

IN THE SUPREME COURT OF PAKISTAN

Report No. 69/K/2021

In C.M.A.s No.86-K and 711-K/2020

In CP No. 09 of 2010

Niamatullah Khan Petitioner
Versus
Federation of Pakistan & others Respondent

**REPORT ON BEHALF OF SHEHRI-CITIZENS FOR A BETTER
ENVIRONMENT IN COMPLIANCE OF SUPREME COURT ORDER
DATED 16TH JUNE 2021**

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**REPORT ON BEHALF OF SHEHRI-CITIZENS FOR A BETTER ENVIRONMENT
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It is respectfully submitted that the matter was taken up the Supreme Court on 16/06/2021 and as noted in the order dated 16th June 2021

“C.M.A.s No.86-K and 711-K/2020 (COMM-3):

DG, KDA has filed a report. Same is taken on the record, C.M.A. No.711-K/2020 has also been filed in respect of KDA Scheme Kehkishan Clifton and both DG, KDA and Shehri will prepare a comprehensive report regarding plots in this scheme named Comm, as to when these plots were created, and when and how and who allotted these plots, full description of these plots and present status of each of the Comm plots by given by the DG, KDA....”

**Copy of Order dated 16/06/2021 attached as
.....Annexure A**

1. In light of the order, Shehri immediately requesting DG KDA for a meeting and simultaneously sent letter to the Senior Director Sindh Master Plan Authority (SMPA) for any gazette notification after the initial 1964 one.

***Shehri letter to Senior Director, SMPA dated
01/07/2021 Marked as Annexure B***

***Gazette Notification dated 30th October 1964
Marked as Annexure C***

2. **1st Meeting (29/06/2021)**

In the first meeting, KDA brought forward the Revised 1985 Map of Kehkashan Scheme-5, Drawing No.P-B-5, dated 12th November 1985, (drawn by Sadiq Ahmed Farooqui and Mashkooor Ahmed Siddiqi). It was further updated on 15/11/1987 by Mashkooor Ahmed Siddiqi. This map has been signed by Ghulam Abbas, Deputy Director (Senior), S. Waheeduddin, Asst. Director (Design) and Sabahat Ali Khan, Director Planning & Urban Design, KDA. The index of this Revised 1985 Map does not correspond to the concept of 1972 Plan. KDA used the Revised Map 1985 as their starting point and baseline map.

However, Shehri brought on the table the Revised 1972 map, Drawing No.P-B-5/113-A dated 6th December 1972, drawn by Ikhlas Ahmed, signed by (1) Town Planner Design (2) Asst. Town Planner (3) Asst. Town Planner Design (4) Chief Town Planner & Architect. This Revised 1972 Map corresponded with the concept and the idea brought forward by the late Prime Minister Zulfiqar Ali Bhutto which was that KDA Scheme-5 Clifton should be developed as a recreational complex for citizens of Karachi. This task was assigned to the then Minister for Housing & Town Planning Jam Sadiq Ali who presented the same on 5th December 1972. The concept of the scheme along with the usage and demarcation of its 9 blocks was comprehensively planned and published in a booklet form and signed on 27th February 1973 by the Minister Housing & Town Planning.

In this booklet, the acreage given for residential, commercial, ST plots, Parks, Comm etc corresponded with the spirit that the late Prime Minister wanted which was that Clifton Scheme 5 should be a recreational place for the citizens of Karachi, and visitors from the rest of country. At no stage was the scheme designed to become commoditized for builders, developers, rich, bureaucrats commercial high-rises, a heaven for speculators. If one truly sees and the understands the spirit of the late

Prime Minister it was about free recreational space and to maintain a green skyline for the citizens of Karachi and rest of the country.

In the meeting dated 29/06/2021, neither the booklet or revised 1972 map was available with the KDA. Shehri provided a copy of booklet and the map to the DG KDA. It was brought forward at the meeting that the SBCA, Sindh Master Plan Authority is using the Revised 1985 Map for which we immediately asked if there has been a gazette notification of the same. The first meeting was adjourned for the following week with the DG, KDA Mr. Nasir Abbas Soomro promising to provide a copy of the Revised 1985 Map, Gazette notification, if the same was available in their records or the Sindh Master Plan Authority.

Kahkashan Scheme 1972 Booklet Annexure E

Revised KDA Sch-5 1972 Map Annexure F

Revised KDA Sch 1985 Map Annexure-G

3. 2nd Meeting (07/07/2021)

The DG, KDA Nasir Abbas Soomro and his team and Shehri representatives met in the DG KDA office on 07/07/2021. The 1985 Gazette Notification had still not been found, the Senior Director Sindh Master Plan Authority (SMPA) showed his refusal by not coming to the meeting or sending any message etc.

4. 3rd Meeting (14/07/2021)

The third meeting dated 14/07/2021 was postponed as the undersigned was unwell, and the Shehri representative was given the minutes of the two earlier meetings.

5. 4th Meeting (12/08/2021)

The fourth meeting was held on 12/08/2021. During the interim period of 3rd and 4th meeting a new DG KDA Mr. Asif Ali Memon was appointed. Shehri immediately sent a letter dated 9th August 2021 to new DG KDA requesting for a meeting to discuss the matter.

In the 4th meeting the new DG KDA picked up from where his predecessor left and had no information whether the 1985 Gazette was available and it was a same status quo of polite non-cooperation.

Shehri letter to DG KDA dated 09/08/2021 marked as Annexure - D

6. However, through our own efforts and the cooperation of some certain staff we were able to procure some information which is attached as **Annexure H** (list of Comm plots provided by Land Department, KDA).

7. Seeing and sensing the reluctance of KDA and Senior Director Sindh Master Plan Authority (SMPA) from very beginning, Shehri conducted its own survey of the 9 blocks incorporating the Revised map of 1972 information and the revised 1985 map used by KDA along with fresh photographic evidence.

8. We conducted our own survey for the Comms and STs which are attached and Marked as **Annexure J & K**

Perusal of the survey shows that the entire scheme has been mutilated and the essence and concept and vision to provide recreation to the citizens of Karachi by the late Prime Minister Mr. Zulfikar Ali Bhutto has been destroyed.

9. The background and genesis of this scheme is as follows;

(Reproduced and Copies from KDA Booklet of 1972, outlining the vision and concept of KDA Scheme-5, **See Annexure E**)

*“Clifton Scheme, known as “Kahkashan” was sanctioned by the Government of Pakistan in 1964, as a self financing scheme of KDA with the prime aim of developing the area for **residential and recreational purposes**. The project area had an acreage of 1950 and frontage on Arabian Sea towards south-west of Karachi. The area covered by the scheme had very peculiar characteristics as the fore-shore was covered up with and dunes, containing fine mica-sand which when blown by the seabreeze had an adverse effect on the health of the people. In order to overcome this menace, the scheme envisaged construction of Sea-Wall along Clifton Beach abutting about 600 to 900 feet into the sea at high-tide.*

Since long, Clifton had been used a recreational spot by the residents of Karachi. Before independence, a high class residential suburb had developed on high land near Old Clifton. The accessibility to the Clifton Beach was not, however, very satisfactory and the low-lying area between Gizri Road and Railway line towards south of Bath-Island, was liable to tidal flooding. In spite of all these deficiencies, Clifton remained a popular picnic place and need for basic facilities and amenities like approach roads, drinking water facilities etc., was strongly felt. The location of Mazar of the Saind, Abdullah Shah Ghazi was an added attraction and this area draws large crowds on national festivals and on holidays.

