-HANGAH NOOR MOHAMMAD GOTH	NC 55 DEH TORE	66	AL-KHATEEB CITY		106	TAHIRABAD	SURVEY NO.453, 471/1 DEH THANO MALIR KARACHI
5	GULISTAN-E-MUUSTAFA SOCIETY	S.NO.514 TO 517, 550 TO 552, 456 DEH TORE	67	RAJI CITY		107	BURHANI TOWN	SURVEY NO.455 & 456 DEH THANO MALIR KARACHI
6	QALANDER BASTI	S.NO.290, 294, 395 TO 400, 499 DEH TORE	68	SAIM CITY		108	BAGHA-E-MEHRAN	SURVEY NO.891/ 832, 843, 86/41, 831 DEH JOREJI MALIR KARACHI
7	GHAFOOR BASTI	DEH MALLAH	69	ANARA CITY		109	EZZY CITY	SURVEY NO.83, 84, 333,334 DEH JOREJI MALIR KARACHI
8	BIN ABDULLAH	S.NO.73, 74 DEH TORE	70	GULSHAN-E-NOOR		110	GULSHAN-E-FAISAL	SURVEY NO.90 TO 101, 326 & 326 DEH JOREJI MALIR KARACHI
9	GULISTAN-E-AHMED	S.NO.78 DEH MALLAH	71	SIDRA CITY	NATIONAL HIGHWAY	111	GULISTAN-E-FALAK NAZ (SHADAB DEVELOPERS)	SURVEY NO.485 TO 499 DEH JOREJI MALIR KARACHI
10	FALAK NAZ	S.NO.380, 08, 409,459, 285,286, 324, 289 DEH MALLAH	72	GULSHAN-E-FAISAL	NATIONAL HIGHWAY	112	GULSHAN-E-REHMAN	SURVEY NO.450 DEH JOREJI MALIR KARACHI
11	SILICON GARDEN	S.NO.273 DEH MALLAH	73	MARIA CITY		113	GULSHAN-E-HADEED PHASE-I, II, III	NA CLASS NO.344 DEH JOREJI MALIR KARACHI
12	SAYLANI APARTMENT	S.NO.271 DEH MALLAH	74	BROOK CITY	TAISAR TOWN NEAR K 04 WATER PROJECT	114	MUJAHID TOWN	SURVEY NO.114, 115,117, 119 & 120 DEH JOREJI MALIR KARACHI
13	ALZI GARDEN	S.NO. DEH MALLAH 02	75	SEHAR COTTAGE	MANGHOPIR ROAD	115	ROMEN CITY PHASE-III	SURVEY NO.564 DEH JOREJI MALIR KARACHI
14	MALIR/TOWN MEHRAN TOWN	S.NO.260, 261, 270,271 DEH MALLAH 39	76	AJWA CITY	OPP.GULSHAN-E-ZIA SECTOR 11-12/2 BLOCK E ORANGI TOWN	116	SIDRAH CITY	SURVEY NO.639 DEH JOREJI MALIR KARACHI
15	PATRAS GARDEN	NC 407 DEH MALLAH	77	AL-ASAR ASSOCIATION	SURVEY NO.393, 394 DEH ALLAH PHIHA, MALIR KARACHI	117	WALI TOWN	SURVEY NO.8,9 AND 10 DEH JOREJI MALIR KARACHI
16	SOHNI HAMEED	S.NO.312, 313	78	AL-ZEHRA RESIDENCY	SURVEY NO.155,156 & 157 DEH ALLAH PHIHA, MALIR KARACHI	118	WALI TOWN PHASE-II	SURVEY NO.7,12,13 DEH JOREJI MALIR KARACHI
17	GULISTAN-E-AHMED	S.NO.280, 283 DEH MALLAH	79	AL-ZEHRA RESIDENCY	SURVEY NO.153, 154 DEH ALLAH PHIHA, MALIR KARACHI	119	MALIK ETTAHD CHS	
