



Never doubt that a small group of thoughtful, committed citizens can change the world. Indeed, it's the only thing that ever has.

—Margaret Mead

SHEHRI

May - August, 2002 Vol. 12/No. 2

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KESC TARIFF INCREASE: CONSUMERS CRY FOUL!

The Karachi Electric Supply Corporation (KESC) recently increased tariffs despite strong citizens protest. *Shehri-CBE* and the *Liberal Forum Pakistan* assess the sorry tale of an organization which demands from the citizens to subsidize the cost of its inefficiency and mismanagement

The citizens of Karachi (and the rest of Pakistan) will be further adversely and economically affected by an unjustified increase in KESC tariffs. Admittedly, the electricity rates in Pakistan are already the highest in the region.

- d) Utility company that has been run into the ground with uncontrolled theft of electricity, in collusion with the utility company staff (?)

KESC: A Profile

- Natural monopoly, whose actual public duty is to provide an essential service at an equitable price and of an acceptable quality: in this, it has failed miserably in recent years.
- Bloated technocracy, overstuffed, poorly managed, subject to pressures by worker's unions and officers associations, and tainted with corruption.
- Technically weak, with inadequate / inappropriate installation, operation and maintenance practices that are progressively worsening.



Electrocuting the consumers!

kunda connections, bypassing or tampering with meters etc.

KESC Wins: Consumers Lose!

The KESC's projected performance over the next ten years is:

	2002	2012
Demand	1.9GW	2.9GW
Energy generated	11.6 GWh	16.9 GWh
KESC generation	1.3 GW	1.8 GW
Import from WAPDA	0.5 GW	1.5 GW
Import from IPP's	0.2 GW	0.2 GW
Energy losses	40.1%	19%
Revenue	Rs. 31.1 billion	Rs. 98.1 billion
Expenditure	Rs. 48.0 billion	Rs. 87.2 billion
Profit/(Loss)	(Rs. 17.1 billion)	Rs. 6.9 billion
Average tariff	Rs. 4.43/kWh	Rs. 7.05/kWh

This rosy picture is based on phenomenal tariff increases, and is being developed to make the privatization of the KESC more palatable to prospective bidders. □

(Source: KESC)



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EDITORIAL

KCR: May its soul rest in peace!

As the President, Chief Executive and Chief of the Army Staff of Pakistan, General Pervez Musharraf, on his recent visit to Karachi, was whisked through the streets amidst the tightest of security arrangements, with the Shahr-e-Faisal depicting a curfew zone, he would not have had the occasion to experience getting lodged amidst the roaring mini buses, rickshaws, taxis, to put his hands on his ears to block the pressure horn music as trapped commuters transfer their frustrations on each other, to witness the hundreds upon hundreds of public transport users jumping in and falling off like kamikazes from the zig-zagging minibuses - in short, he would have missed being part of a normal everyday traffic scene in Karachi!

It was therefore no wonder when later in the day, seated in the leafy and peaceful environs of the Governor House, he calmly buried the much-awaited *Karachi Circular Railway Revitalization Project*. One wonders whether a Fateha was recited on the occasion! For the last thirty years, the people of Karachi have been patiently waiting for the initiation

of an efficient, affordable and clean mode of rapid public mass transit system in Karachi. Hundreds of proposals, feasibility reports and *high level* presentations down the road, the ordinary man of the city still arrives at his workplace everyday with half his energies and most of his good humor drained during his unfortunate journey from home to workplace. Whether he changed two separate buses or three, whether he hanged from the bus door or sat on its roof, whether he arrived fifteen minutes late or half an hour late, the cumulative effect on his health and efficiency is the miserable same.

It is now beyond the point arguing whether it was the transport mafia or the petro mafia or the corrupt bureaucracy which successfully laid to waste another public interest project. However, the city and the people of Karachi at least deserved to be spared any further insult of their intelligence and goodwill. Sadly, we were not that fortunate. Another hapless generation of Karachites are now offered a new toy to keep them happy - hail the *Magno Train!* □