Just after independence, the residential portion of scheme became popular with foreign Missions with the result that it gradually assumed the shape of a Diplomatic Enclave. **At the same time, the population of Karachi increased at a very fast rate, with the result that the need of development of Clifton as recreational spot was strongly felt by the Planners.** It was also observed that the only natural asset of the water front, is not being exploited fully for providing recreational facilities and more so as Karachi was deficient in open spaces. Apart from the fact that it is one of best beaches of the Arabian Sea, the importance of the area increased due to its proximity to the Central Business District and the Port Area.

The President of Pakistan, while giving the directives for the planned development of Karachi, **desired that the whole concept of Clifton Scheme should be revised with the basic objectives of converting this area into an ideal complex with more emphasis on recreational aspects. In compliance o these directives, the whole Kahkashan Scheme was reviewed and re-oriented in December, 1972,** to convert it into an Urban Water-front for Karachi, with cultural, recreational and residential facilities, enhancing thereby the image of Karachi as a modern metropolis. The revised Scheme, prepared by the Town Planning Department of K.D.A., after carrying out detailed surveys, and collection of data etc., was finally approved by the President of Pakistan on 5th December 1972. The salient features of this Revised Concept Plan are as follows:-

1. **The net leasable residential area gas been reduced from 40% to 27%**
2. **64.3% of the area of the scheme has been reserved for open spaces, recreational facilities, boating basin, parks and playgrounds, etc. 2.1% of the area has been kept for commercial**

purpose while 3.7% for educational purpose and 2.4% for public building sites. Another 0.5% has been kept for religious institutions.

- 3. Planned population of the scheme has been kept as 80,000 against the original provision of about 1,10,000 persons.*
- 4. High-rise buildings have been planned facing the Marine Promenade and the Boating Basin in such a way that every building has an unobstructed view.*
- 5. All major roads have been widened to a minimum width of 200 feet.*
- 6. The Boating Basin, Tidal Lake and Canal have been provided in an area of 249 acres against original provisions of only 83 acres. This Boating Basin will provide all necessary facilities for boating, Boating club, Restaurants, sitting space all round, the parking lots, viewing decks etc. Pedestrian Promenade has been provided facing the beach in a length of 3 miles and in a width of 300 feet, by eliminating vehicular drive*
- 7. The main park in an area of 132 acres, named Bagh, e- Ibne Qasim has been provided with amusement parks, recreational facilities, restaurants, refreshment stalls, ponds, lily ponds, rocky garden, formal garden, antique shops, fountains, Telescope corner, picnic spots, band stand, skating rink, terrace garden, etc.*
- 8. Pedestrian walk-ways have been provided on all the blocks connecting one part of the scheme to the other without any traffic hazard.*
- 9. Trees of adequate size and growth have been envisaged to be planted all along major roads and junctions of the roads. Special roundabouts have been proposed at all junctions to provide grocery, water- display and monuments.*
- 10. Nodal and focal points have been earmarked for monuments and sculptures.*
- 11. Viewing decks, jutting piers and plazas have been planned all along the sea wall*

12. *Full advantage has been taken of the contours of the area and Multistory buildings have been provided in such a way that they do not obstruct the sea-view of other buildings.*
13. *The main communication system has been revised so as to ensure direct approach to the sea front without disturbing the atmosphere of the residential neighborhoods.*
14. *Commercial areas have been planned so as to provide pedestrianized plazas with proper car parking facilities.*
15. *Tourist-Oriented complex has been planned at far eastern end of the scheme.*
16. *Public gathering places and recreation spaces have been retained and rather enhanced from aesthetic point of view by assimilation with surrounding areas and land use activities.*
17. *Character of the old Clifton quarters has been maintained but properly blended with the rest of the area.*
18. *The oil pipe reservations has been re-designed so as to provide greenery and also segregated vehicular traffic.*
19. *Emphasis has been laid on the recreational aspects of the Scheme and residential areas have been provided mainly for middle- and high-income groups except Block No 1 near Bhutta Village where small plots have been rupted provided.*
20. *Pedestrian Bridges have been provided across the canal to provide uninter walking movements.*
21. *The area of the scheme facing Chaina Creek has been replanned in such a way that the sea effect has been brought in the shape of tidal lake.*
22. *The sites have been reserved for Social and Cultural complexes at focal points*
23. *The area adjacent to Qasr-e- Fatima has been redesigned so as to blend it with the homogenous character of the Clifton Built-up area.*
24. *The monotony of the Pylons and Wireless Masts has been suggested to be broken by proper land-scaping of the proposed Sindh Park (which is now Zamzama Naval Scheme) near Ack Ack*

School any by providing trees on the boulevards and major roads of the scheme.

The detailed plan based on the above concept has been prepared and K.D.A. is giving top priority for development of the area according to the plan so that an ideal recreational-cum-residential complex can be developed for the benefit of the people of this metropolis.

Objectives of the Scheme

While revising the Kakashan Scheme, the following objectives were kept in view:-

- 1) *The recreational potential of Clifton should be exploited to the maximum benefit of the people of Karachi.*
- 2) *Decent living environments, with ample opens spaces should be provided*
- 3) *All the places of public gathering in the Scheme should not only be retained but also enhanced from aesthetic point of view.*
- 4) *The character of the existing built up area of Clifton in use by foreign \missions, Consulates and other complexes should be retained and properly blended with the future development proposals.*
- 5) *The communication network of the Scheme should be such that access to all the important public places and the water-front should be direct, without interfering environmental areas.*
- 6) *Since this is the last area left for recreational purposes in Karachi, emphasis should be given for providing more open spaces. Such open spaces should be provided in such a way that these are inter-connected form one block to the other without interference of the vehicular traffic.*
- 7) ***The area of the Main Park should be increased and it should be planned to accommodate about 1,00,000 people on peak days.***

Design Concept

1. *The revised Kahkkashan Scheme, covering an area of 1850 acres, abutting the water front on the south west and Defense Cooperative Housing Society towards east, it's surrounded by Chaina Creek in the west with Bath Island and Feroz Town in the North. At present, it is connected with the city center by Main Clifton Road (named as Khayyaban-e- Iqbal) in the north and with*

