



Sindh Building Control Authority

DIRECTOR GENERAL SECRETARIAT

No.SBCA/Secy-DG-SBCA/2021/10

Dated: / 3 .01.2021

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CIRCULAR

Subject: ACTIONS AGAINST UNAUTHORIZED UNITS/FLOORS.

In order to curb the unauthorized construction activities in Sindh Province, all the concerned authorized officers shall take immediate legal actions. It is notified for the general public that all over Karachi, on all those plots (other than falling in schedule reflected in 25-9 of KB&TPR) that are meant for residential bungalow / house, up to 399 sq. yds., only Ground+2 upper floors are allowable under the regulations, whereas on residential plots measuring above 399 sq. yds., only Ground+1 floor is allowable.

Keeping in view the widespread ongoing illegal construction, besides taking prompt demolition action, following actions in compliance with the SBCA Rules notified by Local Government & HTP Department, Government of Sindh, vide No. SO (L&C) HTP/3-1/2009 Dated:4.9.2013, shall be taken:

1. SBCA shall withdraw the approved building plan under clause 3-2.8 of KB&TPR-2002 as amended up to date, on observing any unauthorized or illegal construction activities in the shape of units/floors.
2. SBCA shall make request to the NADRA to block the CNIC of the violators till the implementation of the SBCO, 1979, KB& TPR, 2002 and other applicable laws.
3. SBCA shall request the concerned electric supplying company, water and sanitation providing agency, Sui Gas Company and other concerned public functionaries to disconnect all the utility services and connections on the said illegally-constructed buildings/premises immediately.
4. SBCA shall request the Property Registration Authority not to register or execute any lease or sub-lease and any other title documents of any property or premises without proper confirmation and verification of the completion plan from the SBCA as required under Section 6 (2) read with Section 18 (G) of SBCO, 1979.
5. SBCA shall file FIR under section 188 PPC and other relevant laws and seal the illegal constructed buildings/premises with the assistance of the law enforcement agencies.
6. The premises/portion constructed/being constructed in violation of KB&TPR, 2002 / SBCO, 1979 shall be sealed under intimation to the concerned Police

Station who shall be responsible to ensure the seal affixed by the SBCA upon the unauthorized or illegally-constructed property, premises and building in tact; and in case of tempering the seal, FIR shall be got lodged taking the offender/ violator in custody in accordance with the relevant law.

7. Letter may be sent to law enforcement agencies through Home Department and Local Administration to provide adequate Rangers and Police personnel during the demolition action against the unauthorized and illegally-constructed buildings/premises whenever required.
8. Publication of Public Notice shall be made in the leading News-papers including Daily Jang, Dawn and Kawish for information to general public.
9. Blacklisting and Suspension of the License of the Architect and Engineers involved in the unauthorized constructions shall be ordered.
10. Request shall be made to PEC & PCATP for necessary action as applicable under the law against all such professionals who are involved in the unauthorized constructions.
11. All other actions as deemed fit under the law in order to stop such unauthorized construction activities in entire Sindh shall also be taken.
12. Prosecution shall be filed against the violators under Section 19 of SBCA.

All the Directors and field officers and officials are required to ensure a strict compliance of the above orders and submit a weekly report. No slackness shall be tolerated. In case of failure, the responsible officer / official shall face the action under the E&DR.

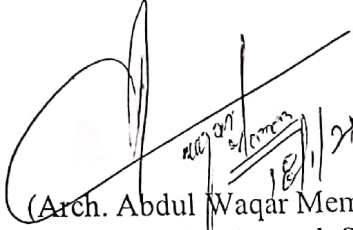
(SHAMSUDDIN SOOMRO, PAS)
Director General / Chief Executive, SBCA

Distribution:

- All Technical Officers / Officials, SBCA.

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- PS to Minister, LG&HTP Dept., Sindh.
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- PS to Secretary, Law Dept., Sindh.
- SHO, SBCA.


(Arch. Abdul Waqar Memon)
Additional Director General, SBCA HQ