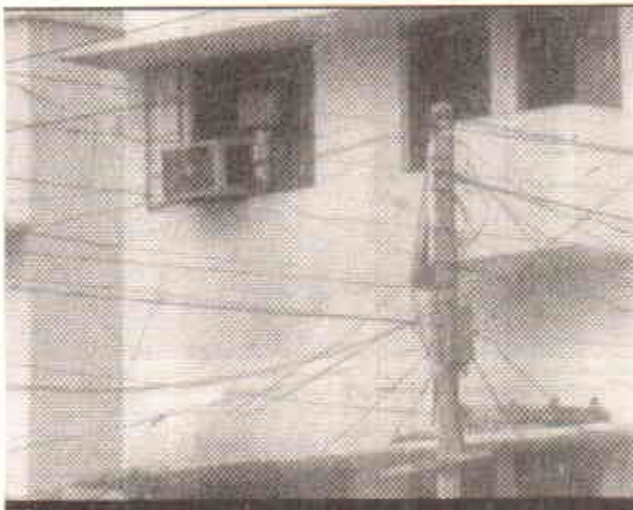
e) Presently (and for the past few years) being run by the military who seem to be almost as helpless as civilians in stemming the rot, reducing theft, or improving the overall situation

of IPP's and WAPDA, etc)

f) High prices of electricity negotiated by corrupt governments with IPP's (e.g. Bangladesh is paying only US\$ 0.03/kWh to IPP's)

Consequently, inefficiency and imprudence of management is causing cost of electricity supply to rise; theft of electricity is making these high costs double for those who actually pay, and the utility sits back and takes the easiest way out-It files a petition with National Electric & Power Regulatory Authority (NEPRA) for price increases! This luxury of mismanagement is not available to the private sector, which has to remain lean and mean in order to compete and survive in the market.

g) High prices of fuel negotiated



Power theft: Is it accounted in any of the KESC grandiose plans?

by corrupt governments with international suppliers

quote. In its determination dated 23-6-2001, NEPRA has directed WAPDA to simplify the tariffs:

To provide within a period of one month the justification for the separation of variable charges into surcharge and additional surcharge appearing in the bills of consumers.

This has not been done in the KESC tariffs.

Earlier, NEPRA had granted KESC (and WAPDA) an automatic tariff adjustment formula based on fluctuations in cost of fuel, so that changes in prices could be passed onto the consumer. We understand that KESC's quarterly submissions for such adjustments (when fuel prices reduce) are not being made on time and that the corresponding notifications of NEPRA determinations are being delayed by the government in order to benefit the utility.

While increase in tariff requires demonstration of prudence on the part of KESC, the alternative (i.e., borrowing from the GOP to keep the company afloat) does not seem to require demonstration of prudence. However, the consumer/taxpayer is footing the bill in either case. Where is the incentive for the KESC to improve itself?

The Way Forward

The tariffs must be restructured and simplified to:

- a) Reduce (and eventually eliminate) all cross-subsidies, based on cost-of-service study.
- b) Protect consumer against monopolistic and oligopolistic prices

The Financial Mess

The financial losses being sustained by KESC are primarily due to:

- a) Non-recovery of substantial arrears (from central / provincial / local governments and institutions, private parties, etc.)
- b) Enormous amount of power theft, through kundas and meter tampering/bypass etc.
- c) Unacceptably high technical transmission and distribution losses
- d) Costs of a profligate utility staff
- e) Improper operation and maintenance practices (e.g., economic dispatch, availability / de-rating of plant, optimum utilisation

The KESC outstanding arrears / receivables / trade debt, presently exceeds Rs. 13.5 billion. Recovery of this amount should solve some of their financial problems.

- a) The tariff structures of KESC and WAPDA are not identical, and substantial differences exist: whether or not these and the tariff structures should be identical, and why, is not clear.
- b) But the tariff structure is not rational, as most increases over the past decade have come in the form of surcharges or additional surcharges, which are levied on kWh consumption. The fixed/demand charges, which are meant to compensate for the utilities' capital investment in-generation/transmission/distribution equipment, are inadequate



KESC POWER DISPATCH CRITERIA

S. No	Power Plants	Energy Cost PS. KWh	Fixed Cost PS. KWh	Total Cost PS. KWh
A.	KESC Generation			
	Bin Qasim TH. P. STN	232.55		
	Korangi Thermal	241.58		
	Korangi Gas Turbine	283.39		
	SITE Gas Turbine	281.08		
	Average	236.38		
B.	Purchases			
	KANUPP	286.54		
	PASMIC	226.41		
	Tapal	273.99	195.58	469.57
	Gul Ahmed	262.96	205.29	468.25
	WAPDA	337.11		

(Source: KESC)

c) Encourage efficiency in KESC operations and quality of service

d) Eliminate / convert all arbitrary surcharges and additional surcharges.