- Kemari Port area in the west by Shahrah-e- Ghalib. It is also approachable from Gizri Road in the east. The proposed southern by-pass, a regional road in the character and functions, will pass through the Scheme on the Alignment of Khayaban-e-Jami, which would connect this Scheme with the wharf in the west and Korangi in the east.*
2. *The ultimate planned population of the Scheme is envisaged as 80,000 persons.*
 3. *The revised Kahkashan Scheme has been designed on the concept of neighborhoods' and is based on the functional hierarchy road system. The travelling time from this Scheme to the places of work in the City center and the Port Area, would be about 15 minutes by Public Transport.*
 4. **The Scheme has been divided into 9 blocks having an average area of 200 acres each. Every block of the Scheme will be self-contained complex with necessary amenities e.g. parks, open spaces, local shops, public building sites, religious institutions etc. All these amenities will be within easy walking distance of the residents.**
 5. *The road system of the Scheme, as well as the blocks has been designed on the clearly defined functions of the roads. Three-tier net-work system has been proposed. The southern bye-pass would be "Primary Distributor" as it will connect the Scheme on either side with the rest of the city and up country. Khayaban-e- Iqbal, Saadi and Shahrah-e-Ghalib (200 feet wide roads) and oil pipeline reservation would "District Distributor", connecting one block of the scheme with the other. Third type of roads would be Access Roads which would provide approach to individual plots and building eliminating the chances of through traffic to ensure peaceful atmosphere in the residential areas. In the whole system of road network, load of traffic is evenly distributed over different types of roads according to their sizes, width and functions.*
 6. *All along the water front, predestinated Marine Promenade has been provided in place of Marine Drive to make the area free from vehicular traffic eliminating thereby the conflict of pedestrians and vehicular traffic. Emphasis has also been given to make the area recreational in character, and to provide continuity to the Main Park. The major points of the promenade have, however, been properly connected with major roads as to be easily accessible by public transport. Sufficient number of Car Parking*

lots have also been provided for visitors who want to enjoy the Sea-view sitting in their cars. Khayaban-e- Saadi has been connected in a loop with 200 feet wide road in Block No. 4 enclosing 132 acres park in the south so as to provide efficient system of circulation for the Motorized traffic visiting the Sea front and commercialized amusement activities in the park. This road has been proposed to be kept closed in the peak hours so as to cause least disturbances to the pedestrians.

7. *Marine promenade will be about three-mile long and 300 feet wide, abutting the sea wall and properly land-scaped. Provision has been made for Viewing-Decks for the public to enjoy the sea view and a pier projecting into the sea has also been proposed. Proper access from the Viewing-Decks into the sea would also be provided at various points so that the people could reach the sea. Necessary Refreshment Booths, proper seating arrangements, green spots, paved surfaces and children Amusement Park would be designed along the Promenade.*
8. *Ample open space have been planned in all the blocks of the Scheme and are inter-connected from one block to another in such a way that the people can walk in segregation and safety without countering any traffic hazards. These open spaces have finally been connected with the Marine Promenade and the Main Park.*
9. *Bagh-e-Ibne Qasim measuring 132 acres has been designed as Main Amusement Park which would provide opportunities for the recreational facilities coupled with necessary commercial activities.*
10. *Block No.6 of Revised Kahkashan Scheme, measuring 212 acres has been designed exclusively for Boating Basin with a view to provide Boating Basin with a view to provide boating facilities and also to give awareness of the sea to the residents of neighborhoods away from Main Sea Front. The Boating Basin will also accommodate the High Tide Water of the China Creek fulfilling thereby a very important engineering requirement. The adjoining area if the Boating Basin will also be reclaimed by digging out earth from the Basin area. The Boating Basin which will be a part of the China Creek will give a very good and unobstructed view of the city Sky Line in the background. In the Boating Basin area provision has also been made for other facilities like Children Playland, Trees, Greenery, seating arrangement, Viewing-deck, Restaurants, Boat club, water display and adequate car parking and public conveniences.*

11. *Block No. 1 of the revised scheme has been embarked for small plots for low- and middle-income group people so as to provide easy access to work in Keemari and Port area and also to domestic servants working in the Bungalows. In the remaining blocks, plots of 600 yards and above have been proposed. These plots have been provided in the vicinity of existing built-up area so as to maintain character of the area and to ensure proper blending. Provision has also been made for high-rise building near the sea-shore and other appropriate places.*
12. *All the nodal and focal points of the Scheme have been retained and proposed for land-scaping, sculptures, monuments and water display. Efforts have also been made to retain all the spots which offer good view and scenic beauty. Sites for Social and cultural complexes have been proposed at conspicuous places, with good location and easily accessible by major roads and properly designed with car parking spaces.*
13. ***Local shops** and Primary Schools have been proposed in each block at secure places, away from traffic hazard whereas High Schools and Collages, Main shopping areas, Hospitals etc., have been proposed on major roads so as to be accessible by public transport system.*
14. *Three tier hierarchy of shopping has been adopted in the scheme as follows*
 - I. *Local shops for day-to-day requirements e.g., grocery, butcher, general provision etc., so as to be within the easy walking distance of the residents.*
 - II. *Major shopping area of the scheme which would offer variety and competition for the residents of the scheme. This shopping area of the scheme which would offer variety, and competition for the residents of the scheme. This shopping area has been located on the Main Clifton Road (Khayaban-e-Iqbal) which would be accessible by public and private transport. This shopping area would not be traditional in the sense that pedestrianized plazas have been proposed with greenery and proper car parking places. Some big plots have been embarked for the purpose of big stores and departmental stores.*

- III. *Main Commercial Areas of the scheme for variety and specialized services would be the Saddar Area which would be available for the residents at a distance of about 3 to 5 miles from the Scheme.*
15. *Another interesting feature of the scheme is the 180 feet wide Boating Canal named as “Naher-e-Khayam” running through Block No. 9 and 5 of the Scheme and ultimately connected with Boating Basin. This Canal will not only provide boating facilities but will also accommodate tidal water at high tides and also take storm water from the Clifton Scheme into the boating Basin. Provision has also been made for trees, greenery and walkways on both the sides of the Canal for recreational purposes.*
16. *In addition to the Main Clifton Park (Bagh-e-Ibne Qasim) measuring 132 acres and the local open spaces, three more major open areas and parks have been proposed. One Park measuring 60 acres named as “Sind Park” in the Gizri area south of Block No. 9 has been proposed as to give landscape beauty to the area and also to break the monotony of the Wireless Towers existing in the vicinity. Second Park shown as “Bluff Park” in Block No.4 at the foot of the Old Clifton Hillock has been proposed so as to give panoramic view of the Arabian Sea and Gizri Peninsula. A public open-air auditorium has also been proposed in this area. Third Open space in the scheme has been proposed in Block No 1 which will be used for recreational purposes by the residents of the area and will also serve as a Buffer between area and Oil tanks for safety reasons.*
17. *The sites for the walk-up flats and high-rise apartments have been proposed in Block No 1, 2 and 3 facing the Arabian sea in such a way that there would be ample gap between high blocks to give an unobstructed view of the sea. Flat sites have also been proposed in Block 1,2, and 3 facing the Arabian Sea in such a way that there would be ample gap between high blocks to give an unobstructed view of the sea, Boating Basin China Creek and the City Sky Line without obstructing the view of other buildings.*
18. *The width of Major Roads have been increased to feet and junctions haven properly designed so as to eliminate traffic hazard”.*

Unfortunately, the entire scheme has lost its spirit, it has become a ghetto, all town planning and design has been thrown out of the window. The way the scheme has changed is that it has further divided our city socially, economically and mentally. Expensive housing, expensive hospital, expensive school and expensive recreation. The concept was for recreation for all the citizens of Karachi. But now all amenities and COMMs, Commercial and Residential areas are only for a certain class. 1850 Acres of Prime Sea-front land can only be enjoyed/accessed and own by privileged few.

