



"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

CITIZENS FOR A BETTER ENVIRONMENT

JANUARY - JUNE 2020


## HILL PARK

(AS PER THE SINDH GOVERNMENT GAZETTE DATED JANUARY 17, 1974)

**Hill Park** is situated on a hilltop on the North of Shaheed-e-Millat Road, on the South foot hill along the 40'-0" wide road of the Pakistan Employees Cooperative Housing Society and the rear of Plot Nos. 34-H/1-H/1, 36-J, 37-K, 38-F, 39-G, and 40-L/1 of the Pakistan Employees Cooperative Housing Society, on the East Boundary of the land in Block 7 and 8 of the Karachi Cooperative Housing Society Union Limited which runs the Western edge the 50'-0" wide road and the foot of the said hill. On the west along 20'-0" wide land of the Pakistan Employees Cooperative Housing Society parallel to the foot of the hill proceeding northwards along the rear boundaries of the Plot No. 41-M/1, 41-M/2, 41-M/3 upto the North-eastern corner of Plot No. 41-M/3 thence turning towards east and proceeding east-ward along the Southern boundaries of the plot Nos. 40-M/1 and 39-G/2, thence turning north-wards along the eastern boundaries of Plot Nos. 39-G/1 and 39-H upto Northern East

corner of 39-H, thence along the Southern boundary of 40'-0" wide road of the P.E.C.H.S. up to the South-eastern corner of Plot No. 37-L, thence turning towards North along 40'-0" wide road of Plot Nos. 37-L, 37-L/1, 37-M and 37-N upto the North-Eastern corner of Plot No. 37-N, thence turning towards East along the Southern Boundary of 36-K, thence turning towards North along the eastern Boundaries of Plot Nos. 36-K, 36-L, 36-M upto North-Eastern corner of Plot No. 36-M thence turning towards East along the

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### The Sind Government Gazette

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Documents relating to this Part in order that it may be filed as a separate compilation

#### PART I-A

Classification by Local Government of Sind under the Sind Local Boards, Municipal, Union Councils, Primary Education and Local Fund Audit Acts.

GOVERNMENT OF SIND  
HOUSING, TOWN PLANNING AND LOCAL  
GOVERNMENT DEPARTMENT  
Karachi, the 8th January 1974

ORDER

No. SOI(KDA)7-6/62.—In exercise of powers conferred by clause (4) of Article 11 of the Karachi Development Authority Order, 1957 (President's Order No. of 1957), the Government of Sind are pleased to sanction the Karachi Development Authority Scheme No. 13/A (Hill Park Scheme) re-designated as Kohsar Scheme (hereinafter referred to as "the Scheme") framed by the Karachi Development Authority (hereinafter referred to as "the Authority") at an estimated cost of Rs. 25.00 lacs, which covers approximately 56 acres of land, more particularly described in the Schedule annexed hereto, subject to the conditions, that:—

- (1) the Development cost shall be met from the Authority's own resources;
- (2) the layout plan of the area included in the Scheme shall be in accordance with the drawing No. A.D./13/A/36 prepared by the Authority;
- (3) the building operation in the area included in the Scheme shall be governed by the Building Regulations of the Karachi Development Authority and the Karachi Municipal Corporation.

SCHEDULE

*On the North—Shaheed-e-Millat Road.*  
*On the South—Foot of the hill along the 40'-0"*

*On the East—Boundary of the land in Block 7 and 8 of the Karachi Co-operative Housing Society Union Limited which runs along the Western edge of the 50'-0" wide road and the foot of the said hill.*  
*On the West—Along 20'-0" wide lane of the Pakistan Employees Co-operative Housing Society parallel to the foot of the hill proceeding North-wards along the rear boundaries of Plot No. 41-M/1, 41-M/2, 41-M/3 upto the North-eastern corner of Plot No. 41-M/3 thence turning towards east and proceeding east-ward along the southern boundaries of the Plot Nos. 40-M/1 and 39-G/2, thence turning north-wards along the eastern boundaries of Plot Nos. 39-G/1 and 39-H upto North-Eastern corner of Plot No. 37-N, thence turning towards East along the Southern boundary of 40'-0" wide road of the Pakistan Employees Co-operative Housing Society upto the South-eastern corner of Plot No. 37-L, thence turning towards North along 40'-0" wide road of Plot Nos. 37-L, 37-L/1, 37-M and 37-N upto the North-Eastern corner of Plot No. 37-N thence turning towards East along the Southern boundary of 40'-0" wide road of Plot No. 35-J, thence turning towards North along 20'-0" wide lane of Plot No. 35/K, 35/L, and 35-M thence along the 40'-0" wide road of Pakistan Employees Co-operative Housing Society Block No. 3 to the starting point of Shaheed-e-Millat Road.*

Karachi, the 9th January 1974

No. SOI(KDA)7-6/62.—In pursuance of the provisions of Article 50 of the Karachi Development Authority Order, 1957 (President's Order No. 5 of 1957)

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Views expressed herein do not necessarily express the views of the Editor/Editorial Board.

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**SHEHRI-CBE**

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Southern boundary of 40'-0" wide road of Plot No.35-J, thence turning towards North along 20'-0" wide lane of Plot No.35/K, 35/L and 35-M thence along the 40'-0" wide road of P.E.C.H.S. Block No.3 to the starting point of Shaheed-e-Millat Road.

P.E.C.H.S. is the only society which touches hill park physically.

Hill park is spread over of 56 acres. It has many amusement spots, fast food centers, restaurants, an artificial lake and other facilities.

The Kohsar-Hill Park land originally belonged to the Government of Sindh, but in 1948 at the time when Karachi

was the capital of Pakistan the Hill Park land, had also been taken over by the central government; which is adjacent to Pakistan Employees Co-operative Housing Society [hereinafter called PECHS]. However, in the early 1960s when the capital was shifted from Karachi to Islamabad, the un-utilized land (including Hill Park land) was re-transferred/reverted to the Government of Sindh as per Notification No.SRO-716 (K) / 62 dated 7.7.1962. Thereafter, a Scheme designated as the

Hill Park Scheme No.13A land was created by the Karachi Development Authority by virtue of the Gazette Notification dated 5.7.1968 published in the Gazette of West Pakistan.

**SEQUENCE OF EVENTS**

DATE	EVENTS
1948	Kohsar-Hill Park land originally belonged to the Government of Sindh, but in 1948 at the time when Karachi was the capital of Pakistan the Hill Park land, had also been taken over by the Federal government;
07-06-1962	Federal government re-transferred/reverted the Hill park land to the Government of Sindh (No Notification No.SRO-716 (K) / 62 dated 07.06.1962
05-07-1968	KDA creates a Scheme designates as "Hill Park by virtue of the Gazette Notification dated 5.7.1968 publishes in the Gazette of West Pakistan.
01-07-1972	KDA hands over Hill Park to KMC
17-01-1974	Hill Park Scheme re-designs as Kohsar Park Scheme.

1988	P.E.C.H.S. illegally carves out two plots measuring 222.32 sqyds and 308.32 sqyds in Kohsar Hill park which were amalgamated with plot No.36-M. Both plots (222.32 sqyds and 308.32 sqyds) are situated within Kohsar Hill Park.
	That the impugned plot No.1 (measuring 222.32 sq. yards) was originally allotted and leased to one Col. Saeed Qadir who sold it to one Prince Mansoor Bin Saud through his Attorney Mohammed Aboual Fetouh Mohammed Al Shami vide lease deed executed before PECHS and the above named attorney on 5.6.1988 before the Sub-Registrar "T" Division vide Sr. No. 2541 and thereafter transferred (without giving separate plot number) to Mr. Ghulam Rasool vide transfer order No. PECHS/677/5845/97, dated 20.5.1997 on the basis of registered sale deed, whereby the impugned plot was created.
	PECHS after all the plots within the PECHS boundaries had been allotted adopted a strategy of encroaching upon the Kohsar Park land by pretending and/or misrepresenting that it was PECHS wasteland/area. This land was pared out as plots and then allotted to influential people
10-07-1994	Administrator KMC presides over a meeting regarding illegal allotment of land by PECHS in Hill Park scheme. DG KDA also attends the said meeting. Administrator Directed the KMC and KDA to take action against illegal allotment of plots by P.E.C.H.S. in Kohsar Hill Park.
26/06/1995	CPLC-Neighborhood Care project requests KMC to allot land in Hill Park portion on the slope of the Kohsar Park which is part of notified amenity plot but was not being used for any useful purpose for development of a "Ladies and Children's Park" under its adoption scheme.
15-08-1995	KMC approves CPLC Neighborhood Care request and allots land measuring 1579.18 sq. yards inside the Kohsar Park (which include plots No.1 measuring 222.32 sq. yards and No.2 308.32 sq. yards), and possession of the same handed over to CPLC Neighbourhood Care. 1 to be used as a "Ladies & Children's Park".
1997	When the CPLC-Neighborhood Care started development in the amenity space, two parties laid claim to two residential plots (222 sqyds and 308 sqyds) within the Children's Park.
12-07-1997	Senior Minister Local Government writes to the Local Minister Sindh to withdraw NOCs issued by KDA for the plots allotted by Cooperative Societies at Hill Park and Kidney Hill Park.
24-06-1998	DG Parks KMC writes DG-KDA to cancel the allotment of plots within the Hill Park.
12-01-1998	The alleged dispute of allotment of two plots within the Hill Park brought before DC East Mohammad Hussain Syed, who adjudicates the dispute and finds that the two residential plots were unlawfully allotted by PECHS in the amenity park.
1998	Mr. Ghulam Rasool the alleged allottee files Suit No.1215/1998 in High Court of Sindh against the DC East and PECHS to set aside the order of DC dated 12-01-1998.

09-08-1999	The Hon'ble High Court of Sindh in Suit No.1215/1998 sets aside the order dated 12-01-1998 passed by the DC east and upheld the claim of Mr. Ghulam Rosool.
21-10-1999	CPLC-Neighborhood Care through its legal counsel sends the notices to the KDA, SBCA, PECH Society against for causing/permitting encroachment of Kohsar Hill Park. Notice was also sent to Registrar and Deputy Registrar of Cooperative Societies.
23-10-1999	CPLC-Neighborhood Care, Shehri and area residents file Suit No.1501/1999 in the High Court of Sindh against illegal allotments of plots in the amenity Kohsar Hill Park.
07-04-2000	In Suit No.1501/1999 Sindh High Court appoints Official Assignee SHC to inspect the site (park) to determine whether the alleged residential plots falls within the area of Hill Park or the said plots falls within the area of PECHS. The Court also directed the owners of the plots to avoid any construction on these plots till the disposal of the petition.
27-05-2000	The Official Assignee SHC conducts the inspection of Kohsar Hill Park in the presence of all parties i.e. KMC, KDA/MPEC, PECHS, CPLC-NC and the alleged residential plot owners.
03-06-2000	The Official Assignee submits the Inspection Report and found that the two residential plots were within the notified boundaries of Kohsar Hill Park.
06-06-2000	The Star news item "PECHS encroachment on 'Kohsar' Hill Park: Mohalla Committee tries to save 'Children's Park'"
2000 to 2019	Illegal Encroachments all over in Hill Park. Bungalows and Farmhouse built on Park land. KMC and District Administration fail to take action against the encroachers.
2019	Suit No.1501/1999 pending in the High Court of Sindh since 1999. The case is at Argument Stage. Last time the case was fixed on 07/05/2019 but Board was Discharged.
19-01- 2019	Tribune News-item: The Karachi Metropolitan Corporation's (KMC) Anti-Encroachment Department demolished over 50 restaurants, shops and other illegal structures at Hill Park spanning an area of more than 20 acres of the park's land worth around Rs50 billion.
19-01-2020	Dawn news-item: Hill Park cleared of encroachments
09-05-2019	The Hon'ble Supreme Court of Pakistan in Constitutional Petition No.09/2010 "Conversion of public land into residential or Commercial purpose at Karachi" headed by Hon'ble Justice Gulzar Ahmed direct the Commissioner KMC to ensure that the whole land of the Hill Park is restored for Park purposes and no part of it is allowed to be occupied by any person and if any illegal fraudulent allotment and lease is found, KMC shall immediately take action against such allottee/lessee and ensure its removal from such occupation including the construction that may have been made.