Any effective (*resultant*) increase in revenue should only have been approved by NEPRA after the KESC had:

a) Recovered its outstanding arrears/receivables.

b) Reduced transmission/distribution (*technical*) losses to acceptable levels (*say around 15%*)

c) Reduced theft to virtually zero

d) Improved maintenance and operation of their entire system

e) Reduced staff and overtime, and increased overall efficiency of the utility

f) Re-negotiated inflated power-purchase agreements with IPP's

g) Re-negotiated proper fuel prices with international suppliers

This is not asking for much: it is merely requiring the utility company to perform prudently. Efficiency of operation/production is a normal requirement of consumers for the products and ser-

vices they purchase in the open market. All the above steps translate into lower electricity costs for the consumers.

The elimination of cross-subsidies is becoming more urgent. Owing to high tariffs for commercial and industrial consumers, more and more of these consumers are turning to self-generation captive power systems (*some as small as 300 kW, many based on HSD fuel*). This is increasing environmental pollution in Karachi.

The KESC must be required to reduce their so-called financial losses by reducing expenditure, and not by increasing income/tariffs. □



SHEHRI NEWS

Is anyone listening?

Shehri-CBE identifies and discussess some issues important to protecting and improving the natural and physical environment of Karachi city and asks the concerned authorities to do the needful

Proper Utilization of Karachi Central Prison land

As responsible citizens of this metropolis, we wish to bring the following to the attention of those concerned.

1. Prison land is amenity land, and conversion to non-amenity use is prohibited under KDA Order No. 5 of 1957 and the Sindh Building Control Ordinance 1979 Regulations.
2. The 59-acre plot and some of the buildings thereon, constructed in 1899, have considerable heritage/historical value. Leaders of the Pakistan Movement, including Maulana Mohammad Ali Johar and Shaukat Ali, were imprisoned in these premises.
3. Proper town and master-planning of urban areas requires adequate amounts of open spaces, including parks and playgrounds. (For relevant figures, see box)
4. The previous Karachi Building & Town Planning Regulations 1979 required that amenities (which include parks, playgrounds and open spaces) shall be 12% of urban space. The recently notified Karachi Building & Town Planning Regulations 2002 have land allocation requirements of parks at 5% and playgrounds at 5% of urban space.
5. Internationally, standards dictate park/playground standards of 6 to 10 acres (0.024 to 0.04 km²) per 1000 population. Karachi fails miserably on this count, having less than 0.3 acres (0.0012 km²) per 1000 population. Consequently, the health and well-being of the communities / citizens is adversely affected, and law and order problems are exacerbated.
6. Karachi, particularly the densely populated areas surrounding the Central Prison, like Gulshan-e-Iqbal, PECHS, KCHS Union, Jamshed Quarters, Azizabad, PIB Colony, etc

desperately need a Central Park.

On behalf of the citizens of this beleaguered metropolis, we Shehri-CBE give an urgent call to retain the amenity character of the Karachi Central Prison space and convert it to a Central Park. □

★★★★

Proposal of High-rise Corridors (Shahrah-e-Faisal and I. I Chundrigar Road)

It is not the function of the Karachi Building Control Authority to undertake town-planning/zoning exercises or to amend the existing schemes (KMC, KDA, Federal Societies, KPT, etc.) The KBCA does not have the requisite planning expertise.

Establishment of high-rise zones (or corridors) is a town/master planning exercise that has numerous technical implications involving utilities (water, electricity, sewerage, gas), infrastructure, social amenities, traffic movements, transport facilities, etc.

Unless these are properly accounted for, chaos, congestion and public nuisance will result and the built environment will deteriorate.

Over the past two or three decades, the arbitrary increase in plot ratios (from 1:3 to 1:6 on I.I.Chundrigar Road, and from 1:0.66

	New York	Singapore	Karachi
Area (km ²)	3,298	1,165	1,722
Population (million)	14.6	4	11
Density (person/km ²)	4,427	3,433	6,388
Open/park/playgrounds space	12%	10%	>1%

to 1:4 on *Shahrah-e-Faisal*) has resulted in electricity breakdowns, parking/traffic confusion, noise/air pollution, and nuisance for residential neighbours that we witness today. Additionally, adhoc land-use changes, declaration of roads as *commercial*, granting of additional floors, etc. has ruined the planning of this metropolis.