The concept of the COMM has been deliberately misused. In the original concept there were no Commercial cum Residential Highrises for this land. The COMM was meant to be low rise, ground+1, catering for the needs of that particular Block and in particular COM-3 in Block 6 was only envisaged and planned to cater for the Boat Basin Park. In its present usage, the access, recreational space, the view has been taken away from the citizens of Karachi to benefit a few.

The road commercialization policy was also misused to give these COMMs increased floor ratio.

Instead of building on the unique social and ecological potentials the scheme provided, that could also have been leveraged for the gaining sustaining economic dividend, land use has been commoditized. Social and ecological value of land assets has been compromised and replaced with exchange value, leading to degradation in quality of life, livability and increasing social divide.

DEPONENT

Karachi, Dated 21/09/2021

SUPREME COURT OF PAKISTAN
(Original Jurisdiction)

PRESENT:

Mr. Justice Gulzar Ahmed, CJ
Mr. Justice Ijaz ul Ahsan
Mr. Justice Qazi Muhammad Amin Ahmed

CONST. PETITION NO.9 OF 2010

[Niamat ullah Khan Advocate Vs. Federation of Pakistan, etc.]

AND

CRIMINAL ORIG. PETITION NO.7-K OF 2017

[Mst. Sahiba Parveen Vs. Syed Nasir Abbas, Director General, KDA
and others (Matter pertaining to allotment of alternate plot)]

AND

CMA NO.6206 OF 2013 IN CONST. P. NO.9 OF 2010

[Report of Additional Registrar of this Court]

AND

Cr.O.P. No.9-K OF 2021

[Syeda Maria Raza Vs. Government of Sindh through Chief
Secretary Sindh and others]

AND

CMA No.441-K OF 2021

[Niamat ullah Khan Advocate Vs. Federation of Pakistan and
others (Regarding illegal encroachment over drainage river of Haji
Limo Village at Gulshan-e-Iqbal)]

AND

CMA No.625-K OF 2021

Feroza and others Vs. Federation of Pakistan and others
(Matter regarding Nasla Tower)

AND

CMA No.576-K OF 2021

Abdul Qadir Vs. Federation of Pakistan
(Matter regarding Nasla Tower)

AND

CMA No.86-K OF 2020 IN CONST. P. No.9 of 2010

[M/s Ishaq Enterprises Vs. Federation of Pakistan and others
(Concise Statement with regard to allotment/mutation of COM-3)]

AND**CMA No.711-K of 2020 IN CONST. P. No.9 of 2010**

[M/s Ishaq Enterprises Vs. Federation of Pakistan & others
(Objection filed on CMA No.86-K/2020)]

AND**CRIMINAL ORIG. PETITION NO.8-K OF 2021**

Abu Turab Vs. Syed Mumtaz Ali Shah and others
(Matter regarding Kidney Hill Land)

AND**CMA No.391-K of 2020 IN CONST. P. No.9 OF 2010**

[Abu Turab Vs. Federation of Pakistan & others (regarding illegal
constructions in side of Kidney Hill Land situated at Faran
Society, Barrister Ahmed Road, near Dhooraji Colony, Karachi)]

AND**CMA No.714-K OF 2020 IN CONST. P. No.9 OF 2010**

[Niamat ullah Khan vs. Federation of Pakistan & others (matter
regarding Al-Fatah Masjid Admeasuring 1400 Sq. Yards at Kidney
Hill Ahmed Ali Park, Faran Society, Karachi)]

AND**CMA No.424-K OF 2021**

[Ibrahim Younus and others Vs. Federation of Pakistan & others
(Kidney Hill Park Land)]

AND**CMA No.437-K OF 2021**

[Naimat ullah Khan Vs. Federation of Pakistan and others (Matter
regarding various plots at Overseas Cooperative Housing Society lies
adjacent to Kidney Hill Park)]

AND

CMA No.438-K OF 2021

[Naima tullah Khan Vs. Federation of Pakistan and others (Matter regarding various plots at Overseas Cooperative Housing Society lies adjacent to Kidney Hill Park)]

AND

CMA NO.515-K of 2021

[Abrar Hasan Vs. Federation of Pakistan and others (Matter pertaining to Kidney Hill Park)]

AND

CRL. M.A. No.229-K/2018

IN

CRL. ORG.P. No.7-K/2017

[Application for Intervener filed by Mr.Ghulam Qadir Jatoi, AOR on behalf of KDA Officers Club (Against Illegal and unconstitutional partial demolition on the premises of the applicant at Plot, St.6, Off. Kashmir Road, Karachi)]

AND

Civil Review Petition No.15-K of 2021

IN

CMA No.906-K of 2020

IN

CONST. P. No.9 OF 2010

[Naeem ud din Vs. Pakistan Railway (Regarding Encroachment over Pakistan Railway Land & Revival of KCR) (Tejori Heights/Tower)]

AND

CMA No.167-K OF 2020 IN CONST. P. No.9 OF 2010

[Application for intervener filed by Syed Muhammad Iqbal Kazmi (The matter regarding KCR project and demolishing of illegal construction in Karachi)]

AND

CMA No.177-K OF 2020

[Application for intervener filed by Farhad Younus Memon (The matter regarding 550 constructed Houses in Project No.7 (PRECHS) near Gillani Station, Gulshan-e-Iqbal Karachi)]

AND

CMA No.367-K OF 2020 IN CONST.P. NO.9 OF 2010

[Shamim Ahmed Siddiqui Vs. Federation of Pakistan and others
(regarding encroachment over Railway Land/Safari Park)]

AND

CMA No.541-K OF 2020

[Muhammad Ahmed Khan & others Vs. Federation of Pakistan &
others (Matter regarding Pakistan Railway employees
Co-operative Housing Society)]

AND

CMA No.630-K of 2020

[Pakistan Railway Employees Co-operative Housing Society
Limited Vs. Federation of Pakistan & others (The matter pertains to
encroachment over Railway Land on account of Railway
Co-operative Housing Society)]