22-06-2019	The News newsitem: KMC demolishes illegal bungalows on Hill Park land
06-08-2019	In CP No.09/2010, Supreme Court ordered Sindh Government to submit the report about removal of encroachment from parks, amenity plots and others places in two months
06 & 07 Feb 2020	During the hearing of CP 10/2009, it was brought to the notice of Supreme Court of Pakistan that the park land (Hill Park) has been encroached and constructions thereon have been made.
	The Commissioner Karachi undertakes that all illegal constructions from the park land shall be immediately removed and not an inch of hill park land will be allowed to be encroached upon.
	The Hon'ble Supreme Court further ordered that if any order has been passed in this regard by any of the courts below shall have no effect on this court.
21-02-2020	The News Item: KMC on the directives of the Supreme Court of Pakistan issues notices to the owners of four bungalows constructed on the land of the Hill Park.
04 & 05 March 2020	First Survey of Hill Park was conducted on 4th and 5th March 2020 by the Consultant Nadeem Baig and KMC Land Department. This survey was done at Commissioner Karachi instructions to make sure there were no other encroachments in Hill Park by any other persons.
06-03-2020	Constitution Petition No.09 of 2010, CMA Nos. 145-K and 147-K of 2020 come up for hearing at Supreme Court Karachi Registry before Hon'ble Chief Justice Gulzar Ahmed. During the hearing, Mrs. Amber Alibhai of SHEHRI states that they are conducting an investigation and survey of the land of Hill Park with all available technical and modern support, along with the original documents of the park to see whether the houses which are the subject matter of the CMAs have been raised on the land of Hill Park or whether they are outside of the land of Hill Park. She also informed the Court that Commissioner Karachi and District Administration are also cooperating in this exercise. Mr. Salahuddin Ahmed learned counsel for the interveners was also asked to participate in survey and investigation
07-03-2020	Tribune News-item: SC orders officers to put fences around Hill Park land
11-03-2020	Meeting held at DC East office to put together the findings of the survey of Hill Park.
12-03-2020	Certified Copy of Supreme Court Order dated 6th March 2020 receives.
	Court appointed Barrister Salahuddin Ahmed as Amicus Curie to assist the court in the matter.
12-03-2020	<ul style="list-style-type: none"> <li>Mrs. Amber Alibhai (Shehri) upon receiving the Certified copy of Supreme Court order, contacted Barrister Salahuddin Ahmed and informed him that the survey was done on 4th &amp; 5th March 2020 by the Consultant Mr. Nadeem Baig in the presence of District Administration East, KMC Land department and Shehri representatives.</li> </ul>

	<ul style="list-style-type: none"> <li>Mrs. Alibhai further informed Barrister Salahuddin Ahmed that in light of Supreme Court order dated 06-03-2020, we would redo the same for compliance.</li> </ul>
13-03-2020	Meeting held at the DC (East) office which was attended by Barrister Salahuddin Ahmed, Mr. Ahmed Ali Siddiqui (DC East), Ms. Sajida Qazi (AC East), Mr. Kamal Sheikh (Director Land KMC), Mrs. Amber Alibhai (Shehri). Maps and other details of the survey were shown to Barrister Salahuddin Ahmed.
14-03-2020	Barrister Salahuddin Ahmed, his client, Assistant Commissioner (Ferozabad) East, Amber Alibhai with team Shehri, Director and Deputy Director Land KMC and Consultant Nadeem Baig conducted the survey of Hill Park.

### CASES FILED IN HILL PARK

#	Case No.	Plaintiffs	Defendants
1.	Suit No.1215/1998	Mr. Ghulam Rasool (alleged allottee of plot in Hill Park)	DC East, KMC and PECHS
2.	Suit No.1501/1999	CPLC Neighborhood Care, Shehri and area residents against illegal allotment of plots in Hill Park	KMC, PECHS and alleged allottees of land in Hill Park

#### Survey of Hill Park

The technology and documents used for survey were;

- 1959 Map of P.E.C.H.S. which was digitized.
- The Sindh Government Gazette dated January 17, 1974
- Physical Topographic survey of Hill Park, Using Total Station Instruments
- Overlay on latest satellite image
- ARC - GIS (Geo Physical Information System)

#### How did the survey perform

- As Built Boundary Survey
- After digitization of 1959 P.E.C.H.S. Map, we

were able to calculate the area of Hill Park which came to approx 95% accuracy of 55.82 acres.

- 1959 Map Digitized
- Since the map is of 1959, we were able to authenticate the area as per the Sindh Government Gazette dated January 17, 1974. Upto approx 95% accuracy which came to 55.82 Acres.
- We also established that parts of Hill Park were taken away in road-widening by Shaheed-e-Millat, Rohilkhand Society and Karachi Cooperative Housing Society.
- The 1974 Gazette Notification gives the area as approx 56 acres.

Topographic Survey Area came to 51.42 Acres, after joining all boundary points and creating a poly line, Blue in Annex.

#### Findings of Survey

After completing the survey, superimposed 1959 map and topographic survey on latest available Satellite Image and the following facts have emerged;

#### Hill Park is approx 56 Acres

- Built Survey 51.42 Acres
- Road Widening 2.16 Acres
- Encroachments  
Plot Nos.39-G has extended into the Park 0.38 Acres
- Bungalows (38/G/1, 38/G/1-A, 38/G/1-B, 38/G/1-C) 0.41 Acres  
[These 4 bungalows have been carved into the hill park and numbers given are not in the original master

plan of P.E.C.H.S. The survey has established this beyond doubt]

5. Raval Masjid 0.10 Acre
6. Irregular shape which cannot be measured Physically (shown as hatching in the

map)

- Buffer along Plot No.35-H/1 & 34-H/1 0.80 Acres
- Buffer Along plot No.38-F and 37-K 0.5 Acres

**Total Area (Approx)  
55.77 Acres**

#### Area to be reclaimed

- Plot No.39-G 0.38 Acres
- Bungalows 0.41 Acres (38/G/1, 38/G/1-A, 38/G/1-B, 38/G/1-C)
- Raval Masjid 0.10 Acres  
**(Total 0.89 Acres)**



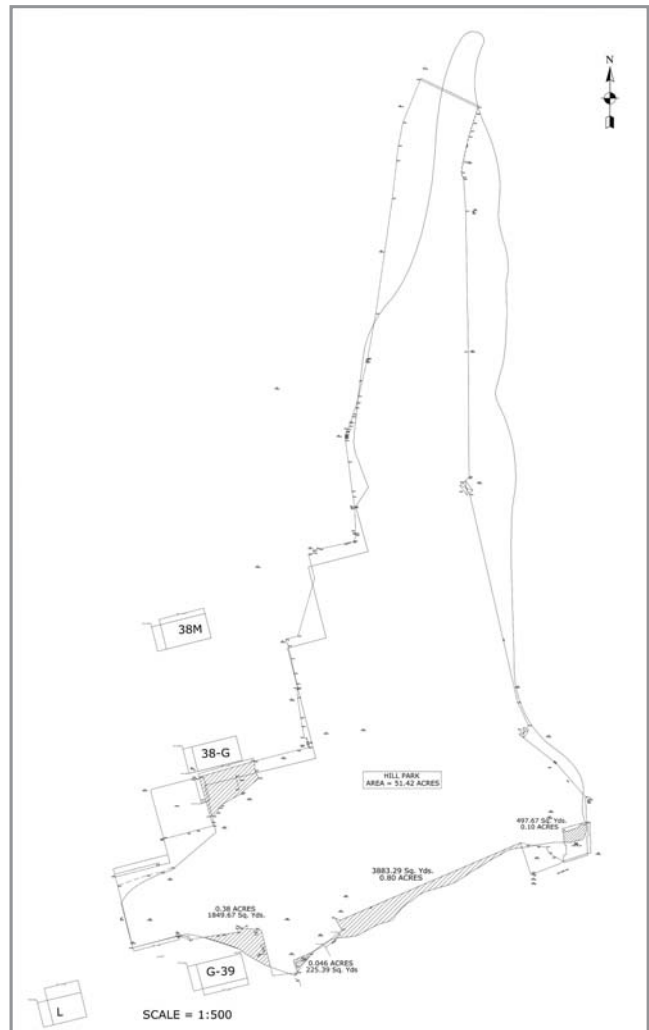
Barrister Salahuddin Ahmed and his client Mr. Akhtar Saeed, Mr. Kamal Sheikh Director Land, KMC, Ms. Sajida Qazi AC (Ferozabad), Mrs. Amber Alibhai, General Secretary Shehri, Mr. Bilal Khan, Deputy Director Land KMC, visiting Hill Park (14-03-2020)



Barrister Salahuddin Ahmed, Mr. Kamal Sheikh Director Land, KMC and Mr. Bilal Khan Deputy Director Land, KMC visiting Hill Park. (14-03-2020)