18	QASIMABAD	S.NO.306 DEH MALLAH	80	ANALYO GARDEN PROJECT	SURVEY NO.37 DEH ALLAH PHIHA, MALIR KARACHI	120	GULSHAN-E-MEHMOODUL HAO CHS	
19	PARADISE	S.NO.207 DEH MALLAH	81	SANOVER GARDEN RESIDENCY	SURVEY NO.142, 143,199 & 389 DEH ALLAH PHIHA, MALIR KARACHI	121	STATE BANK STAFF CHS	
20	HAMAL GARDEN	S.NO.226, 227, 229 DEH MALH	82	GREEN CITY	SURVEY NO.158,159,160,161/2 DEH ALLAH PHIHA, MALIR KARACHI	122	GULSHAN-E-JIWAN	
21	GULISTAN-E-SHIREEN	NAI THADO -67 DEH MALLAH	83	OMEGA CITY	SURVEY NO.158,159,160,161 DEH ALLAH PHIHA, MALIR KARACHI	123	FAZALA HOUSING SCHEME	
22	SAIMA GREEN VELAY	NAI THADO DEH THADO	84	MEMON HOUSING SOCIETY	SURVEY NO.272 DEH SHAH MUREED MALIR KARACHI	124	M/S SILK BANK LTD THROUGH JAVED AKHTAR S/O MUHAMMAD ABUL HAI & OTHERS	
23	GULSHAN-E-FAZLA	S.NO.23 DEH THANO	85	MEMON HOUSING SOCIETY	SURVEY NO.209 DEH SHAH MUREED MALIR KARACHI	125	M/S SILK BANK LTD & SAUDI PAK COMMERCIAL BANK LTD THROUGH OFFICERS JAVED AKHTAR	
24	SHABAN GARDEN	S.NO.287, 288, 291 DEH THANO	86	MAKKA GARDEN	SURVEY NO.270, DEH ALLAH PHIHA, MALIR KARACHI	126	GADIR BUX S/O DAD RAHIM NASIR AHMED S/O ABDUL REHMAN	
25	GULSHAN-E-JAMINA	S.NO.295, DEH THANO	87	GULSHAN-E-AISHA PROJECT	SURVEY NO.215 DEH SHAH MUREED MALIR KARACHI	127	DATA NAGAR	
26	GHAZI TOWN	S.NO.311, 312, 313,339 DEH THANO	88	OMEGA CITY	SURVEY NO.339 DEH NARATHAR MALIR KARACHI	128	GULISTAN-E-HADEED	
27	SIDDIQ E- AKBAR	S.NO.251 DEH THANO	89	TAYYAB GARDEN	SURVEY NO.83, 84, 120, 121,122 DEH SHAH MUREED MALIR KARACHI	129	GULISTAN-E-MUAZZAM	
28	GULSHAN-E-QADRI	S.NO.248, 247,219 DEH THANO	90	OMEGA CITY PHASE-1	KARACHI SURVEY NO.159, 164 DEH SHAH MUREED MALIR KARACHI	130	ROYAL CITY	
29	MALIR HOUSE	S.NO.928, 027 DEH THANO	91	OMEGA CITY	SURVEY NO.318, 320, 321, 322 DEH SHAH MUREED MALIR KARACHI	131	SHAH TOWN PHASE III	
30	HAROON GARDEN	S.NO.291, 292 DEH THANO	92	NORTH/RN BYPASS VALLY	SURVEY NO.310, 311, 312, 314, 315 320, 327, 328 & 325 DEH NARATHAR MALIR KARACHI	132	SHAH FAISAL TOWN	
31	BURHANI TOWN	S.NO.456, 455,492,454 DEH THANO	93	OMEGA CITY PHASE-2	SURVEY NO.265 TO 275, 282, 283, 287 DEH NARATHAR MALIR KARACHI	133	BAGH-E-JINNAH	
32	KHAYBAN E-MUHAMMAD	S.NO.738 DEH THANO	94	OMEGA GARDEN CITY	SURVEY NO.154 DEH SHAH MUREED MALIR KARACHI	134	FALAK NAZ RESIDENCY	