AND

CMA No.898-K of 2020

[Pakistan Railways through Divisional Superintendent Vs.
Federation of Pakistan & others (regarding encroachment over
Pakistan Railway Land and Revival of KCR)]

AND

CMA No.277-K of 2021 in Civil Review Petition No.Nil-K OF 2021

IN

CMA No.898-K OF 2020 IN CONST.P. No.9 of 2010

[M/s Karachi Town Builders Vs. Pakistan Railways (Regarding
Encroachment over Pakistan Railway Land & Revival of KCR)
(Tejori Heights/Tower)]

AND

CMA NO.278-K OF 2021

[M/s Karachi Town Builders Vs. Pakistan Railways (Regarding
Encroachment over Pakistan Railway Land & Revival of KCR)
(Tejori Heights/Tower)]

AND

CMA NO.445-K OF 2021

[Nabiha Qureshi Vs. Federation of Pakistan and others (Regarding
encroachment over Pakistan Railway Land and revival of KCR)]

AND

CMA NO.446-K OF 2021

[M/s. Karachi Town Builders and Developers Vs. Federation of Pakistan and others (Regarding encroachment over Pakistan Railway Land and revival of KCR)]

AND

CMA NO.621-K OF 2021

[Niamat ullah Khan Advocate Vs. Federation of Pakistan, etc. (report regarding KCR, in compliance of order dated 8.4.2021 filed by DG, FWO)]

AND

CM APPEAL NO.37 OF 2021 IN C.R.P. NO.7-K OF 2020
IN
CMA NO.690-K OF 2019 IN CONST. P. NO.9 OF 2010

[M/s Quality Builders Vs. Federation of Pakistan and others (for grant of time to remove and take away the materials from building)]

AND

CMA NO.770-K OF 2020

[Matter regarding non-supply of water through already decided Water lines in DHA Karachi]

AND

CRL. M.A. NO.52-K OF 2018 IN CRL.O.P. NO.7-K OF 2017

[Application for Intervener filed by Muhammad Asif Shafi (Against seeking direction for demolition of illegal construction on Plot 70-A, Sindh Muslim Cooperative Housing Society, Karachi)]

AND

CMA No.631-K OF 2019 IN CONST. P. No.9 OF 2010

[Application for Intervener filed by Mrs. Nelofar Abbasey (Illegal construction is carried out by King Builders over Private Park/ Amenity Plot)]

AND

CMA NO.78-K OF 2020

IN
CONST.P. NO.9 OF 2010

[Application for intervener filed on behalf of Muhammad Talha and Mansoor Sharif Hamid (regarding high rise building on amenity plot)]

W

AND

CMA No.83-K OF 2020 IN CONST. P. No.9 OF 2010

[Application for intervener filed on behalf of Pakistan Mercantile Exchange Ltd. and NCEL Building Management Ltd. (regarding Hyatt Regency Hotel)]

AND

CMA No.512-K OF 2020 IN CONST. P. No.9 of 2010

[Application for Intervener filed by Mst. Yasmeen Lari (Regarding Karachi Gymkhana)]

AND

CMA No.523-K of 2020 in CONST. P. No.9 of 2010

[Muhammad Waseem Samoo Vs. Federation of Pakistan & others (matter regarding King Cottage/Bagh-e-Qamar Situated at Scheme 36, Gulistan-e-Johar, Karachi)]

AND

CMA No.594-K OF 2020 IN CONST. P. No.9-K OF 2010

[M/s Madrasa Tahfeezul Quran Al Karim Vs. Federation of Pakistan & others (matter regarding Illegally constructed 18 floor building in a very sensitive area near Police Head Quarter at Garden Area)]

AND

CMA No.617-K of 2019 IN CONST. P. No.9 OF 2010

[Application for Intervener filed by Venu G. Advani (Against illegal conversion of plot from residential into commercial locals at Block 4, Scheme-5, Clifton, Karachi)]

AND

CMA No.889-K OF 2019 IN CONST. P. No.9 of 2010

[Application for intervener filed on behalf of Pakistan Post through Postmaster General, Karachi (regarding ownership of P & T Colony, also declared as katchi abadi)]

AND

CRP No.28-K of 2020 IN CONST. P. No.9 of 2010

[K-Electric Ltd. Vs. Federation of Pakistan and others (matter regarding fatal incidents resulting from electrocution in the service territory of K-Electric)]

AND

CMA No.940-K of 2020

[Muhammad Yousaf Vs. Federation of Pakistan & others
(Regarding Sugarcane Crushing Machines Situated at Hasrat
Mohani Road, Near Café Victory, Karachi)]

AND

CRL. M.A. No.121-K OF 2017 IN CRL. ORG. P. No.7-K OF 2017

[Application for intervener filed by Muhammad Essa (50 feet land
reserved for Bus Stop divided into 80 Sq. Yd. Plots – China Cutting
Plots)]

AND

CRL. M.A. No.38-K OF 2018 IN CRL. ORG. P. No.7-K OF 2017

[Application for intervener filed by applicant namely Akbar
Hussain (against China Cutting of plots by manipulated
documents of plot No.R.160/4 and R-160/5 Sector 11, North
Karachi, Fabricated against master plan, as these are amenity
plots for Bus Stop/Car Parking/Green Belt, etc.)]

AND

CRL. M.A. No.59-K OF 2018 IN CRL. ORG. P. No.7-K OF 2017

[Application for intervener filed by Mr.Ghulam Rasool Mangi, AOR
on behalf of applicant namely Shah Muhammad (against
encroachment made around Ziauddin Hospital, Clifton Karachi by
its management and false cases registered against applicant)]

AND

CMA No.423-K OF 2019 IN CONST. P. No.9 of 2010

[Application for intervener filed by Prof. Dr. Muhammad Shahid
Hussain (encroachment over public road in between St. 6 to St. 8,
Gulshan-e-Iqbal Block 4, KDA Scheme-24, Karachi)]

AND

CRL. M.A. No.71-K OF 2018 IN CRL. ORG. P. No.7-K OF 2017

[Application for intervener filed by Muhammad Hussain, in person
(against encroachment by the land grabber on 51 plots of the
applicant and sector 51-C, Korangi Township, Karachi)]

AND

CMA No.179-K OF 2020 IN CONST. P. No.9 of 2010

[Application for intervener filed on behalf of Rashid Ali
(Demolishing of petrol pump on plot No.PP- Shahrah-e-Quaideen,
Karachi)]

AND

W

C.P. No.422-K OF 2020

[Mst. ZahidaNaz Vs. Province of Sindh and others (petitioners have challenged the purported commercialization of the residential plot No.A/216, Block C, Unit No.2, Latifabad, Hyderabad and its amalgamation with an amenity plot)]

AND

CMA No.767-K OF 2020 IN CONST. P. No.9 of 2010

[Syed Masood Ahmed and others Vs. Federation of Pakistan and others (Defence Officers Housing Authority has been and is illegally converting various plots to use other than its original use)]