#### HILL PARK COORDINATES (UTM)

EASTING	NORTHING	EASTING	NORTHING	EASTING	NORTHING
305252.332	2752516.306	305036.295	2751818.996	305313.396	2751624.128
305183.691	2752549.493	305037.587	2751813.332	305325.589	2751622.661
305163.044	2752497.809	305036.466	2751813.158	305334.362	2751620.965
305157.594	2752469.742	305036.477	2751813.089	305337.798	2751613.552
305155.487	2752451.648	305037.322	2751802.207	305345.856	2751609.158
305150.420	2752406.176	305040.885	2751777.803	305354.795	2751604.205
305130.598	2752266.560	305042.495	2751767.371	305355.221	2751611.819
305120.737	2752211.740	305045.292	2751753.521	305358.332	2751612.177
305110.119	2752166.754	305047.994	2751753.071	305358.072	2751624.211
305110.065	2752166.539	305050.809	2751741.729	305355.590	2751624.135
305108.098	2752158.704	305037.220	2751738.730	305354.854	2751638.758
305106.383	2752152.636	304985.490	2751725.204	305353.927	2751638.726
305103.517	2752144.914	304986.299	2751713.885	305353.750	2751642.244
305102.560	2752141.963	304990.885	2751704.747	305356.602	2751642.343
305098.955	2752130.583	304970.600	2751687.404	305356.722	2751639.952
305096.933	2752126.882	304969.436	2751685.724	305360.306	2751640.077
305096.783	2752126.897	304945.695	2751672.039	305360.290	2751641.219
305095.436	2752123.511	304943.714	2751668.889	305363.874	2751641.344
305095.241	2752123.181	304940.892	2751662.759	305364.586	2751641.825
305094.134	2752119.850	304936.186	2751658.971	305364.548	2751642.501
305093.981	2752119.334	304933.024	2751658.298	305365.336	2751642.553
305093.849	2752118.310	304934.967	2751651.350	305372.132	2751644.941
305093.830	2752117.666	304936.191	2751646.980	305375.494	2751649.275
305093.907	2752116.540	304877.283	2751631.050	305377.687	2751649.218
305094.325	2752113.198	304884.720	2751602.219	305379.738	2751647.971
305097.878	2752087.350	304819.519	2751585.154	305382.507	2751650.226
305102.318	2752051.773	304822.265	2751574.677	305381.026	2751681.911
305103.410	2752045.184	304840.229	2751499.378	305346.255	2751722.545
305105.358	2752031.896	304894.795	2751513.617	305343.268	2751724.843
305105.383	2752031.883	304908.131	2751509.476	305304.663	2751755.418
305106.588	2752000.648	304940.777	2751514.562	305312.851	2751768.483
305106.864	2751998.495	304947.403	2751515.516	305299.980	2751796.381
305104.630	2751991.582	304965.324	2751518.007	305242.883	2752047.772
305103.978	2751990.885	304967.501	2751525.027	305235.195	2752061.829
305096.348	2751989.275	304972.431	2751523.466	305241.934	2752068.497
305096.223	2751989.078	304987.772	2751521.432	305241.933	2752069.183
305063.511	2751981.843	304993.950	2751520.613	305241.111	2752220.350
305063.413	2751981.943	305007.432	2751465.634	305238.034	2752390.773
305055.563	2751980.259	305037.198	2751469.634	305235.579	2752429.312
305056.380	2751976.987	305031.982	2751484.061	305234.576	2752431.495
305050.190	2751975.791	305041.223	2751488.170	305232.773	2752437.322
305057.531	2751946.391	305051.628	2751492.797	305234.841	2752450.121
305037.540	2751876.575	305065.843	2751500.460	305241.553	2752480.425
305022.525	2751872.656	305089.942	2751520.620	305243.597	2752487.400
305025.988	2751864.955	305082.244	2751535.067	305246.676	2752496.971
305029.675	2751849.390	305088.309	2751532.834	305250.484	2752508.205
305033.130	2751831.506	305303.544	2751626.639	305252.332	2752516.306





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## COVID 19 AND LEARNING FOR URBAN DEVELOPMENT IN KARACHI



Pandemics historically have had not just short term but long term impacts on how we manage our urban spaces. The yellow fever outbreak of 1793 in Philadelphia resulted in the city's administrators organizing systematic cleaning of streets, clearing gutters and collecting rubbish. This practice then became part of the civic services function in the US over the next few decades. The misconception that the odor emanating from wastewater was responsible for diseases such as cholera resulted in the setting up of the world's first modern underground sewer system in London, U.K. In addition, roads were paved and made wider and straighter to prevent water from stagnating.

The Victoria Embankment, now hardwired into our urban consciousness, is entirely the product of a pandemic. Without a series of devastating global cholera outbreaks in the 19th century, (including one in London in the early 1850s that claimed more than 10,000 lives) the need for a new, modern sewerage system may never have been identified and

Joseph Bazalgette's remarkable feat of civil engineering, designed to carry waste water safely downriver and away from drinking supplies, would never have materialized.<sup>1</sup>

In the midst of a global pandemic, COVID-19's spread is bringing to light the many inadequacies within our urban systems, in fact, these inadequacies may have contributed to conditions which have allowed for greater spread of the disease. Currently, urban planners globally are envisioning innovations in public space design, urban mobility and urban housing that can help make cities safer and more environmentally friendly not just within the pandemic phase but even beyond that in the long run. This includes coming up with policies and infrastructure that promotes walking and cycling as well as using greater information technology and integrating smart data in innovation in public space design.

There is ongoing debate on whether or not increased

densification and slums settlements are also contributing to the spread of Covid-19. While there is no definitive evidence as yet on this, there is a definite correlation that has historically existed that unplanned densification coupled with inadequate or at times non existing civic services, have contributed in facilitating the spread of diseases, not just during pandemics but in normal conditions also.

Even before the development of germ theory, people have distrusted the benefits of living in close quarters. The Victorians' widespread belief that miasma (or "bad air") helped spread disease partly justified the clearance of London's 19th-century slums. During the 2003 SARS outbreak, the perils of density were seemingly laid bare when faulty plumbing saw the deadly virus sweep through Hong Kong's Amoy Gardens housing estate.<sup>2</sup>

In the case of Karachi: more than half the population lives in squatter settlements that are mostly unserved in terms

<sup>1</sup> Cities after the coronavirus - How Covid 19 could radically alter urban life, Jack Shenker, The Guardian, 26 May 2020

<sup>2</sup> Our cities may never look the same again after the pandemic, Oscar Holland, CNN, 10th May 2020

of critical sanitation facilities. Additionally, the city has grown in the absence of sanctioned Master Plans and most of the development has been driven by a nexus created between private and political interests. This has resulted in land being considered as a financial commodity rather than as a means of providing social good to the communities. Rising housing and commercial needs have been met with ill planned densification and vertical growth that has materialized in the absence of the required social and environmental safeguards. The policy to commercialize major traffic corridors in 2004 and the declaration of High Density Zones and the Densification Act have significantly increased the vulnerability of the city to greater social, environmental and economic stresses.

However, what needs to be realized is that dense and vertical growth in and of itself is not the problem. Globally we are now promoting compact cities and discouraging urban sprawl as compact cities are far more energy efficient, easier to plan for sustainable modes of mobility, and can lead to more cohesive and bonded communities. The problem however, arises when such urban densification is not

managed in an environmentally and socially responsible manner.

Brent Toderian, an Urbanist and former Chief Planner for Vancouver, British Columbia, contextualized this debate well when he stated that *'density done well builds in more breathing space. You can have dense neighborhoods and still have space, nature, and respite. We have models of how to do it successfully, we just need to ramp it up. We need to rethink details like sidewalk widths on key streets, more useable balconies, and better multi-purpose delivery space for buildings. We need to remember how to design higher-density housing better. I say "remember" because we have historic buildings done in the context of previous pandemics that illustrate a lot about how we should be designing new buildings. The good news is that many of the building design improvements that will help with greener performance will also help make buildings safer from viruses. It can include things like more space in hallways, which are essentially the sidewalks of buildings; better and wider staircases; more space and opportunities for natural elements inside and even on the skin of buildings; natural ventilation for better airflow; more usable amenities like personal balconies and*

*shared courtyards. Buildings with well-designed courtyards have been a real benefit for people during this pandemic, but we have allowed them to become rare'*.

For a city like Karachi, critical lessons need to be learnt from this pandemic that can lead to making the city safer, more environmentally friendly and closer to the ideals of urban equity. We need to enact and implement policy on an urgent basis and implement procedures and processes to enable 'affordable housing' development in the city which meet the needs of the urban poor while at the same time are built in an environmentally sound manner. Various models of such affordable and sustainable housing exist within the region that may be examined for inspiration and adapted to suit our specific needs. In addition, we need a rethink on how vertical growth can be enabled in the city under sound planning principles so that there are no harmful impacts on the urban environment of the city. To achieve this we would have to rethink our present policies of isolated planning and look instead towards a more inclusive and holistic strategic planning model that takes into account and balances the needs of the population, the environment and the capacity of our civic infrastructure.

## KIDNEY HILL (MEASURING 62.225 ACRES)

Constitution Petition No.09/2010

"Conversion of public land into residential or Commercial purpose at Karachi"

### Update News



Mrs. Amber Alibhai (General Secretary Shehri) and Mrs. Amra Javed (Executive Member Shehri) during the hearing of Constitution Petition No.09 of 2010 on 6th and 7th February 2020 at Supreme Court of Pakistan, Karachi registry have stated-on-record and drawn kind attention towards various Public Parks and Amenity spaces being unlawfully encroached, leased, licensed, sub-leased and sold to general Public during the last approx . 3 plus x decades by the respective "Public Functionaries" of the Government of Pakistan and Government of Sindh, including KDA, MDA, SBICA, KMC, Local Government Department, Cantonment Boards in bad faith against the larger Public Interest of the City of Karachi and Karachities.

Mrs. Amber Alibhai also pointed out that the whole of 62 Acres of land of Kidney Hill has not been vacated as there still remains seven and half acres of land under encroachment and on such land there exist houses and a school, by the name of Foundation Public School. The Hon'ble Supreme Court of Pakistan directed the Commissioner Karachi to ensure removal of all illegal encroachments from the remaining seven and half acres



FIG-1

Mr. Iftikhar Shallwani - Commissioner Karachi, Dr. Syed Saifur Rehman - Municipal Commissioner KMC, Mr. Ahmed Ali Siddiqui - Deputy Commissioner, Karachi East, Ms. Sajda Qazi - Assistant Commissioner Ferozabad, Mrs. Amber Alibhai - General Secretary, Mrs. Amra Javed and Engr. Pervez Sadiq, Executive Members, SHEHRI-CBE visiting Kidney Hill Park (22-02-2020)

of land, after due verification of site and record.

The General Secretary Shehri-Citizens for a Better Environment also submitted a written statement in the Supreme Court Karachi Registry to allow Shehri to be made as necessary party into the Const. P 09/2010 for the assistance of this Hon'ble Court following the Principles of Natural Justice, equity, prudence, fair play and for the larger Public Interest of the citizen of Karachities accordingly.

On 22nd February 2020, The Commissioner Karachi Division, Mr. Iftikhar Shalwani along with Municipal Commissioner KMC, Dr. Syed Saif-ur-Rahman, Deputy Commissioner Karachi East, Mr. Ahmed Ali Siddiqui, Director Land KMC, Mr. Kamal Sheikh, Assistant Commissioner

East, Ms. Sajida Qazi visited the Kidney Hill Park. Shehri representatives Mrs. Amber Alibhai, Mrs. Amra Javed and Engr. Pervez Sadiq were also present at the Kidney Hill. During their meeting at the site, it was decided that a new survey be conducted.

To finalize the survey, a meeting was also held at the office of Asst. Commissioner (East) with Director Land, KMC, the Assistant Commissioner East, and Shehri representatives and a TOR of the Survey was agreed upon.

On 24th & 25th February 2020, a physical survey of the plateau and slopes of Kidney Hill was conducted by Mr. Nadeem Baig, the consultant in presence of District Administration (East), Land Department (KMC)

and Shehri representatives from 9:00 am to 6:00 pm, on 'As Built' basis.