To cite some examples, *Saima Trade Towers* on Chundrigar Road has been given a mindboggling plot-ratio of 1:16.5 where the land-grant conditions dictate only 1:3, and the regulations mandate 1:6; *Fortune Towers* on *Shahrah-e-Faisal* has been given a plot-ratio of 1:4, where the land-grant conditions dictate 1:0.66, the regulations mandate 1:3, and the builder is allowed to illegally over-construct upto 1:13.5, thus choking the city.

A survey must be made by the government of the opinions and problems already being faced by residents of the second, third and further residential plots away from the main road, that have been caused by the illegal high-rises on *Shahrah-e-Faisal*.

The citizens loss of privacy, the overload/shortage of utilities, the commercial parking in the residential side lanes and service lanes (with vehicle obstruction of private gates/driveways), the noise/air pollution from generators and air-conditioning plants, the intrusion of strangers into formerly peaceful and secure residential neighbourhoods, etc., are some of the problems that constitute the tip of the iceberg.

Such unplanned and adhoc densification gives rise to other related problems: police stations being

illegally established on parks and open spaces, schools/hospitals being setup on residential plots, children playing cricket dangerously on the roads, etc.

Numerous laws (*Sindh Town Planning Act 1915, KDA Order 1954;*



SLGO 2002, Environmental Protection Act 1997, etc.) mandate detailed step-wise procedures for establishing town-planning/zoning schemes and for making changes in such schemes. All of them require details of the proposals to be published and public objections/comments to be invited and considered.

The following details are required by the citizens:

- a) Where do the high-rise corridors start and stop?
- b) What are the land-use (*commercial? residential?*) categories, plot ratios, COS, heights of structure, number of floors, etc., being proposed?
- c) How much extra electricity supply, water / drainage provisions, road traffic capacity, parking areas, other social amenities will be required? Have the utility companies (*KESC, KWSB, etc*) agreed to provide these? How is the existing shortfall going to be made good before additional

densification is allowed?

The KDA Governing Body in 1999/2000 debated the merits of *ribbon commercialization* of six roads in Karachi.

The superior courts have held in many cases (*Costa Livina, Glass Towers, KBCA vs Abdul Razzak*) that increased densification and construction of high-rises cannot be made without the prior provision of appropriate utilities and infrastructure.

Even the *Regulations 2000* in Section 18-5-1. 1 require a comprehensive urban study to be made by the MPEC before a uniform commercialization policy is formulated. Commercialization must be done in blocks as part of an *urban renewal plan* for a city area, not as adhoc *ribbon (or corridor) commercialization*. □

★★★★

Sewage Disposal in Clifton Public Beach

Shehri-CBE would like to bring to the attention of those concerned, the disastrous state of affairs at Clifton Beach. While the strip in front of Sea View Apartments has been given a recent makeover by Defence Housing Authority (DHA), the view just round the corner presents a very different story. A sewerage drain flows right into the beach (see pic.) adjacent to the Sindbad Amusement Center (previously the Casino). This area is purely residential and more important still is frequented by thousands of picnickers who regularly throng to the Clifton Beach. The sewage seems to have



made its own channel, cutting across the beach, into the sea. At high tide, sea water and sewage become inseparable. This is truly an appalling state of affairs and we at Shehri-CBE would appreciate a few answers from the concerned authorities;



A convenient solution?

1. From where is this sewage water coming?
2. Is it raw sewage that is being dumped into the sea or is it going through some sort of treatment prior to its discharge?
3. Has the concerned authority willfully allowed the above-mentioned drain to fall into the sea or is it being illegally done?

We hope that the matter would be looked into as soon as possible as the urgency of the situation is self-evident. Not only is the drain an eyesore, it is also a potential health hazard.