33	GULISTAN-E-AHMED	S.NO.424, 425, 426, 728	95	TAYYAB GARDEN	SURVEY NO.161, 162 DEH NARATHAR MALIR KARACHI	135	QASIM TOWN	
34	MAKKA CITY	S.NO.481 DEH THANO	96	PAK CHINA TOWN	SURVEY NO.108, 109, 110, 111, PARTLY 112 DEH SAFOORA MALIR KARACHI	136	GREEN PAK CITY	
35	ASAD BAIG	NC 671 S/O NO.689, 690 DEH THANO	97	GULSHAN-E-ROOMI	SURVEY NO.67, 68, 69, 70, 80, 81,82, 97, 381, 382, 438, & 549 DEH MEHRAN-I MALIR KARACHI	137	ARFAT TOWN	
36	MOMINABAD	S.NO.537 DEH THANO	98	GULSHAN-E-ROOMI	SURVEY NO.436, 454, 451/1, 457, 457/1, AND 571 DEH THANO MALIR KARACHI	138	AL-SYED CENTER	
37	ITIFAQ COLONY	S.NO.531 DEH THANO	99	BURHANI GARDEN	SURVEY NO.202, 204, 285 DEH I THANO MALIR KARACHI	139	BARKAT-E-MADIAN	
38	MILLAT GARDEN	S.NO.872 DEH THANO	100	RANA HOMES	SURVEY NO.201, 208, 211, 533, 534, 560, 706, 707, 789 & 790 DEH THANO MALIR KARACHI	140	FAIZ GUNJ	
39	GULSHAN-E-IBRAHIM	S.NO.446,507,509 DEH THANO	101	PAKISTAN DIAMOND CITY	SURVEY NO.537 DEH THANO MALIR KARACHI	141	JAMI-E-IBRAHIM	
40	DANISH CYRISTAL PROJECT	MALIR	102	MOMINABAD		142	GULSHAN-E-FATIMA	
41	HADEED PARK CITY PROJECT	MALIR				143	GULISTAN SOCIETY	
42	AL-BASIT DAIRY CITY PROJECT	MALIR				144	GULSHAN FAROOQ	
43	MUHAMMADI CITY PROJECT	MALIR				145	RIVER VELLAY	
44	SHAHID NASIR SOCIETY	S.NO. 07 DEH THANO						
45	GULISTAN-E-ALI	S.NO.35, 36, 45 DEH THANO						
46	YASIR SOCIETY	S.NO.40, 46 DEH THANO						
47	ABDULLAH MURAD DREAM CITY	S.No 43, 43, 36, 37,38 DEH THANO						
48	ARYAN CITY	SNO.47, 48, 49,50,53,54,55,56,57 & OTHERS DEH THANO						
49	MONINABAD	S.NO. 537 DEH THANO						
50	SAMO VILLAGE I, II,III	NAI MALIR DEH THANO						
51	SOHAIRA HOUSE	SURVEY # 330, 331 SECTOR 50 SCHEME-33						
52	ALI TOWN	SURVEY # 322 MANGHOPIR ROAD						
53	CPEC CITY KARACHI	MAIN SUPERHIGHWAY						
54	AL-RAHIM RAZA CITY	SECTOR 31 & 32 SCHEME NO.33 GULSHAN TOWN 1						
55	SHERAZ TOWN							
56	AL-QASIM CITY	SUPER HIGHWAY						
57	AL-SAFA GARGEN	MANGHOPIR ROAD						
58	ANABIA ENCLAVE	MANGHOPIR ROAD						
59	GREEN HOUSING SCHEME							
60	GULSHAN-E-SAMEER	DEH THANO						
61	LISMANIA TOWN							
62	MAKKA CITY	SUPERHIGHWAY						