On 26th and 27th February 2020, the team met in the office of the DC East and put together the coordinates of Kidney Hill. The following facts were placed on record;

- 1) A Gazette Notification of 7th November 1966 was discovered but no authentic map of Kidney Hill was given by the Master Plan Department and the only bench mark for our work was the 1973 map given by Nazir High Court of Sindh in Suit No.1582/97, which Shehri brought on the table. The 1973 map given to the Director Land, KMC by the Master Plan Department was not authenticated and the Director Land, KMC agreed upon using the 1973 Map given by Nazir High Court. Furthermore para 10 and 11 in a judgment given by the present Chief Justice Supreme Court dated 06/08/2019, expressly states that no society has any claim on the land of Kidney Hill. Therefore all encroachments have to go.
- 2) The survey was conducted using the following technology.
  - SOKKIA (Japan) Total Station, use SDR Design and mapping for survey data processing and drawing finalized in Auto

CAD. This was done by Mr. Nadeem Baig, representing M/s. Mushtaq & Bilal, Mr. Bilal Deputy Director Land, KMC and team Shehri.

- Arc GIS software for satellite image was used by Noraiz Ahmed (Cell: 0333-7592245), a private consultant representing KMC
- 3) The physical survey and mapping, established that there are approximately 6.34 Acres encroachment at Kidney Hill. These have been done mainly by Faran CHS and Overseas CHS.
  - 4) Foundation Public School has encroached 1.3 acres, which is inclusive of the total 6.34 Acres encroachment. Foundation Public School has been issued a notice dated 16/03/2020 to vacate the land by the AC Ferozabad (see FIG-4). Foundation Public School began to remove their furniture, but have now stopped. KMC has refused to demolish the structure as they have been complicit in the illegal occupation of Kidney Hill.
  - 5) It was also discovered during the survey that the plot that is behind the temporary mosque in Kidney Hill, which KMC has stated the temporary mosque will be shifted to, is in fact part of Amenity Plot # 137 (measuring 1.22 acres) which belongs to

Faran CHS, designated for a Mosque, KMC was showing it to be within the boundary of Kidney Hill. It has been proved in Suit No.1582/97 by order dated 20/04/2018 and Nazir Report dated 14/10/1998 and in our survey as well, that it is not part of Kidney Hill land and is in fact Plot No.137, Faran CHS (see FIG-7).

Taking advantage of the Covid 19 situation, KMC has began construction of the mosque on 1438.88 sqyds of original Faran Society Plot No.137. KMC is showing the plot to be 20 Kidney Hill (KMC Challan dated 16/03/2016, see FIG-2) The SBCA Certificate dated 03/10/2016, see FIG-3.

The original Faran Society Plot 137 is amenity status, measuring 1.22 acres (5,904.80 sqyds). The mosque is being built on 1438.88 sqyds. 4,466.00 sqyds of the original plot 137 are missing. They have been illegally allotted to private housing in collusion of Faran Society and KMC.

This exchange by Faran Society and KMC was done to facilitate Foundation Public School who was given 1.3 acres of land in Kidney Hill.

This intricate game to divide plots, carve out plots in Kidney Hill was possible



lawyers, KMC and the beneficiaries are still able to convolute the facts.

to Faran CHS, which have encroached Kidney Hill and houses have been built upon them. Their size and ownership is not known.

#	Plot Nos.	#	Plot Nos.	#	Plot Nos.
1	81, Faran CHS	9	90, Faran CHS	17	104, Faran CHS
2	82, Faran CHS	10	91, Faran CHS	18	105, Faran CHS
3	83, Faran CHS	11	98, Faran CHS	19	106, Faran CHS
4	84-B, Faran CHS	12	99, Faran CHS	20	107, Faran CHS
5	86, Faran CHS	13	100, Faran CHS	21	108, Faran CHS
6	87, Faran CHS	14	101, Faran CHS	22	109, Faran CHS
7	88 Faran CHS	15	102, Faran CHS	23	110, Faran CHS
8	89 Faran CHS	16	103, Faran CHS	24	111, Faran CHS

stated that approximately 20'-ft of slope of Kidney Hill has been cut to increase plot size.

have asked KMC to identify them. To date no report.

The final measurement of Kidney Hill 'As Built' and encroachment is as follows:

These new under construction, excavations and encroachments were reported on 20/02/2020.

There are many plots of Overseas CHS, Al Riaz CHS, Rohilkhand CHS, which have cut away in the slopes of Kidney Hill and extended their plot size. All done in collaboration of the societies, KDA, SBCA and KMC. We

a) As Built 56.26  
b) Total Encroachment 6.34  
Acres, which includes  
Foundation Public School  
1.31 Acres

As Built-----56.26 Acres  
Total Encroachment--6.34 Acres

**62.60 Acres** - This is the final measurement of Kidney Hill, as per gazette.

FIG-2FIG-3FIG-4



Mr. Nadeem Baig (Consultant) and Mr. Bilal Khan Deputy Director Land KMC conducting survey of Kidney Hill Park (24-02-2020)



Mr. Nadeem Baig (Consultant) and Mr. Bilal Khan Deputy Director Land KMC conducting survey of Kidney Hill Park (24-02-2020)



**FIG-8**

KIDNEY HILL PARK  
JOINT SURVEY AND DEMARCATION UNDER THE SUPERVISION OF THE  
DISTRICT ADMINISTRATION (EAST), KMC LAND DEPARTMENT AND SHEHRI-CBE  
FROM DATED: FEB. 24 TO 27, 2020  
Survey by M/s Bilal S. Mustafa Survey Co.

COORDINATES		COORDINATES		COORDINATES	
EASTING	NORTHING	EASTING	NORTHING	EASTING	NORTHING
305680.513	2753363.210	306047.085	2753293.464	305731.523	2752710.608
305723.028	2753372.676	306034.680	2753287.407	305736.885	2752697.897
305772.989	2753385.374	306022.905	2753280.538	305740.348	2752690.320
305817.493	2753397.868	306008.778	2753268.975	305744.117	2752681.470
305827.439	2753402.593	306001.212	2753262.783	305746.173	2752676.202
305836.869	2753408.453	305992.442	2753254.057	305748.212	2752667.657
305848.715	2753418.218	305984.061	2753245.751	305748.387	2752659.192
305857.812	2753427.528	305976.309	2753236.359	305747.333	2752650.429
305869.986	2753442.043	305970.002	2753228.535	305746.181	2752639.471
305883.870	2753459.072	305962.588	2753219.160	305737.138	2752641.271
305891.459	2753468.087	305956.430	2753210.670	305695.675	2752650.373
305897.480	2753462.559	305948.614	2753199.617	305653.154	2752660.818
305912.106	2753479.336	305943.163	2753187.878	305641.188	2752689.278
305930.002	2753466.052	305940.349	2753179.373	305615.476	2752699.079
305941.500	2753451.974	305937.127	2753164.626	305609.299	2752702.025
305953.445	2753437.523	305934.374	2753141.701	305597.172	2752717.389
305965.157	2753420.261	305935.359	2753105.891	305588.631	2752746.295
305978.110	2753413.934	305936.545	2753085.462	305573.442	2752799.257
305989.634	2753409.777	305938.531	2753071.920	305562.943	2752833.453
306003.600	2753407.835	305942.783	2753062.060	305557.202	2752853.887
306016.162	2753405.890	305944.932	2753057.008	305549.977	2752877.731
306023.706	2753400.719	305944.941	2753052.616	305539.477	2752913.741
306032.788	2753388.909	305944.190	2753047.435	305525.913	2752959.557
306039.624	2753379.492	305938.926	2753038.041	305522.427	2752974.016
306049.686	2753372.212	305935.097	2753029.619	305535.301	2753027.435
306060.079	2753366.274	305931.926	2753020.123	305545.555	2753065.994
306072.864	2753358.692	305930.018	2753009.241	305543.951	2753084.360
306082.866	2753351.232	305928.560	2752998.289	305573.138	2753115.761
306092.357	2753346.572	305929.291	2752987.821	305576.749	2753159.990
306097.401	2753346.212	305930.350	2752977.519	305582.179	2753207.453
306101.609	2753349.144	305934.235	2752963.880	305587.712	2753239.803
306113.228	2753364.091	305935.813	2752951.570	305591.124	2753266.852
306131.962	2753366.120	305923.384	2752944.784	305594.522	2753292.624
306143.067	2753370.663	305912.058	2752937.391	305635.406	2753303.716
306152.408	2753374.082	305893.726	2752924.042	305630.493	2753324.760
306171.340	2753380.614	305875.367	2752909.364	305625.252	2753349.244
306189.342	2753386.682	305851.608	2752893.167		
306205.406	2753391.001	305836.852	2752883.404		
306216.482	2753392.949	305810.386	2752866.147		
306225.751	2753391.778	305804.174	2752860.940		
306233.960	2753390.053	305791.005	2752849.686		
306239.470	2753385.265	305776.890	2752839.044		
306241.162	2753380.801	305769.967	2752832.178		
306238.263	2753377.136	305760.996	2752822.966		
306234.261	2753366.170	305754.714	2752815.496		
306195.699	2753320.626	305749.497	2752807.649		
306183.929	2753323.715	305745.857	2752799.122		
306172.098	2753325.844	305743.347	2752792.857		
306159.435	2753326.776	305740.571	2752783.636		
306145.434	2753325.083	305739.482	2752778.286		
306131.500	2753322.069	305736.608	2752768.713		
306118.766	2753318.558	305733.173	2752756.597		
306084.741	2753307.791	305730.762	2752746.023		
306070.614	2753303.351	305728.384	2752733.210		
306057.090	2753298.467	305729.574	2752720.771		





# KARACHI AND THE SINDH URBAN AND REGIONAL MASTER PLAN AUTHORITY ACT-2019 (SURMPA 2019)



Danish Azar Zubay

Those who have witnessed the turbulent and heart wrenching history of Karachi since the last 5 decades know that Karachi has been treated like the proverbial goose that lays the golden eggs by various political regimes who routinely try to butcher it and then leave it high and dry for the next incumbent rulers to have a go. Karachi somehow survives despite the unsympathetic polity of the 'rulers'. Ours is still a very colonial mentality. Perhaps it is not in our DNA to delegate authority or devolve, especially when it is related to enormous financial gains. It has become difficult for the Federal and Provincial guardians to let go the 'power and control' of this godforsaken metropolis.

The Sindh Urban and Regional Master Plan (SURMPA 2019) for Karachi making the rounds for approval sounds familiar, like many previous such instruments that have only helped to disenfranchise the people of Karachi because it is not a grass root document. There have been several Master plans and related bills out of which only one was created by the erstwhile Municipal City Government in 2006 (now defunct). A serious attempt was made then to devolve power and governance to a

local level but unfortunately that also failed. A plan for Karachi 2020 was prepared which remained on the papers as the new provincial government had yet 'new' plans for Karachi.

Needless to say Karachi, the commercial capital, gateway to the world, and an engine of growth has continuously fed the Federal and Provincial exchequers with its largest contributions. It is the biggest provider to the Federal and Provincial tax bases yet it does not have enough funds for its upkeep. Karachi absorbs millions of people who migrate to it for livelihood every year. In an ideal political dispensation it would have turned into an economic wonderland but unfortunately it has remained a political wasteland and hotbed of strife. The 'colonial' nature of a centralized establishment, demoralizing provincial set-ups, corrupt administration and a total absence of local government has turned the once known 'City of lights' into one of the most unlivable cities of the world.