Many local fishermen can be seen early morning catching fish from this polluted part of the beach. This catch will ultimately find its way onto our tables! □

★★★★

Destroying an Eco-system

A visit-cum-presentation on the destruction of mangroves around Mai Kolachi was organised for the Karachi-based members of the Pakistan National Committee (PNC) of IUCN Members on August 27, 2002. Shehri-CBE was represented by Ms. Naila Ahmed. Mr. Tahir Qureshi of IUCN, explained how systematically the mangroves were being destroyed to make room for the Karachi Port Trust Officer's Co-operative Housing Society (KPTOCHS).

He informed the members that mangroves have a unique quality of combating the solid and liquid wastes. At present, untreated solid and liquid waste is being dumped there. The loss of this very valuable asset will disrupt the eco-system of the coastal areas and will result in serious consequences. One of them is the sedimentation in Karachi Port's navigational channel. Consequently, the port authorities will have to incur huge expenditure for the upkeep of the area on a regular basis.

Besides the Chairperson of the Pakistan National Committee of IUCN Members - Mr. Javed Jabbar - and IUCN staff, representatives of the following members were present.

National Institute of Oceanography
Ghirkat Gah-Women's Resource Centre,
SUPARCO;
Shehri-Citizens for a Better Environment; and
Sindh Wildlife Department

Dr. Shahid Amjad, DG, National Institute of Oceanography provided a copy of the letter issued by the Federal Ministry of Communication, to the Chairperson of the Pak-



Gone are the mangroves!!

istan National Committee. The letter puts a stop to all development work on coastal areas of Sindh till a scientific study on the impact of such development is undertaken.

The members were also informed that IUCN had also written a letter to the Chief Executive, General Pervez Musharraf on the subject and the Chief Executive Secretariat issued directives to the Government of Sindh to look into the matter. It was also informed that the KPTOCHS had acquired a stay order from the Sindh High Court and development work was continuing unabated.

The Chairperson PNC promised to take up the matter with KPT and other relevant authorities. Shehri-CBE also adds its voice in support of the preservation of this unique eco-system. □

★★★★

Doing an Injustice!

Recently, many English newspapers have taken to the practice of putting advertisements and public notices in their newspapers in the Urdu language!

We understand that many of the people who read such papers do not understand/read Urdu, and as such, the message will be lost to them. Some government departments and private individuals purposely put such ads (*public*



notices, tender notices, warnings, etc) in a language that is not the language of the particular newspaper so that the matter does not catch the eye of concerned individu-

als/citizens. This amounts to a *noora-kushti!*

May we request the management of such English newspapers to

desist from publishing such ads and the concerned departments to stop issuing such ads. □

Shehri-CBE receives recognition

Shehri-CBE members joins hands with other committed citizens / groups for the betterment of the city and its residents

Consumer Protection Council

The Sindh Government has constituted the Consumer Protection Council (CPC) which will get its legal strength from the Consumer Protection Ordinance and members of the Council are prominent personalities from different walks of life.

The Council's terms of reference are, to receive complaints from consumers regarding over charging, sale of adulterated eatables and other consumer products, including petroleum and its products, monopolistic tendencies on the part of manufacturers, tampering of gadgets, weight and measures, sale of underweight goods, use of old units of weights and measures.

It is the responsibility of the Council to devise ways and means to stop the sale of spurious and sub-standard products in the market. They will forward complaints to the concerned departments who will take action, interact with consumers, activate NGO's to create awareness among consumers, about their rights.

Shehri-CBE is being represented by its Chairperson, Mr. Khatib Ahmed. □

★★★★

CONSUMER PROTECTION COUNCIL

Name	Organization
Salman Hymayun	CRCP
Khatib Ahmed	Shehri-CBE
Abdul Razak Thahim	Retired Judge
Wg. Cdr. Tahir Hasnain	The Helpline Trust
Qasim Rabbani	Invest Capital & Securities
Iqbal Nafees Khan	CDGK
Mahboob Ali	Shahri Committee
Shamoon Bakir Ali	K.C.C.I.
Murli A.	Labour, Transport Industries & Commerce Dept.
Amin Mohammad Lakhani	Lakhani Group of Companies
M. Naim-ur-Rahman	M. Naim-ur-Rahman & Associates
Tariq Rangoonwala	
Roland deSouza	C.R.C.P.
Aftab Ahmed Qureshi	Secretary, Argiculture, Livestock & Fisheries Dept.