AND

C.P. No.92-K OF 2020

[Karachi Chamber of Commerce and Industry Vs. Karachi Metropolitan Corporation and others (conversion of residential land into commercial i.e. plot No.79, Service Street No.C-F 1-5, Old Clifton, KDA Scheme-5, Karachi)]

AND

C.P. No.93-K OF 2020

[Karachi Chamber of Commerce and Industry Vs. Province of Sindh and others (conversion of residential land into commercial i.e. plot No.79, Service Street No.C-F 1-5, Old Clifton, KDA Scheme-5, Karachi)]

AND

CRL. ORG. P. NO.19-K OF 2017 IN CRL. ORG. P. No.7-K OF 2017

[Ghulam Muhiy ud din vs. Province of Sindh through Secy: Local Govt. and others (matter pertains to 35000 plots at 112 sites of KDA Schemes/Township will be got vacated and recovered and put to use for which they were originally meant in master plan)]

AND

CRL. M.A. No.124-K OF 2017

IN

CRL. ORG. P. No.7-K OF 2017

[Application for intervener filed by Muhammad Ismail Shaheed (regarding lands illegally occupied by land grabber in Karachi)]

AND

CRL. M.A. No.132-K/2017 IN CRL. ORG. P. 7-K OF 2017

[Application for intervener filed by AOR for the applicant Anjuman-e-Kalyana (Amenity plot allotted for Kalyana Community Centre at North Karachi as illegally demolished by respondent)]

AND

CRL. M.A. No.111-K OF 2018 IN CRL. M.A. No.132-K OF 2017
IN
CRL. ORG. P. No.7-K OF 2017

[Application for withdrawal filed by in person namely Anjuman-e-Kalayana through its President]

AND

CRL. M.A. NO.243-K OF 2018 IN CRL. M.A. No.8-K OF 2018
IN
CRL. ORG. P. No.7-K OF 2017

[Application for withdrawal filed by in person namely Anjuman-e-Sadat-e-Amroha through its President]

AND

CRL. M.A. No.8-K OF 2018
IN
CRL. ORG. P. No.7-K OF 2017

[Application for intervener on behalf of Anjuman-e-Sadat-e-Amroha (for restraining from demolishing further construction on the applicant plot which was allotted by KDA to Anjuman on 6.8.1974)]

AND

CRL. M.A. No.19-K OF 2018
IN
CRL. ORG. P. No.7-K OF 2017

[Application for intervener filed by Mr. A.S.K. Ghori, AOR on behalf of applicant namely Muhammad Jaffar (for removal of encroachment and unauthorized illegal construction around Saddar and Katrak Road Karachi and has also requested that order dated 29.11.2017 be enlarged and stretched to encompass the cantonment area)]

AND

CRL. M.A. No.20-K OF 2018 IN CRL. ORG. P. No.7-K OF 2017

[Application for intervener filed by Muhammad Raees (regarding encroachment on applicant's plot by constructing boundary wall thereon by Mr.Hussain Rajpar, Land Grabber)]

AND

CRL. M.A. NO.72-K OF 2018
IN
CRL. ORG. P. No.7-K OF 2017

[Application for intervener filed by Mr.Mazhar Ali B. Chohan, AOR on behalf of Anjuman-e-Musliman-e-Kalyana (seeking direction to restrain KDA & SBCA to not to demolish Girls College, Girls School, Coaching Centre and Medical Centre established on amenity plot)]

AND

CMA No.59-K OF 2019 IN CONST. P. No.9 OF 2010

[Application for intervener filed by Syed Arif Shah (Encroachment on amenity plot allotted at Orangi for establishing Muslim Missionary College and Allied Institutions)]

AND

CMA No.349-K of 2019 in C.P. No.815-K of 2016

[Application for intervener filed on behalf of Public Interest Law Association of Pakistan (for seeking direction of this Court to have empty plots of Karachi developed with parks and playground with the coordination of the relevant authorities)]

AND

CMA No.875-K of 2019 IN CONST. P. No.9 of 2010

[Application for intervener filed by Muhammad Saleem Qureshi (regarding cancellation of false & fabricated lease granted on amenity plot at Bihar Colony Layari)]

AND

CMA No.933-K of 2019 IN CONST. P. No.9 of 2010

[Application for intervener filed by Mrs. Mahamadi (regarding demolishing of all illegal construction and usage of public property on main Korangi service road)]

AND

CM. APPEAL No.139 OF 2020 IN CMA NIL/2020 IN CMA No.933-K OF 2019 IN CONST. P. No.9 of 2010

[Samira Mahmadi Vs. The Registrar Supreme Court of Pakistan (for correction of order dated 13.8.2020)]

AND

CMA No.202-K OF 2020 IN CONST. P. No.9 of 2010

[Application for intervener filed on behalf of AVA Ardeshir Cowasjee (regarding allotment of Plot No.9B, GK 1, Ghulam Hussain Kasim Quarters Karachi)]

AND

CMA No.281-K of 2020 IN CONST. P. No.9 of 2010

[Application for intervener filed on behalf of the Karachi Goan Association (regarding allotment of plot No.J.M.1/79, Jamshed Quarters, M.A. Jinnah Road, Karachi)]

AND

CMA No.522-K of 2020 IN CONST. P. No.9 of 2010

[Waleed Ahmed & others Vs. Federation of Pakistan and others
(Plot No.SNPA-21D & SNPA-23, both are public amenities and meant for "Park" and the same are used for marriage/commercial activities)]

AND

CRL. M.A. NO.32-K OF 2018

IN

CRL. ORG. P. NO.7-K OF 2017

[Application for intervener filed by Mr.Ghulam Qadir Jatoi, AOR
(for issuance of allotment order and lease deed in favour of applicant)]

AND

CRL. M.A. NO.1-K OF 2019 IN CRL. ORG. P. NO.7-K OF 2017

[Application for intervener filed by Mr.Mazhar Ali B. Chohan, AOR
on behalf of Moulana Muhammad Ali Johar Memorial Cooperative
Housing Society (seeking direction for removal of encroachment
from the plot of applicant society)]

AND

CRL. M.A. No.34-K/2020 IN CRL. ORG. P. NO.7-K OF 2017

[Application for intervener filed by Mr. Ghulam Rasool Mangi, AOR
on behalf of M/s Fatima Jinnah Dental College & Hospital Trust
(matter pertains to non-profitable educational institution/trust on
plot No.AM/1/B at Bhattai Colony "Amenity Plot")]

AND

CMA No.761-K OF 2020 IN CONST. P. No.9 of 2010

[Abdul Haq Abbasi Vs. Federation of Pakistan, etc. (matter
regarding encroached overstate property situated at Sindh Muslim
Society Karachi)]