The potential buyers / investors are informed under preventive jurisdiction of Anti-Corruption Establishment to seek comprehensive due diligence to avoid being defrauded.

PTCL NO. 021-99230526 Office of Deputy Director, ACE East Zone-III Karachi.
Fax No. 021-99230525

(ZAMEER AHMED ABBAS)
Deputy Director
Anti-Corruption Establishment
East Zone Karachi

Say No to Corruption
INF-499Y-NO: 771/19

Annex-VI
(Para 4.5.6)

Non-demolition of dangerous buildings

S. No	Towns	No. of Buildings
1	Saddar Town-I	216 Buildings
2	Saddar Town-II	111 Buildings
3	Keamari Town	07 Buildings
4	Lyari Town	102 Buildings
5	Malir Town	06 Buildings
6	Shah Faisal Town	09 Buildings
7	Liaquatabad Town	54 Buildings
8	Gulshan Town-I	10 Buildings
9	Gulshan Town-II	01 Buildings
10	Korangi Town	06 Buildings
11	Baldia Town	05 Buildings
13	Landhi Town	04 Buildings
14	Gulberg Town	04 Buildings
15	New Karachi	02 Buildings
16	North Nazimabad Town	07 Buildings
17	Site Town	10 Buildings
18	Orangi Town	01 Building
Grand Total		556 Buildings

Inaction to demolish poor quality buildings resulting in collapse

The screenshot shows a web browser window displaying a news article. The browser's address bar shows the URL: <https://www.thenews.com.pk/print/713232-four-killed-as-building-collapses-in-korangi>. The article is titled "Four killed as building collapses in Korangi" and is attributed to "By Oonib Azam" dated "September 11, 2020". The main image shows a multi-story residential building that has partially collapsed, with a large pile of rubble in the foreground. A group of people is gathered around the debris. To the right of the main image is a sidebar with four news snippets: "Live updates: NA begins voting on no-trust motion after Asad...", "Asad Qaiser resigns from office amid political chaos", "Ed Sheeran says Copyright case was about honesty, not...", and "Twitter is divided over Will Smith's Oscars ban". Below the main image, the text reads: "KARACHI: It was a catastrophic day in Allahwala Town of the District Korangi on Thursday, when a four-storeyed residential building collapsed killing at least four people, including a mother and her child, and injuring dozens. Some people of three families are reported to be trapped in the rubble for whom a search was underway". At the bottom of the screenshot is a Windows taskbar with various application icons, system tray icons, and a clock showing 12:15 am on 10/04/2022.

Building Collapsed in Kalri, Lyari Town, Karachi

Supreme Court orders demolition x Karachi building collapse: 30 more feared trapped under debris x

https://www.thenews.com.pk/print/669692-karachi-building-collapse-30-more-feared-trapped-under-debris

Karachi building collapse: 30 more feared trapped under debris

The tragic incident took place at a five-storey residential building located in Lyari's Kalri area on Sunday night

By Faraz Khan June 08, 2020



KARACHI: A woman died and several people were left wounded after another multi-storey residential building in Karachi collapsed on Sunday night. Many people are feared to have died as a number of people are feared stuck under the debris while rescue work was in progress till late night. This was the third major multi-storey residential building to have collapsed in the last six months in Karachi.

- Live updates: NA begins voting on no-trust motion after Asad...
- Asad Qaiser resigns from office amid political chaos
- Ed Sheeran says Copyright case was about honesty, not...
- Twitter is divided over Will Smith's Oscars ban

Windows taskbar showing icons for various applications, system tray with weather (27°C Clear), and date/time (12:21 am 10/04/2022).