KBCA Beautification Committee

While KBCA has already launched its demolition campaign against the illegal/unauthorized structures in the City, Chief Controller of Building (KBCA), has taken the view that the City of Karachi should identify best buildings/structures as against those built in violation.

In appreciation of such buildings/structures, KBCA will also present PRIZES to the Buildings which fulfil certain parameters/criteria, laid-down by KBCA. The idea is to encourage those, who bring honor to the profession on

one hand and add to the beauty of our City and comfort to the occupants on the other hand.

Parameters/criteria to be followed by the Inspection Teams are as follows:-

- a. Observance of the sanctity of Building Bye-Laws.
- b. Quality and Soundness of the building.
- c. Elevations/Facade.
- d. Beauty/appeal for the viewer.
- e. Landscaping including interior and exterior plantation.
- f. Aesthetics.
- g. Functionality of spaces.
- h. Adequacy of parking spaces and other common spaces.



- i. Lighting and Ventilation.
- j. Fire escapes and fire fighting arrangements.
- k. Water and drainage arrangements.

Two competitions are being proposed.

The buildings would be examined from the point of users as well as the viewers.



Roland de'Souza, Shehri-CBE

- a. Buildings categorized on vintage.
- b. Buildings categorized by size of plot.

Buildings categorized on vintage:-

- a. Building constructed during last 10 years
- b. Building constructed before 10 years

Buildings categorized by size of plot

- a. Building having the plot size upto 600 sq.yds.
- b. Building having the plot size 601 and above.

Each committee of experts will comprise of five professionals and one representative each from the concerned Cantonment Boards.

The Committee so constituted will carry out the survey of the two roads and will primarily select buildings for further evaluation.

Start is being made with M. A. Jinnah Road and Shahrah-e-Faisal. In the first phase of competition, four committees two each for Share Faisal and M. A. Jinnah Road shall be constituted to act as jury.

Thereafter shall finalize the selection of buildings in order of merit and assign 1st, 2nd and 3rd position to the buildings accordingly.

Secretary of each committee will arrange/inspection of buildings

**Shahra-e-Faisal Committee
(A Committee) for
buildings categorized by size of plot**

Mr. Ardeshir Cowasjee
Chairman

Architect Arshad Abdullah
Member

Engineer Zaheer Mirza
Member

Islamuddin Siddiqui
Member

**Cantonment Executive Officer
Faisal Cantonment Board**
Member

Mr. Ahmed Parekh
Town Nazim, Jamshed Town
Member

Town Nazim, Shah Faisal Town
Member

Mr. Anwar Gagai,
Rep. of ABAD
Member

Mr. Roland de'Souza,
Shehri-CBE
Member

Mr. Syed Ali Zafar Quadri,
Controller of Buildings KBCA
Secretary

through his staff so that at least 5 members are always available.

The Chairman of each committee is requested to lay down his own parameters within the scope of the Beautification Campaign. □

DEVELOPMENT

Need for protecting the public interest

Shehri-CBE, in this Special Report, chronicles the messy trail of events of two separate land management and development cases of the city to highlight the damage done to public interest through the corruption, inefficiency and mismanagement of public officials in collusion with special interest groups.

Gutter Baghicha: When will justice be done?

The plan to develop the Gutter Baghicha site into a national park seems to be in the doldrums.

The plan to convert the treatment site into a park was announced by the president during his referendum campaign when he visited Karachi last April. Consequently, a meeting chaired by the District Coordination Officer was held here on July 4, which discussed various aspects to implement the project.

The meeting decided to restore the area for the establishment of a park. It was also decided that the hydrants operating in the area would be surveyed, and all illegal hydrants would be closed.

The meeting also took the decision that in the first phase, the park would be developed on the available vacant land, and the development work of roads should be carried out through the Khushal Pakistan Programme (KPP), especially in front of the Site Public School.

On July 17, and 18, the city government launched a grand operation for the removal of encroachments and the dismantling of illegal hydrants, mostly operated by industrialists through Gutter Baghicha. During the two-day operation, over 50 illegal hydrants

had been dismantled.

Later, the operation was abruptly halted following a meeting of a group of industrialists with the provincial governor. The industrialists urged the government to suspend the operation for a month. The operation was halted immediately on the directive of the gover-



Gutter Baghicha: A baghicha only in name!

nor, despite the fact that the project was accorded top priority by the President.