## Why nothing works

The irony is that we are all aware why Karachi does not function like a normal city, why

nothing works? It's a common knowledge that one of the biggest hurdles in the way is political divisions and fragmentation of the city. There are dozens of independent, autonomous, Federal-Military-Provincial land owning agencies, societies, which operate within the jurisdiction of the city with their own unique regulations and bye laws in total disregard and many a times in conflict with each other. There is absolutely no coordination between the agencies. We are also aware that a city cannot function without the vital third tier of the system - the 'Local Government' which has almost been non-existent or many a times missing. The provincial government found it expedient to take away almost all the utilities and municipal responsibilities of this 'local' tier by creating several independent organizations answerable to the province only.

## Local Government

Over the decades many a sane voices have repeatedly proposed a restructuring of the governance machinery for Karachi- based on a single, grassroots 'Municipal Government' MODEL with multiple independent

municipal units, even if it constitutes 30 Mayors with 30 units for greater Karachi, headed by a single (Lord) Mayor, covering all the utilities and responsibilities of taxation, Education, Hospitals, Roads, Ports, Water and Sewerage, Police, Judiciary (local level), Transport, Electricity, Gas, Environment, Planning etc. The idea is to bring ALL independent land owning bodies and public utilities under one roof, a single authority, including the Port Trust and the Cantonments. This reorganization of Karachi into smaller, manageable municipal units with proper empowerment and effective grassroots government headed by a single LOCAL AUTHORITY is perhaps the only answer to Karachi woes. Does Surmpa2019 aim for such an arrangement? It remains doubtful.

### **Previous Karachi Master Plans**

All the political manifestos state that socio-economic progress of the country is dependent on political stability and good governance -which cannot be achieved if the third tier of the system - the local government is missing. The PPP in its 1993 electoral manifesto had solemnly pledged to establish effective and democratic local government institutions, which never happened. In 1996 the provincial government dissolved the Karachi Metropolitan Corporation and

notified the creation of six local councils instead. The six councils being the KMC, and five district municipal corporations for districts East, Central, South and Malir. These councils came into being under the provisions of the Sindh Local Government (Amendment) Act, 1996. Also the government nominated 'administrators' for the six councils. Yet again the 2001 SLGO dismantled the six councils and we had 18 Town Municipal Offices and 178 Union Councils. Every new regime finds it obligatory to propose new plan to fix Karachi's troubles, and it never works.

The history of 'Master Plans' for Karachi is even more complicated going back 60 years. The following is a list of various plans that could not be realized:

1. The Greater Karachi Plan (GKP) 1951
2. The Greater Karachi Resettlement Plan (GKRP) 1958
3. Karachi Development Plan (KDP) 1969
4. Karachi Development Plan (KDP) 1973-85
5. Karachi Development Plan (KDP) 1986-2000
6. Karachi Strategic Development Plan 2020 (KSDP-2020) 2006-2020

"No institutional arrangement existed to guide the overall implementation of the plans. Review of previous urban

planning processes can be educating but it remained a common practice in planning to start afresh. Each time the previous plan was merely consulted for a passing reference. Evaluation was never conducted to review the performance of any plan made in the past. All the plans for Karachi had been made under the auspices of KDA (Karachi development Authority, now defunct) who did not possess any legal or administrative control on the nineteen or so other land developing agencies in the city. Thus the capacity of KDA to execute the plans was grossly constrained. The planning process was reduced to a mere residual type exercise which was only conducted under the direction of the donors or the UN agencies." ('Karachi without a Master Plan'- Dawn, December 2002 by Noman Ahmed).

Therefore Surmpa2019 necessitates detailed study in light of previous such efforts to introduce a Master plan for Karachi. In fact it would be prudent for the government to constitute a separate task force of LOCAL urban planners and technocrats to first study all the previous Master plans before giving a final shape to this article. Although this is a bill to obtain legal status but it does lay out general direction of how the future planning for the city of Karachi should be conducted.



### Some observations and concerns

A brief look at Surmpa2019 reveals that although 'planning' within the Cantonments of the city limits will be governed under this act yet at the same time it also excludes the Cantonments from its fold. This requires further elaboration. Are the autonomous elite enclaves of DHA societies also excluded from its fold as they are also part of the military establishment? This may defeat the whole purpose of coordinated planning across the board.

*Part 1 (4) the areas of Cantonment Boards essentially required for the defense purposes shall be excluded from the operation of this act. The macro and micro development plans of all land owning agencies including the Cantonments shall be incorporated in the master planning process of such area...*

Chapter2, 7 (1) Lists control of land use and every possible urban service and utilities in the metropolis. The list is comprehensive but how does the services get merged or amalgamated with Surmpa? Sounds good but it does not delineate on the unification methodology, or how it will be achieved considering that some of the utilities have been sold off e.g. KE. Will this public utility be purchased back?

13 (d) In order to create a

KARCHI CITY PLAN 2047 as envisaged in the clause-will Surmpa resuscitate KDA, KBCA or SBCA or create a new Planning department under its wing for such a mega task or hire foreign consultants?

*13 (d) initiate an urban and regional master planning process whereby the present and future needs of the cities,..*

13 (j) although 'low carbon construction' and pollution free environment has a passing mention here but it is definitely a step in the right direction. Today mega cities throughout the world base their entire planning strategy on eco-friendly policies making their cities environment friendly by utilizing low carbon technologies, introducing urban forests and creating pollution free pedestrianised 'Car Free' zones etc.

*13 (j) ensure implementation of methodologies that promotes low carbon constructive minimize waste and event pollution that the exploitative use of natural resources for agriculture, mining, industry and other related activities do not adversely impact on human settlements;*

13 (s) clause and 50 (2) are the most bizarre clauses in Surmpa which are about entitlement of change of 'land use'. Politicians of all shades have exploited this 'change of land use' as an instrument for personal enrichment. Karachi has a long

history of amenity plots being arbitrarily changed to make mega bucks. Hundreds of acres of public amenities and green areas have been eaten up by greedy politicians and agencies. Will there be any mechanism to arrest this dangerous trend?

*13 (s) Recommend and decide the change of land use provisions of any area; 50. Combination of improvement scheme:-*

*(2) The Authority or the Housing Society may at any time prior to utilization of any plot reserved for the purpose mentioned in sub-section (1), apply to the Commissioner for conversion of such plot to any other purpose.(?)*

Chapter 3, Finance (2) and (3) addresses KMC as if it still exists- but as a subservient arm of the Authority and a revenue base or a property tax collecting agency. What is the distribution of property ownership and its taxation in Karachi between KMC and Provincial/Federal agencies is unclear. What is known is that all previous regimes have stripped KMC of all its functions except for the roads. Even the Motor vehicle tax was also taken away from KMC. It is ironic that it also defines punitive action against KMC if she fails to pay?

*(2) The Municipal Corporations shall contribute to the Authority every year by such date as may be prescribed such percentage*

*of the proceeds of the property taxes realized by the Corporations during the previous financial year as the Government may determine. (Previous?)*

*(3) If the Corporation fails to make the contribution referred to in clause...*

26. (c) Setting guidelines and maintaining design standards in the built environment as indicated in this clause clearly means that either KBCA/SBCA or a planning department will be an integral part of SURMPA and not an independent body. *26 (c) the design of houses, flats and other kinds of residential premises and of industrial, commercial and other buildings for community-facilities...*

32 (2) a, Sounds like a draconian law as it implies that the Authority can arbitrarily impound or acquire any private property

*32 (2) (a) the acquisition of any land necessary in the opinion of the Authority for its execution...*

36 and 37. Refers to the zoning and future expansion of the city which again is a clear indication towards an in-house full-fledged planning department or the merger of KBCA into the fold of Surmpa.

38. It is good to note that historical Heritage structures in Karachi will finally have a proper stewardship as the

items mentioned in this section are a good addition to the bill, only if it can become a law and can be implemented.

*38. Ensuring protection of heritage assets and adopting adaptive re-use methodologies. Providing guidance and exploring funding sources for heritage restoration. Promoting pedestrian enclaves and increased plantation to ensure environmental improvement...*

Section 53 highlights the specific issues that have troubled Karachi forever i.e. coordination between various autonomous bodies like Cantonment and Port Trust etc. How does Surmpa and KMC fit into this puzzle needs elaboration?

56. Why should the authority close off any street or Public place? This clause again gives license to the Surmpa to arbitrarily modify land use at its own discretion without examining public opinion.

*56. Powers of Authority to turn or close public street or open space vested in it:-*

*(b) Discontinue the public use of, or permanently close, any open space vested in it or any part thereof.*

### **In-depth study**

These are some of the observations that this scribe has noted in a brief look at Surmpa. Again, it is highly recommended that an in-depth study should be conducted by

group of experts who specialize in Karachi headed by an urban planner. The first name that comes to mind is Arif Hasan, who is an undisputed champion of Karachi's history and has an encyclopedic knowledge of Karachi, before giving any final shape to Surmpa.

Karachi has been called a 'Mini Pakistan', it is bigger than 65 countries (areas) of the world, its population is larger than the continent of Australia, yet the Karachiites have no representation in the governance of Karachi or the Sindh province or the Federation. The 'rulers' legislating for Karachi do not even belong to the masses of Sindh but are from a handful of feudal lords who hardly pay any taxes and the utilities provided by central or provincial governments. Karachi is the seat of provincial government and ruled by parliamentarians who have never lived in Karachi.

The weightage and legitimacy for Karachi and its unification under one city government is a necessity otherwise Karachi will remain strangled to a position of being a perpetual colony of rural Sindh. This is an unjust dispensation in terms of social justice when Karachi provides substantial funds to the central and provincial exchequers and its population continues to suffer.

# CREATING SPACE FOR TRANSIT ORIENTED DEVELOPMENT (TOD) IN KARACHI BREEZE BRT PROJECT



An issue of major concern is that Karachi BRT project is being planned in isolation of the larger consideration of embedding it within the objective of city wide livability improvement. The focus is on getting people from point A to Z, while in the case of all the lines (with the exception of the Red and Yellow Line) considerations for rolling out a wider public space agenda, land use implications and focus on related social, economic and environmental improvements on a city-wide scale are missing. Even within the Red and Yellow line details, a major

design intervention potential such as TOD is missing. There should have been a visioning process involving all relevant stakeholders on board to both structure and own the vision. Till date, the Trans Karachi Breeze project has neither succeeded in mobilizing public opinion around a shared vision of the project nor has emerged a centralized leadership having the required public legitimacy.

So it is a matter of concern that important key considerations of mobilizing of a broad base of stakeholders around a shared vision and process,

compatibility in design, operational and financial models and the linking of a wider city-based, social, environmental and economic agenda with the project are missing. Given all this, it comes as no surprise that considerations for TOD are not a part of the Karachi BRT initiative. However, even at this late stage, it is felt that if the government makes a move and decides to interface this BRT project with TOD Station Area designs along some key priority stations, then the project can have a much wider and optimized beneficial footprint.