**Annex-VIII
(Para 4.5.8)**

Issuance of NOCs without obtaining mandatory reports

S. N.	Description	Letter No/Date without details of Project addressed to KW&SB	Remarks
01	Chapal Court Yard Phase-II [Basement (ARS + Parking) + Ground Floor (Shops) + 1 st to 5 th Floors Flats] Plot No. G of Sector 29, Sch.33, Khi. measuring 4840.39 Sq.Yds. out of 39.30 Acres Owner: Mr. Muhammad Amin Chapal Architect: Syed Junaid Iqbal (AL-01-791) Engineer: Mr. Aziz Ahmed (SE-06-24)	Approval for proposed plan vide letter No. No.SBCA/DD/Sch-36/G.T-I/2016/7127/677/518 dated 20-07-2018 Acceptance of Architectural concept Plan: NoSBCA/DD/SCH-33-2018/153 DATED. 07-03-18 Approval of Revised Layout Plan (from Master Plan): No.URP-33-346/MP & EC/88/2017/UD/93/L dated. 13-04-17	Soil Investigation Reports and Stability Certificate not obtained
02	Plot No.105,GRW-2 Garden West Qtrs. For Basement-2, 1(Parking+ARS) + Ground Floor(Service + Flats) 1 to 5 th Floor vide Owner: Ashraf & Others Architect: A.R Dawood Meraj (AL-01-794) Engineer: Shoaib Habib Ansari (SE-06-233) No.SBCA/DD/Saddar Town-I/Prop/2016/6952/1953/52/2017/39/2018/09 dated 12-04-18 and put up inspection report on 18-01-19 found that Basement + Ground + 5 th Floor Building Structure completed	Approval for proposed building plan vide letter No. No.SBCA/DD/Saddar Town-I/Prop/2016/6952/1953/52/2017/39/2018/2019/24 dated 22-01-2019 Design NOC vice Structure NOC No.SBCA/DD(D-II)/2459-ADV-34/2018 dated. 29-01-18 vide No.SBCA/DD/STR-II/2017/84 dated. 29-11-17	Soil Investigation Reports and Stability Certificate not obtained
S. N.	Description	Letter No/Date without details of Project addressed to KW&SB	Remarks
01	Address: Plot No. C/5/A Sch. 3 & 4 Landhi Industrial Area Landhi Town Karachi. (Commercial) Owner: S.Tariq Hussain Architect: Faiza Munir (AL-01-702) Engineer: Aziz Ahmed (SE-06-24)	Proposed Building Plan: No.SBCA/Landhi Town/Prop/4581/16/75/SW/842/06 dated. 02-11-2020. B + G + 11 th Floors Acceptance of Architectural concept Plan: No.SBCA/DD/(Landhi Town)/2020/33 dated. 28-01-20	Failed to obtain geotechnical site investigation and material test reports

S. N.	Description	Letter No/Date without details of Project addressed to KW&SB	Remarks
02	<p>Plot No. 91, Deh Dih Naclass No. 24, Korangi Town, Karachi (Commercial) 9922.00 Sq.Yds.</p> <p>Basement + (ARS + Mechanical) + Ground Floor (Shops + Parking + Recreation) + 1st to 3rd floor (Flats + Recreation) Block-A 5th to 28th floors (Flats) Block-B 5th to 33rd Floors (Flats) & Block-C 5th to 25th Floors (Flats).</p> <p>Owner: M/s Dolmen (Pvt) Ltd Architect: Shaista Khalid (AL-01-751) Engineer: Eng.Khalil Ahmed (SE-06-164)</p>	<p>Approval of Building Plan: NoSBCA/DD(Korangi Town)/Revised Prop/2019/152/261 dated. 03-09-2019</p> <p>Structural Engineer Mr. Khalil Ahmed Veeted by Prof Engr. Mushtaq H.Dawood</p> <p>Soil Investigation Eng.Saif Shmed Saeed M/s Geotechnical Service vide No.SBCA/DDI/(STR-II)/2019/34 date 08-08-19</p>	<p>Failed to obtain geotechnical site investigation and material test reports</p>
03	<p>Plot No. F-95 Block-7, Clifton, Karachi, 2133.33 Sq. Yrds</p> <p>Basement (ARS) + GF (Showroom + Services) + 1st to 6th Floors (Parking) + 7th (Flats & Recreation area) + 8th to 11th floors (Flats) and 12th to 23rd Floors.</p> <p>Owner: Mst. Kalsoom Khan Architect: Mr. Junaid Iqbal (AL-01-791) Engineer: Mr. S.M Makhdoom (SE-06-11)</p>	<p>Proposed Building Plan (DD T.P & Regulations SBCA): No.Clifton/PC-2/2017/2018/08 dated 17-01-18</p> <p>based on Basement (ARS) + GF (Showroom + Services) + 1st to 2nd Floors (Parking) only</p> <p>Structure Section, SBCA has issued their NOC vide No.SBCA/DD(Str-II)/2018/158 dated 31-05-18 Basement (ARS) + GF (Showroom + Services) + 1st to 6th Floors (Parking) + 7th (Flats & Recreation area) + 8th to 11th floors (Flats)</p> <p>Approval of Proposed building plan vide No.SBCA/DD/Saddar Town-II/PROP-05/2017/2019/08 dated 21-01-19</p>	<p>Failed to obtain geotechnical site investigation and material test reports</p>