Area residents alleged that the dismantled hydrants were once more being utilized by the industrialists with the connivance of the higher authorities. Over the years, Gutter Baghicha has become a hub of activity of the illegal hydrant operators because of the collusion of industrialists with the civilian authorities.

Despite the public hue and cry, no action has been taken against the powerful mafia, which has a roaring business going. As a result, a constant water crisis has been persisting in the residential areas of SITE Town including Old Golimar,

Pak Colony, Rexer Lane and its adjoining areas.

1. Four scams need to be tackled on a priority:
 - a) 200 acres being grabbed by KMC-OCHS for a housing scheme
 - b) 8.4 acres encroached upon by SITE & KMC for ten factories on the 200-foot road near SITE.
 - c) Establishment of a petrol pump on the 100/120-foot road through the center of the park
 - d) Hydrants and pipe-lines being established by SITE and other parties within the park
2. The Supreme Court, in Human Rights Case 6-K/1993, filed by Shehri-CBE and other community NGOs, has restrained the KMC or transferees from selling or transferring lease-hold rights on any part of Gutter Baghicha land. This order would not, however, prevent CDGK from developing park facilities on the amenity land of Gutter Baghicha land.
3. The Chief Secretary's ACC-I has, on 12-9-2001, directed cancellation of the illegal lease of 200 acres made to KMC-OCHS, and registration of FIRs against two senior KMC officers. □

(Certain updates are courtesy, Daily DAWN)

Chronology of Gutter Baghicha

Date	Event
Circa 1890	Karachi Municipal Committee establishes <i>Sewage Farm</i> , 1017acre (<i>Gutter Baghicha</i>) on the Trans-Lyari Quarter to serve the 0.1 million population of the town. A 15,000-gallon tank is fed by 13 Shone ejectors located all over Karachi.
1913	<i>Karachi Handbook</i> describes Gutter Baghicha as <i>an oasis in the desert and a paradise of insects, birds and naturalists</i> . Cereals, vegetables, fruit and fodder are cultivated.
1923	Records of a Primary Sindhi School in Old Golimar show the names of children of the farm workers from Gutter Baghicha.
1947 onwards	Influxes of refugees from India settle in Old golimar and begin to encroach on Gutter Baghicha. Kachi abadis like Asif Colony, Zubair Colony, Hasrat Mohani Colony, Wilayatabad are established over the next fifty years on approximately 25% of the amenity space. Another 15 % of Gutter Baghicha is encroached upon by Haroonabad Industrial area and marble-processing workshops.
1983	Mayor Abdul Sattar Afghani proposes to establish a <i>Sports Village</i> in Gutter Baghicha and fixes a grant for this purpose in KMC budget.
03-01-93	KMC Officers Cooperative Housing Society applies for 200 acres of Gutter Baghicha land for housing. List of promoters of the illegal scheme includes GoS officials and private builders.
09-03-93	Irshad Ahmed, LG Minister, grants 200 acres of <i>waste KMC Land at Sewage Farm, Manghopir Road</i> for housing purposes to KMC-OCHS @ Rs 10/sq yd (<i>occupancy value</i>) and @ Rs15/sq yd (<i>development charges</i>). These throw-away rates violate Rule 15 of <i>Sindh People's Local Councils (Land) Rules 1975</i> .
11-03-93	KMC Council Resolution # 82 approves land lease (<i>without auction procedure</i>) in Gutter Baghicha to KMC-OCHS for 99 years for residential purposes. This is a violation of section 45 of SLGO 1979.
11-04-93	On summary seeking approval of the CM, Chief Secretary Syed Sardar Ahmed opines, <i>it would be unfair to convert the open park/farm into Housing Society. May be regretted</i> . This summary never reaches the CM
06-06-93	KMC advertises auctions of industrial plots in Gutter Baghicha @ Rs 1000/sq yd reserved price.
15-07-93	Without mentioning previous unfavorable remarks, fresh summary is floated to CM, by-passing CS, <i>which amounts to cheating and concealing of facts</i> .
25-07-93	GoS accords approval u/s 45(5) (i) of SLGO 1979 to KMC Council Resolution # 82 11-3-93.
19-08-93	Lease deed for 200 acres executed without receiving full payment (<i>Rs 11 million still outstanding</i> .)
23-08-93	Shehri: CBE files Human Rights Case 6-K/93 under Article 184(3) of the Constitution against conversion of Gutter Baghicha amenity land to industrial, residential or commercial use, fearing consequential deterioration in the environment.
27-09-93	Five local/community NGOs from around Gutter Bahgicha become intervenors in HR Case 6-K/93
??-09-93	Sindh EPA recommends to the Supreme Court that a public park be established on this plot.
28-09-93	SC restrains KMC or any other transferees from transferring or selling any part of Gutter Baghicha land. The GOS is also restrained from granting approval to KMC Resolution.
14-01-94	CS Agha Shahabuddin floats a detailed summary giving all facts of the KMC-OCHS scam, and recommends: a) awaiting results of SC case, b) Cancellation of KMC-OCHS lease c) Proceedings against KMC MC and Sr. DL under E&D Rules