**Karachi Breeze** <https://www.karachibreeze.pk/smta/>

Karachi Breeze is a high-quality bus-based mass transit system able to move large numbers of people from their starting point to their destination, reliably, efficiently and affordably.

### GREEN LINE - POTENTIAL TOD STATION AREAS

The Green Line start point area is at Karachi Electric (KE) Power House leading to Surjani area from where it runs southwards through Khwaja Shamsudin Azeemi Road toward Nagan Chowrangi along Shareh-e-Usman. From Nagan Chowrangi it runs along Sharah-e-Sher Shah Suri (South westerly) onto Nawab Siddiq Ali Khan Road through Nazimabad Petrol Pump intersection proceeding towards Lasbella Chowk. At

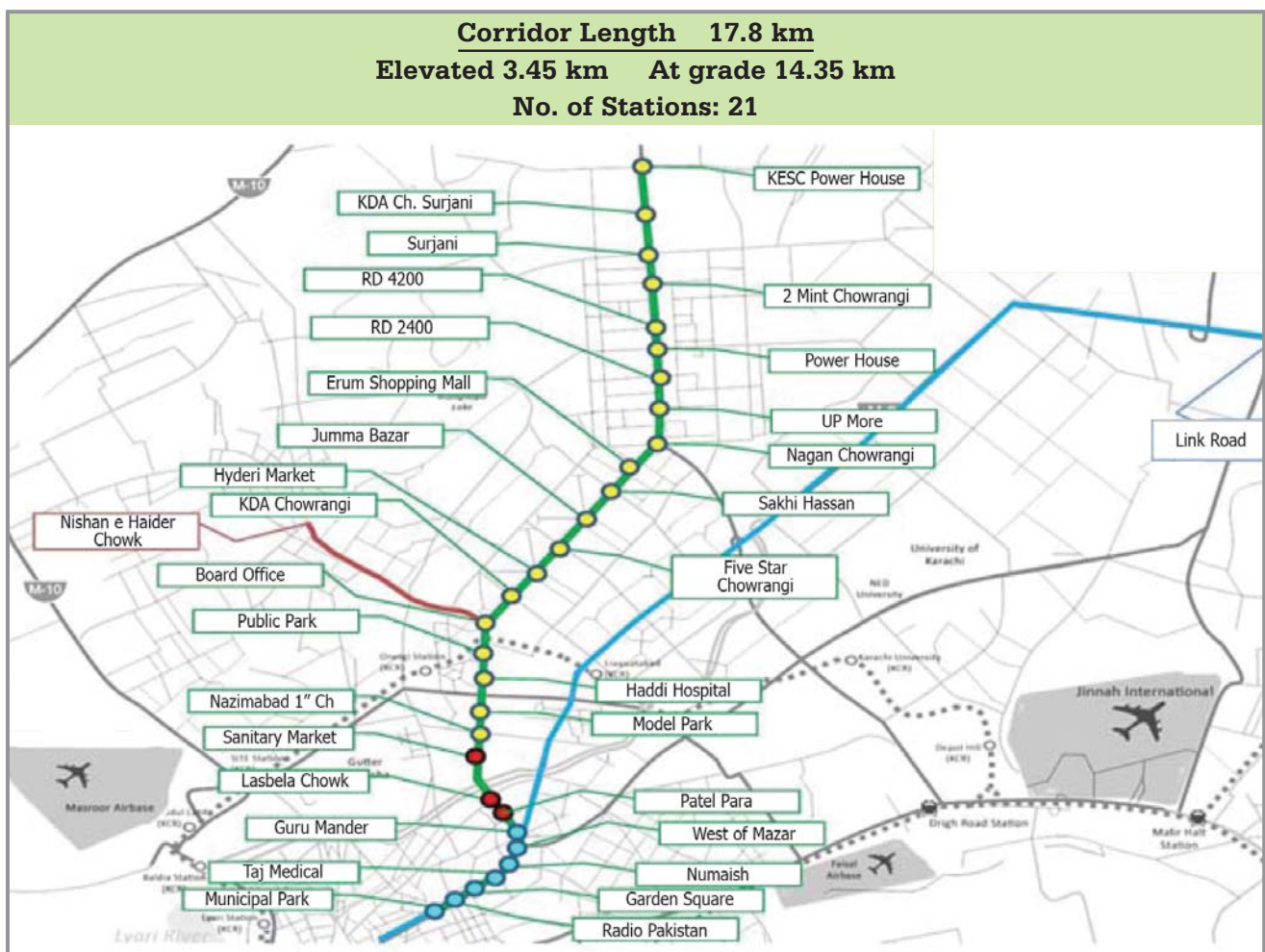
Lasbella Chowk the route turns South eastwards onto Business Recorder Road and runs upto Guru Mandar. On crossing Guru Mandar the Green Line route turns south westward onto M. A. Jinnah Road. The route westwards crosses Numaish and reaches to the Municipal Park (also known as Aurangzeb Park).

The Green Line from its starting point at Surjani till Numaish Square (the convergence point of all BRT routes) is elevated. From Numaish till Municipal Park and then beyond the route is

known as the Common Corridor and buses will run at ground level. This decision is based on the consideration that a number of heritage and protected sites are located along the M.A. Jinnah road and an elevated route would have impacted on the aesthetics, visibility of the sites.

In the Green Line two stations are being identified for possible development as TOD Station Areas:

- Municipal Park Station
- Hyderi Market Station





### Municipal Park Station

This station is suited in an ideal position to support a TOD Station Area Design that can encompass old Karachi Downtown attractions such as Karachi Metropolitan Corporation (KMC) Head Office, City Courts, Hindu Temple, Urdu Bazaar, Jamia Cloth Market, Burns Road Food Street, Pakistan Chowk, NED University City Campus etc. Critical design elements can include improving walkability, transit, connectivity, shift (transport demand management and parking footprint reduction) and place design. Such an intervention can have economic, social and environmental improvements. Improved access, aesthetics and cleaner environment would lead to economic growth and creation of innovative public spaces? such as transforming streets into public spaces would facilitate building of greater social capital and community bonding. Added benefits would include improved safety and security generation of new businesses and employment. Heritage spaces threatened with extinction can be protected and rejuvenated.

### Hyderi Market Station

Here the potential exists for a TOD Station Area having a commercial context. Market spaces are now being

promoted globally as vibrant and healthy public spaces. In Karachi, as in many other cities globally, markets and bazzars having a historic importance and being places of great community gathering are being threatened with the Mall culture. Then there are issues of cleanliness and pollution, access and walkability and safety and security. All such concerns can be electively catered by a well thought out TOD Station Area Design. With the Station providing improved access to the market, where a wonderful opportunity of reviving and rejuvenating the Hyderi Market as a viable public space is being provided that can be and should be leveraged.

Again incurring benefits would be economic, social and environmental.

### RED LINE - POTENTIAL TOD STATION AREAS

The route is located along an east-west alignment, overall length of 23+ km, running contiguous with M.A. Jinnah Rd., University Rd. (Malir Cantonment Link Rd.) and M.A. Jinnah avenue in the north-eastern sector of Karachi. It crosses the administrative districts of Central and East Karachi and Malir Cantonment, specifically East District: Jamshed and Gulshan Town, and District Central: Liaquatabad and Gulberg Towns.

The Project is located along an east-west trending alignment, overall length of 23+ km, running contiguous with New M.A. Jinnah Rd., University Rd., University Rd.2 ( Malir Cantonment Link Rd.) and M.A. Jinnah Ave, in the north-eastern sector of Karachi. It crosses the administrative districts of Central and East Karachi and Malir Cantonment, specifically: East District: Jamshed and Gulshan Towns, and District Central: Liaquatabad and Gulberg Towns. Towards the east, the alignment turns south following the eastern and southern segment at Gulistan-e-Jauhar Block 6 and a plot near the intersection of M.A. Jinnah Ave and Shahra-e -Faisal Rd.

**In the Red Line two** stations are being identified for possible development as TOD Station Areas:

- Gulshan-e-Iqbal Station (Bait-ul-Mukaram)
- Karachi University Station

### Gulshan-e-Iqbal Station

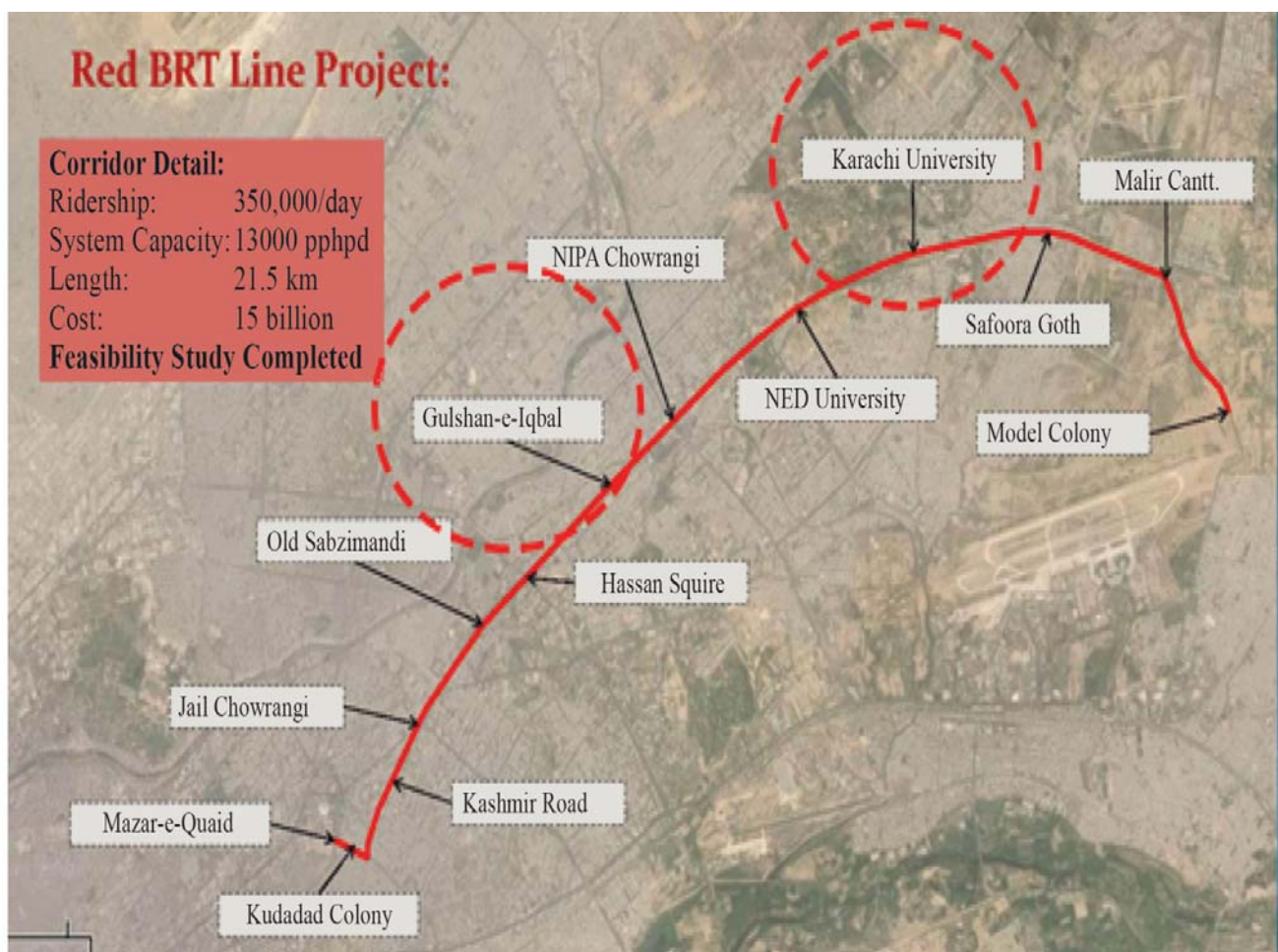
This station can be considered as having the potential of being designed as Neighborhood Station Area. This opportunity being provided can be utilized to have a smart neighborhood design implemented in Gulshan-e-Iqbal. All the critical considerations of smart neighborhood design can be worked with that may include improved walkability and bicycling options, transport in

demand management and parking management, public space design, improvement of existing public spaces and exploring opportunities for new ones etc. Walkability and bicycling routes can be designed (introduction of public bicycle stands can make bicycling a mode of intermodality connecting with the BRT Station). Such design innovations can lead to making the neighborhood a more inclusive, environment friendly, lively and safe space and provide a working model that could be replicated with suitable adaptations in other neighborhoods in the city.