AND

CMA No.808-K of 2020 IN CMA No.459-K of 2020

IN

CONST. P. No.9 of 2010

[Muhammad Ameer Shah Vs. Federation of Pakistan and others
(encroachment over 2000 million road at North Karachi)]

AND

CMA No.941-K of 2020

[Niamatullah Khan Advocate Vs. Federation of Pakistan & others
(Regarding encroachment in Jacobabad at various governmental
lands (i.e. amenities parks, etc) by influential persons)]

AND

C.M. Appeal No.16 of 2021 in Const.P. No.9 of 2010

[Haji Abdul Raziq Khan (Regarding Encroachment over Amenity Plot at PECHS) Vs. Federation of Pakistan, etc]

AND

CRL. M.A. No.95-K OF 2018 IN CRL. ORG. P. No.7-K OF 2017

[Application for intervener filed by Imdad Hussain Applicant in person (against notice issued by the KDA for demolition/vacating of the house of applicant i.e. House # 318, sector 6-B, Mehran Town Korangi Industrial Area Karachi)]

AND

CRL. M.A. No.214-K OF 2018

IN

CRL. ORG. P. No.7-K OF 2017

[Application for intervener filed by Salman Muhammad (for seeking directions to stop anti-encroachment operation against the poor villagers Gulshan-e-SaifulMance, Sector 8, Scheme 41, Surjani Town, Karachi)]

AND

CRL. M.A. No.2-K OF 2019 IN CRL. ORG. P. No.7-K OF 2017

[Application for intervener filed by Muhammad Farhan (Against illegal demolition of the lawful construction on the plot owned by applicant, as it was offered by KDA illegally in compensation to Mst. Sabiha Parveen)]

AND

CMA No.521-K of 2019 IN CONST. P. No.9 of 2010

[Application for intervener filed by Murtaza Ali (regarding illegal encroachment on Plot No.33 and 34, PR-II, Preedy Quarters Karachi)]

AND

CMA No.527-K of 2019 IN CONST. P. No.9 of 2010

[Application for intervener filed by Advocate Aqeel Hassan Khan (Illegal construction of Masjid on Plot # R-07 Longlife Banglows Block 17, Gulistan-c-Johar)]

AND

CMA No.162-K OF 2020 IN CONST. P. No.9 of 2010

[Application for intervener filed on behalf of Ms. Muneera Khatoon (against illegal encroachment over plot bearing No.46-F and 46-G situated at Bihar Colony, Shah Abdul Latif Bhittai Road, Karachi)]

AND

CMA No.193-K OF 2020 IN CONST. P. No.9 of 2010

[Application for intervener filed by Khawaja Muhammad Asghar (regarding encroachment of Plot No.B-100 & B-113 Block 10 Gulistan-e-Johar, Karachi)]

AND

CMA No.762-K OF 2020 IN CONST. P. No.9 of 2010

[Syed Khurram Iqbal Vs. Federation of Pakistan, etc. (matter pertains to encroached land situated in Aligarh Muslim University Old Boys Cooperative Housing Society Ltd. Gulzar-e-Hijri Scheme No.33)]

AND

CMA No.425-K OF 2019 IN CONST. P. No.9 of 2010

(Application for intervener filed on behalf of Muhammad Jibran Nasir and others (matter regarding discrimination & grievances with regard to anti-encroachment operation in Karachi)]

AND

CRL ORG. P. No.5-K OF 2020 IN CONST. P. No.9 of 2010

[Muhammad Jibran Nasir and others Vs. Mr.Habibur Rehman Ghiani and others (matter pertains to resettlement and rehabilitation plan for the affectees who have been dispossessed or dislocated due to the anti-encroachment drive)]

AND

**CMA No.809-K OF 2020 IN CMA No.460-K OF 2019
IN
CONST. P. No.9 of 2010**

[Yousaf Masih Vs. Federation of Pakistan and others (regarding grievances of people of Salman Brohi Goth as they apprehend to be dispossessed/vacated from the land in question)]

AND

CMA No.82-K OF 2020 IN CONST. P. No.9 of 2010

[Application for intervener filed by Syed Mehmood Akhtar Naqvi (regarding corruption allegations against mentioned officials SBCA and highlighted the illegal construction and encroachment in certain arrears of Karachi)]

AND

CMA No.336-K OF 2020 IN CONST. P. No.9 of 2010

[Mr. Imran Ayub Khan Advocate Vs. Federation of Pakistan and others (issue regarding title documents the people living at Allah Bux Goth registered as Kachi abadi)]

AND

CRL. ORG. P. No.1-K OF 2020 IN CONST. P. No.9 of 2010

[Syed Mehmood Akhtar Naqvi Vs. Qazi Shahid Pervaiz, Senior Member, Board of Revenue, Govt. of Sindh and others]

AND

CMA No.510-K OF 2021

[Muhammad Ashraf Samoo Vs. The Province of Sindh and others (applicant has pointed out various issues i.e. corruption, violation of Fundamental Rights, etc.)]

AND

CMA No.300-K OF 2020 IN CONST. P. No.9 of 2010

[Niamatullah Khan Advocate Vs. Federation of Pakistan (Statement of the Amicus Curiae from "Salahuddin Ahmed, ASC")]

AND

CMA No.414-K OF 2020 IN CONST. P. No.9 of 2010

[Niamatullah Khan Advocate Vs. The Province of Sindh and another (for extension of time for compliance of orders)]

AND

Report No.7-K of 2021

[Report filed on behalf of Chief Minister, Sindh through AOR, in compliance of Court Order dated 09-05-2019 Vs. Federation of Pakistan & others]

- | | | |
|--------------------|---|--|
| For the Federation | : | Mr. Khalid Javed Khan,
Attorney General for Pakistan
Mr.Kashif Sarwar Paracha,
Addl. AGP |
| For Govt. of Sindh | : | Mr. Salman Talibud Din,
Advocate General, Sindh
Mr. Sibtain Mehmood, Addl.A.G. Sindh
Mr.Naveed Ahmed Sheikh,
Commissioner Karachi
Dr.Saeed Ahmed Qureshti,
Focal Person of Chief Secretary |
| In Attendance | : | Dr.Raana Khan, AOR
Mr. Faisal Siddiqui, ASC
Mr.Abid S. Zuberi, ASC
Mr. Salahuddin Ahmed, ASC
Mrs. Abida Perveen Channar, ASC |