	d) warning to Administrator for issuing lease without payment e) withdrawal of GOS approval of scheme.
24-08-94 to 03-10-97	415 sub-leases are issued by KMC-OCHS in violation of SC stay order
15-10-96	KMC-OCHS advertises in press for leveling/development of land in Gutter Baghicha
14-06-97	KMC-OCHS signs MOU with Frontier Works Organization to develop (<i>survey, level, demarcate, lay down infrastructure</i>) on 200 acres in Gutter Baghicha.
31-12-97	SC extends stay/status-quo order given earlier.
??-??-98	Sindh EPA submits a report to SC on air quality at Gutter Baghicha, and suggests: development of amenity facilities on the plot submission of an EIA under EPA 1997 protection from further encroachment on the plot monitoring of cultivation practices which are using hazardous effluent.
21-07-98	Shafi Ansari, ADL (<i>Leases</i>) mutates Plot #PPS-12, Sheet K-28, Trans-Lyari Quarters, Manghopir Road in favour of Abdul Haseeb Khan. This plot is located on a 120 foot road through the center of Gutter Baghicha. KDA Master Plan and Environmental Control Dept directs KBCA to have construction stopped.
??-12-98	Members of KMC-OCHS try to obtain bank loans against illegal sub-lesers. Local residents protest to State Bank.
07-03-00	FIR# 33/2000 is registered by Anti-Corruption Establishment u/s 218/34 PPC r/w Section 5(2) of Act 11 1947 against 18 SITE and KMC officials for illegal allotments to private factory owners of 8.3 acres of Gutter Baghicha amenity land.
20-03-00	The STAR exposes the scam
29-05-00	Barrister M. Naimur Rahman sends legal notices to KMC, SITE, KWSB and Pakistan Rangers about their attempts to establish water hydrants in Gutter Baghicha.
12-09-01	CS's Anti-Corruption Committee-1 directs registration case against KMC's ex-Municipal Commissioner, Alauddin Sabir, and ex-Senior Director Land & Estate, Syed Tanveer Abbas Naqvi on 200-acre Housing Society scam. KMC is directed to cancel allotment and report compliance.
20-10-01	FIR# 56/2001 is registered by Anti-Corruption Establishment u/s 409/4677A/34 PPC r/w Sec 5(2) of Act 11 1947 against the two KMC officials.
20-10-01	City Nazim Naimatullah Khan, chief guest at a Shehri: CBE seminar, strongly proclaims that Gutter Baghicha will become a <i>model central park so that the people of the vicinity can have open space for healthy activities.</i>
01-01-02	Nazim Naimatullah, during a visit to Gutter Baghicha, notices water pipe-lines being laid, and writes to SHO Pak Colony to have this illegal activity stopped.
04-05-02	CDGK floats a park-naming competition for 13 parks in Karachi. Inexplicably, Gutter Baghicha is shown as only 300 arcs!
28-05-02	President Pervaiz Musharraf at the Quaid's Mazar promises to <i>restore the glory of Karachi.</i> He commits that Gutter Baghicha will become a garden.
15-06-02	CDGK budgets Rs 10 lacs for development of Gutter Baghicha.
24-06-02	DCO Shafiq Paracha calls a meeting for the <i>Conversion of Gutter Baghicha into a Garden.</i> This is postponed to 4-7-2002
27-06-02	Shehri: CBE and community NGO representatives meet the Nazim to offer their help with the development of the Gutter Baghicha Park.