### Karachi University Station

Normally, with any primary mobility mode ? BRT, LRT or Metro, it is common practice that routes of such modes are designed in a way that they pass through important academic institutions of higher learning as a larger majority of transit users are students of such institutions. In our case, while the Red Line route does not cater to mobility within the Karachi University campus but it does provide and lead route to by it. In Karachi University there are no feeder neither shuttle services available and large

number of students using public transit modes have to walk long distances in extreme heat to reach their respective departments. While the Karachi University management itself does not seem to consider this a matter of concern, for Shehri-CBE it is. An opportunity now is being ordered with the BRT Green Line route connecting to the campus main gate. A feeder/shuttle bus service can be initiated where students dropping of at the BRT Station then can board on the shuttle service and reach their destinations in comfort and in a timely manner.



# FNF PARTNERS SUMMIT: 2020 STRATEGIC PLANNING



Friedrich - Naumann - Foundation, Pakistan organized a three day FNF Partners Summit: 2020 Strategic Planning, on 6th - 8th December 2019, at **Hotel Elites Nathiagali**.

FNF Partners Summit was arranged to ensure the strategic planning for 2020 caters to both the FNF Objectives and Government identified thematic areas.

FNF Pakistan partners came together and discussed how they can collectively

develop a comprehensive and impact oriented activity plan not only for 2020 but also set a strategic direction for the next five years. This was an excellent opportunity to understand the thematic areas, mission and vision of all the partner organizations and gave all partners an opportunity to develop extensive synergies.

Mrs. Birgit Lamm, Resident Director, FNF Pakistan inaugurated the FNF Partners Summit and delivered the welcome note.

FNF Pakistan pursues its objectives through education, dialogue and consultation.

Education: FNF trains partners to conduct seminars, workshops and other educational activities.

Dialogue: FNF facilitates dialogues and mediation in politics, society and between individuals and groups applying modern participatory methodologies.

Consultation: FNF also consults its partners on strategic and operational issues.

Mr. Yasir Masood Afaq was the Lead Moderator of the Partners Summit.

Seven partner organizations attended the summit.

1. Human Rights Commission of Pakistan (FNF Partner since 1990)
2. Shehri-Citizens for a Better Environment (FNF Partner since 1990)
3. Centre for Peace and Development Initiatives (CPDI) (FNF Partner since 2010)
4. Individualland (FNF Partner since 2010)
5. School of Leadership (FNF Partner since 2011)

6. Policy Research Institute of Market Economy (PRIME) (FNF Partner since 2013)

7. Digital Rights Foundation (DRF) (FNF Partner since 2016)

Each partner organization was asked to give a short presentation about their work, objectives and achievements and share ideas for the year 2020.

Shehri was represented by Mr. Sameer Hamid Dodhy, Vice Chairperson along with Mr. Sarwar Khalid and Mr. Rehan Ashraf.

Mr. Sameer Hamid Dodhy in his presentation said that "Shehri saves parks (among other things)", "People from other cities also come up to us and we advise them how to use laws to save public spaces"

Mr. Amer Ejaz Executive Director, CPDI, Dr. Manzoor Ahmed, Executive Member of PRIME Institute, Ms. Jannat Fazal of Digital Rights Pakistan, Tahir Habib of HRCP, Ms. Mariyam Irfan of School of Leadership, Mr. Farhan Khalid of Individualland also gave presentations on behalf of their organizations.



## FNF PARTNERS SUMMIT: 2020 STRATEGIC PLANNING 6TH - 8TH DECEMBER 2019, HOTEL ELITES NATHIAGALI



Dr. Manzoor Ahmed (PRIME), Mr. Amer Ejaz (CPDI), Mr. Ahmed Muktar Ali (CPDI), Ms. Beenish Javed & Arooj Kamran (PRIME)



Mr. Yasir Masood Afaq(Moderator), Ms. Birgit Lamm (Country Head FNF Pakistan), Mr. Mohammad Anwar & Aamir Amjad (FNF Pakistan)



Ms. Mariyam Irfan (SOL), Mr. Sameer H. Dodhy (Chairperson Shehri-CBE) & Zehra Tehreem (SOL)



Ms. Huma Umer, Ms. Tahira Habib (HRCP), Ms. Saadia Muntaz (FNF) & Ms. Jannat Fazal (DRF)



Group Photo

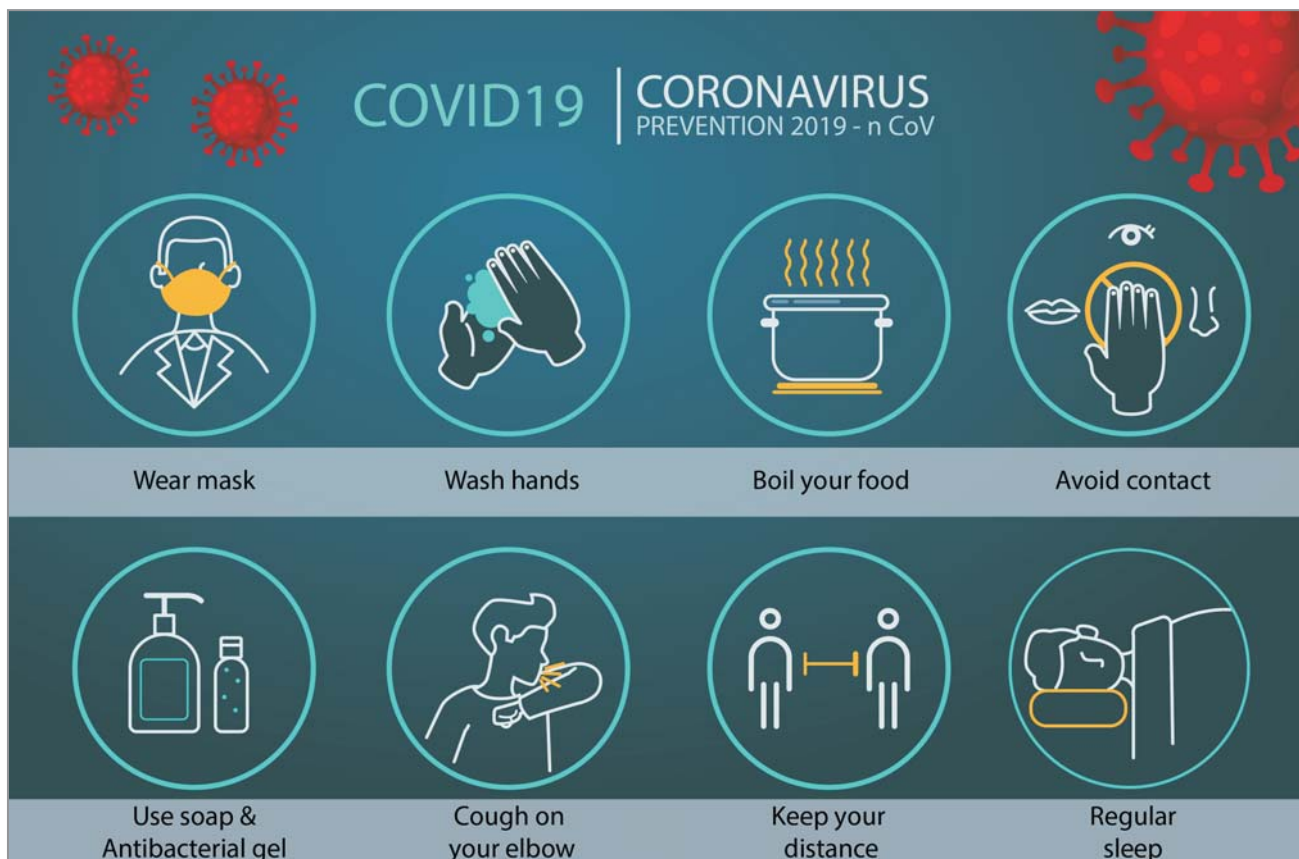


Group Photo



## CORONA: A WAKEUP CALL

Danish Azar Zubay



Some of us are terrified with the prevailing Corona Virus (CV) pandemic, there is mass hysteria looking at the cases multiplying on a daily basis and mounting death count. It has engulfed the entire world irrespective of age, cast, creed, colour or wealth. But there are some who see the CV as an odd type of blessing. Suddenly the world has become a quiet place, a peaceful place. Some say we are underestimating the pandemic and narrating 'end of the world' stories with hundreds of thousands who are going to die, while some say we are over reacting, the recovery is more than fatality. Just check out the emergency wards of hospitals,

where hundreds die every day, and these are avoidable deaths. The automobile kills more than a million people every year but we are not scared - we love our cars. Look at millions of vehicles off the road and production industries coming to a grinding halt with the result pollution levels have drastically come down. We had never imagined a break from our over stressed urban life. Had never visualized the empty urban streets. The air quality has improved dramatically, the birds are happy and singing. Nature is smiling. Family has become important. Yes, lockdown is bit of a problem in this artificial, fast track, over scheduled life

that we have created for ourselves, especially for the western societies where reports are getting worse by the day.

The CV lockdown has provided plenty of time to allow us, to find new ways to keep ourselves busy. Get involved in hobbies, remove back logs, cook, and re-learn household chores but mostly we engage ourselves online drifting through the virtual world. In the process we apprise ourselves but also churn out and forward the forwarded, anything that we see on the screen regarding CV and its cure. Mostly, I tried to duck this flood of information overload but then I selected

two pieces of my choice to read and form an opinion.