Annex-IX
(Para 4.5.12)

Issuance of NOCs for sale of projects without obtaining valid Contractor All Risk Insurance Policy

Sr. No.	Name of Project	Builder Name	Date of NOC
1	Empire Boulevard Defence	M/S Empire Development	22.05.2017
2	Ocean Shamsi	M/S E.M Associates	07.02.2017
3	DD Tower	M/S D.D Builders	19.01.2017
4	Dulara Empire	M/S D.D Builders	19.01.2017
5	Chayell Bridge View	m/s Chayell Builders & Developers	22.03.2017
6	The Court Regency	M/S Rasheeda Enterprise	22.05.2017
7	Fatima Heights	M/S Garden Builder	11.08.2016
8	Aqeela Heights	Muhammad Aslam	16.12.2019

Annex-X
(Para 4.5.13)

Non-fixing of notice board showing approved building plan and details of NOCs

Sr. No.	Name of Project	NOC & Date
1	Lord Vista	SBCA/DD(D-II)/905/Revised ADV-907/2017 dt 28.08.2017
2	Rana Residency	SBCA/DD(D-II)/1396/936/2018 dt 24.05.2018
3	Dua Corner	SBCA/DD(D-II)/1439/939/2018 dt 22.06.2018
4	Amercy Comforts	SBCA/DD(D-II)/1403/ADV-912/2017 dt12.10.2017
5	Shahzada Sweet Tower	SBCA/DD(D-II)/1416/ADV-913/2017 dt 18.10.2017
6	Ayesha Heights	SBCA/DD(D-II)/1401/ADV-914/2017 dt 27.10.2017
7	Ayesha Blessing	SBCA/DD(D-II)/1402/ADV-915/2017 dt 27.10.2017
8	Aziz Classic Phase-I	SBCA/DD(D-II)/1378/ADV-916/2017 dt 30.10.2017
9	Park Plaza Apartment & Shopping mall	SBCA/DD(D-I)/2439/ADV-16/2017 dt 11.04.2017
10	MS Al-Raffay Heights	SBCA/DD(D-II)/796/REVISED-ADV-923/2018 dt 03.01.2018
11	Data Comforts	SBCA/DD(D-II)/1436/924/2018 dt 16.01.2018
12	Al-Jadeed Residency	SBCA/DD(D-II)/1437/925/2018 dt 22.01.2018
13	Al-Fatah Arcade	SBCA/DD(D-II)/1398/930/2018 dt 11.04.2018
14	Sand View	SBCA/DD(D-II)/1405/932/2018 dt 20.04.2018
15	Al-Madani Residency	SBCA/DD(D-II)/1440/940/2018 dr 22.06.2018
16	Ocean Shamsi	SBCA/DD(D-II)1344/ADV-864/2017 dated07.02.2017
17	DD Tower	SBCA/DD(D-II)1343/Adv-861/2017 dated 19.01.2017
18	Dulara Empire	SBCA/DD(D-II)1055/Revised Adv-818/2016 dated 22.06.2016
19	Chayell Bridge View	SBCA/DD(D-II)1379/ADV-879/2017 dated 22.03.2017
20	The Court Regency	SBCA/D.D/(D-II)-19/Adv-900/2017 dated 22.05.2017
21	Aqeela Heights	SBCA/DD-I(Design & complaint-I)/2499ADV-23/2019 dated 16.12.2019