The first one that caught my attention was an article by Arundhati Roy, a beautiful and a sane voice from across the border. She thinks that this CV pandemic is a 'Portal', a gateway between one world and the next, we can choose to walk through it dragging the carcasses of our prejudice and hatred, our avarice, our data banks and dead ideas, our dead rivers and smoky skies behind us. Or we can walk through lightly, with little luggage, ready to imagine another world. And ready to fight for it. It's an opportunity to create a better world rather than this 'doomsday machine' that we have created. Wow. Couldn't agree more.

The other article was by our great educationist, thinker and a maestro of Physics, Pervez Hoodbhoy. In his article he makes Darwin a hero with his natural selection evolution which ushered the world into scientific enquiry and then a typical narrative of ultra-conservative world leaders-now begging scientists to speed up the rescue work (as if there is a great divide, a caste system between the 'educated' and the illiterate masses). He is also known to have occasionally trashed all that is traditional, religious or eastern. Makes a jest on Ajwa and Kalonji, the herb of the east which it is said to be miraculous in treating many a maladies. He glorifies the 'modern' 'progressive' part of world (read western) and scientific scholars who are the 'only' ones who can develop



drugs and vaccines to cure this pandemic. But wasn't it BualiCena (Avicenna), a religious scholar and a traditionalist, who had proposed 'Arba'eenya' a forty days isolation in case of plague like situation, later adopted by the Europeans as 'Quarantena' or 'the forty' in Italian. This century's old 'traditional' method is still used in this so called 'modern' age with great effectiveness. Should we put him in the scientist category or backward cleric? At times I sense a queer degrading whiff in the articles of Mr. Hoodbhoy. There appears to be a clash between 'Us' the East, the traditional and the backward and 'Them' the 'Modern, developed scientific' world of the West.

I shudder to think that it was a select few 'learned' scientists of the west who spent years to create and develop Viruses for biological warfare and it is no secret that the beneficiaries of 'modern medicine' is not the masses but the Big Pharma. Those who have held power in the West have previously shown no shame in destroying entire cities with their mega

'scientific' achievements, the atomic bombs. It's not conspiracy theories any more, we are all aware about the Corporate cartels, Big tech, Pharma and Arms industry institutions who control the world economy and think that human species is expendable and their 'dying' is fantastic business. Yes indeed, it's an old story that only the select few, the powerful and the 'fittest' who survive while the masses are doomed to perish. Darwin may have never thought how the word 'fittest' could actually have a better application.

It is not that this miniscule, invisible to the human eye, organism or protein, which it is said, is not even a life form that threatens this huge, arrogant to the core - Homo sapiens species - but how petty and monstrous the sapiens can become. The same sapiens attached with the war industry have been developing weapons of mass destruction since the last century and these biological weapons is one of the many in death arsenal of super powers that can destroy the world many times over.

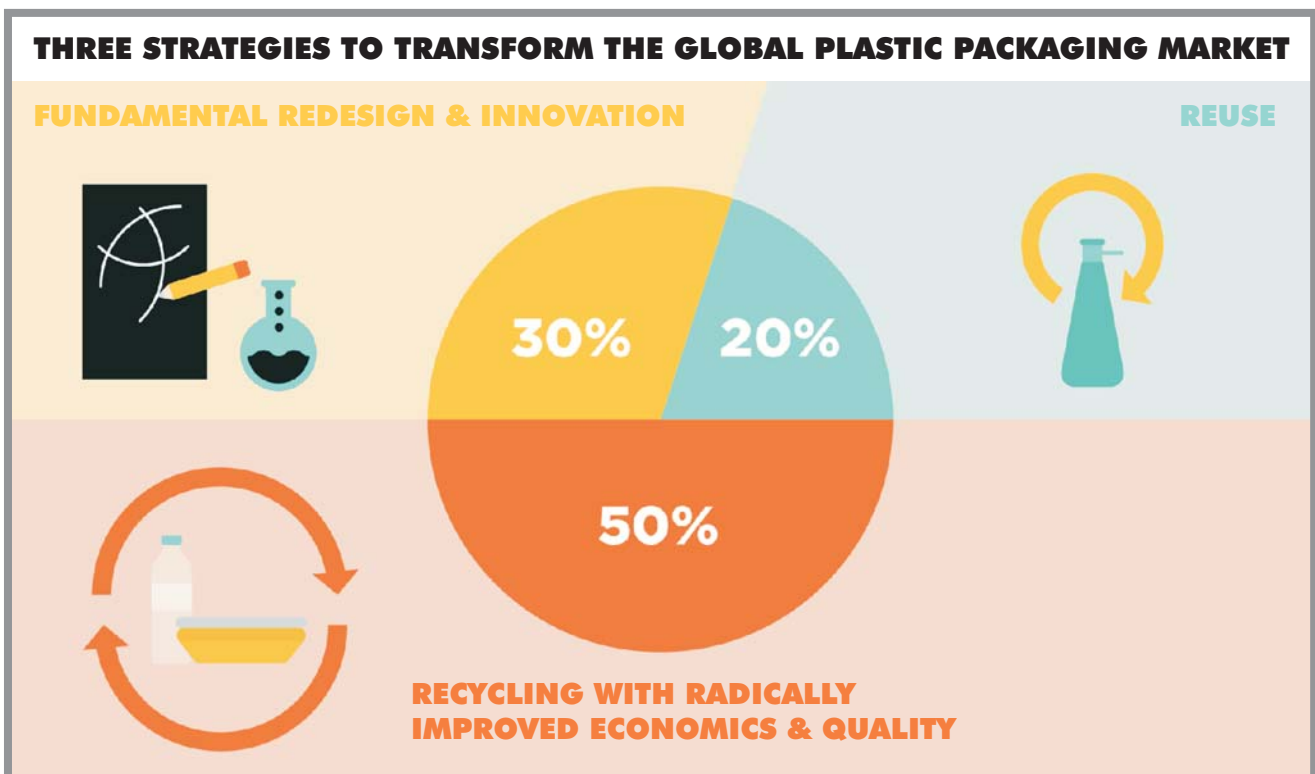
CV turns out to be the latest star of the show, in the lime light, which allegedly as the news is unfolding, ended up from an American lab to Wuhun lab in China. They have special labs for genetically modifying these viruses to make them more deadly. The scientists work hard and sometimes they are bound to folly.

Now coming back to Nature and its relationship with its tenant species. Pre-Industrial age, man and nature were at piece with each other, there was ecological balance and all the living species were living in harmony. Come Industrial revolution, the steam engine, internal combustion engine after the Newton's apple, Darwin's evolution and the scientific enquiry etc., world changed beyond recognition. The frenzy of mass production, mass employment, mass consumption, the densification of cities. The fossil fuel age and the destruction of

planets resources. We are lured into this age of 'modernity' of progress and development', are brainwashed and become compliant with the help of controlled media. The masses are nothing but assembly line consumers- guinea pigs who are stuck in the rat race while it's the 1% (or a fraction of 1%) who stockpile all the benefits. The remaining are designed to suffer. The tragedy is that the weapons that we have been manufacturing to kill each other can also back fire. As someone put it aptly 'humans are a plague on this earth'. We have endangered our own survival with this notion of 'infinite growth' on a finite planet.

Nature has been sending regular climatic warnings since the last few years and has asked us in a polite way to mend our ways. I think it's time to make peace with nature once again, this is an opportunity, so I see this CV

pandemic as a wakeup call, perhaps a last call for human kind to wake up and design an operation cleanup, create a new world strategy. Let's put our house in order first and stop this nonsensical race for colonizing moon and mars. Stop this mass exodus from the soft farmlands to the metaled roads of the cities which are turning into killing fields. Mother earth suffocates in the cities while it breathes in the country side. Let us revisit this consumer oriented infinite growth paradigm. Let us walk through this portal as suggested by Roy, let us slow down, and go back to nature. Let us pray that the new leadership on the other side of the portal does not put 'profit' over people and is planet friendly. A lot of damage has been done, but a lot can be fixed if we care and try. Let us learn the ways of the nature and celebrate life with Mother Nature.





# SHEHRI - CITIZENS FOR A BETTER ENVIRONMENT



## INTRODUCTION

Shehri- CBE is a Karachi-based voluntary advocacy group established by concerned citizens in 1988 to project their apprehensions about the deterioration of the built and natural environment.

There is a special emphasis on tackling illegal construction and zoning violations, and their related symptoms, e.g., drainage, encroachments, parking and infrastructure. Shehri monitors the regulatory bodies and government agencies and encourages civil society to do the same.

### SUCCESES

Passing of Sindh Senior Citizens Welfare Bill 2014 Demolition of Glass Towers illegal encroachment on the notified road-widening of Clifton Road.

Saving of 480-acre Gutter Baghicha Park on Manghopir Road. This is the largest open recreational space in a low income congested area of Lyari-inhabited by approximately one million people.

Saving of 62-acre Kidney hill Park in Karachi Cooperative Housing Society Union inclusive of 18-acre notified KWSB installations.

Establishment of the Oversee Committee of the KBCA and a

Public Information Counter.

Halting commercialization and sale of 11 KTC and 15 SRTC bus-depot plots in Karachi and Sindh. Today these plots are to be used by the CDGK for intercity bus terminals and other related transportation activity.

Saving (Makro) webb Ground playfield in Lines Area, Karachi.

Demolition of apartment structure Costa Linina in amenity Bagh-e-Ibne-Qasim, Clifton. CDGK has now developed it as a park.

Preventing commercialization of Doongi Ground park / playfield in Lahore.

Reducing, as part of Lahore Bachhao Tehrik, the amount of damage from Canal Bank Widening Project.

Reaffirmation of seismic building code in Quetta.

Training 1600 (Approx) police officers all over Pakistan on participatory citizen-police interaction, human rights violations and police reforms.

Over the years, Shehri's expertise has been recognized by superior courts and it has been called as amicus curiae (friend of the court) in cases dealing with built environment violations.

### OBJECTIVES

Establishment of an aware and pro-active civil society, good governance, transparency and rule of law.

Promotion of research, documentation, dialogue with and influence of public policies.

Setting up an effective and representative local government system.

Preparation of a representative Master Plan / Zoning plan for Karachi city and effective implementation of the same.

Observance of basic human rights in society.

### HOW IS SHEHRI RUN?

A volunteer Managing Committee, duly elected by the General Body for a term of two years, thereby functioning in an open and democratic manner. Membership is open to all who subscribe to its objectives and memorandum.

### SHEHRI needs Volunteers

to work in the following areas:

- Legal Affair
- Media and Outreach
- Million Trees Campaign
- Conservation and Heritage
- Fund Raising
- Gun Free Society

Name: \_\_\_\_\_

Occupation: \_\_\_\_\_

Address: \_\_\_\_\_

Contact No.: \_\_\_\_\_

E-mail: \_\_\_\_\_

### JOIN SHEHRI

#### To Create a Better Environment

Submit A Cross Cheque of PKR 2000/= in favor of Shehri-CBE Along with 2 passport size photos to become a member

Address: 88-R, Block-2,  
P.E.C.H.S., Karachi-75400.  
Tel / Fax : 021-3453-0646

### SHEHRI MEMBERSHIP

Don't forget to renew your membership for 2020 (Rs. 2000/=)

Join Shehri and play your role as a good citizen to make this city a clean, healthy and environmentally friendly place to live in!