- Mr.Badar Alam, Sr.ASC
 Syed Ashiq Raza, ASC
 Mr.Yawar Farooqi, ASC
 Mr. K.A. Wahab,AOR
 Mr. Mazhar Ali B. Chohan, AOR
 Mr. Kamal Azfar, Sr.ASC
 Mr.Zakir Hussain Khashkheeli, ASC
 Ms. Sana Akram Minhas, ASC
 Ms. Razia Danish, ASC
 Syed Ali Zafar, ASC (via video link,
 Islamabad)
- For F.W.O. : Brigadier Waqar Commander 494,
 Group FWO
 Abdul Basit Khan Tanoli,
 Legal Advisor
- For Pakistan Railways : Mr.Habibur Rehman,
 Secretary Railways
 Raja Qasit Nawaz, ASC
 M. Hanif Gul, D.S. Railways
 Amir Muhammad Daud Pota,
 D.G., KCR
 Rao Moiuiddin, ADLA, Karachi
 Salman Kazmi, Legal Consultant
 Mr. Nisar Ahmed Memon, Sr. G.M.
 Mr. Hafeez Ullah, Director Land Lahore
- SBCA : Dr.Raana Khan, AOR
 Syed Jameel Ahmed, ASC
- KWSB : Assad Ullah Khan, M.D.
- NDMA : M. Idrees Mahsud, Member, Islamabad
- KDA : Nasir Abbas Soomro, D.G.
 Mirza Sarfraz ASC
- KMC : Laeeq Ahmed, Administrator
 Azra Muqem Legal Advisor
 Bashir Siddiqui Director Anti
 Encroachment
- CAA : Khaqan Murtaza, DG
 Nadir Shafi Dar, Deputy D.G.
- CBE : Ambar Ali Bhai, Shehri
- K- Electric : Moonis Abdullah Alvi, CEO
- Cantonments : Adil Rafi, Director,
 Military Land & Cantonment, Karachi
 M. Saleem Hassan,

CEO, Clifton Cantonment
 M. Farooqu,
 Military Estate Officer, Karachi
 Omer Masoom Wazir, CEO,
 Korangi Cantonment
 M.Umer Riaz, Advisor/ASC
 on behalf of Cantonment Board,
 Karachi Region
 Rana Khawar Iftikhar, CEO, Faisal
 Haider Ali Sial, CEO, Malir
 Qazi Rizwan Ahmed,
 CEO, Karachi, Cantonment
 Umar Mehboob, CEO

Date of Hearing : 16.06.2021.

ORDER

GULZAR AHMED, C.J.-

CMA Nos. 441-K/2021 (GUJJAR NALLAH & ORANGI NALLAH):

The learned Attorney General for Pakistan states that he will seek instructions from the Federal Government so also from the Chief Minister Sindh and come up with a solution for the rehabilitation of the affectees of Gujjar Nallah and Orangi Nallah. Let such an exercise be done and a report, in this regard, be submitted before the Court in the next session.

CMAs No.625-K and 576-K/2021:

2. For reasons to be recorded separately, these applications are dismissed.

CMA No.86-K/2020 (COMM-3)

3. The Director General, Karachi Development Authority (DG, KDA) has placed before us layout plan of Kehkeshan Scheme No.5, Clifton Karachi. In the said plan, there is plot No.ST-4 under which is mentioned 'hospital'. We note that there is a private hospital by the name of Zia-ud-Din Hospital operating on this plot.

The plot being amenity, which is also admitted by the DG, KDA before us the same could not have been allowed to be used for private/commercial purposes by an individual/private party/private company. Let notice be issued to the owners of Zia-ud-Din hospital situated on plot No.ST-4, Kehkeshan, Scheme No.5, Clifton Karachi to show cause as to how a private hospital could be allowed to be operated on this amenity plot and why this hospital should not be removed.

Similarly, notice be also issued to the owners of South City Hospital, who are occupying ST plot on Khayaban-e-Firdousi and running a private hospital meant for extra rich people. Let the owners appear and show cause as to why the said plot should not be got vacated to be used for amenity purposes for which it is meant.

C.M.As. No.86-K and 711-K/2020 (COMM-3)

4. DG, KDA has filed a report. Same is taken on the record. C.M.A. No.7111 K/2020 has also been filed in respect of KDA Scheme Kehkeshan Clifton and both DG, KDA and Shehri will prepare a comprehensive report regarding plots in this scheme named Comm, as to when these plots were created, and when and how and who allotted these plots, full description of these plots and present status of each of the Comm plots be given by the DG, KDA.

5. A separate report shall be prepared by the DG, KDA about ST plots all over Karachi and in the first instance, regarding Kehkeshan, Clifton. Such report be filed by the DG, KDA before the next date of hearing. The DG, KDA shall give status of the ST plots, their size/area, its actual use provided in the master plan and use

to which it has been put. If the plots are allotted, DG, KDA shall mention the same. The manner of allotment of the plots, the person(s) to whom they have been allotted, the terms on which such allotments are made and the authority which has granted allotments.

6. To be listed in the next session.

C.M.A. No.689-K/2021(Aladin Park)

7. A report bearing No.54-K/2021 along with the photographs has been submitted by the Commissioner Karachi showing that the Court order dated 13.06.2021 has been partially complied with, in that, there are 400 shops built on Aladin Park which are in the process of being demolished and the occupants of the shops, who are having their merchandises in them have been asked to remove the same from the shops. It is also stated that Pavilion Club is also in the process of demolition. Commissioner Karachi and Director General Anti-encroachment seek more time to fully implement the order dated 13.06.2021. A week's time is allowed to them to make compliance.

8. Let further report be submitted by the Commissioner Karachi after one week. The Commissioner Karachi will ensure removal of all encroachments/buildings which are unauthorized, including Pavilion Club and shops from Aladin Park, take over possession of the said park and maintain it by putting into use for which it was originally meant. The Aladin Park shall remain in possession of the Commissioner Karachi. No part of this shall be allowed to be occupied or used by any other person or company by

whatever name. The order of auction of this park by official assignee stands recalled.

C.M.A. No.770-K of 2020 (Supply of water)

9. Chairman, WAPDA has appeared and filed a report about K-IV Project for supply of additional water of 650 MGD to Karachi. He states that consultant for the project has already been appointed and all plans/drawings have been prepared and now it is to be executed by the contractor. He states that the whole project is going to be completed within 22 months i.e. by October, 2023. He has issues regarding 'right of way' with Government of Sindh. Learned Advocate General Sindh has assured that there would be no obstruction in this regard.

10. So far as the next point with regard to flow of funds is concerned, it is stated by the Chairman, WAPDA that 50% of the cost of K-IV Project is to be borne by the Federal Government and the remaining 50% by the Government of Sindh. Both the learned Attorney General for Pakistan so also Advocate General Sindh state that they will instruct their respective Governments not to create obstruction in the flow of funds for completion of K-IV Project by the WAPDA and ensure that this very project is not delayed at all.

C.M.A. No.510-K of 2021:

11. Notice.

C.M.A. No.941-K of 2020:

12. Commissioner, Larkana is in attendance. He has filed a report in which he has stated that Harmain hotel has been constructed on Sessions Court Road in Jacobabad and it is in the

process of being demolished as the same has been constructed on the government land meant for educational use. The applicant of C.M.A. No.941-K/2020 has also referred to six other properties of government vide para 6 of the C.M.A. a ground of Government Girls High School Jacobabad which is encroached by Abdul Baqi Abro, Clerk of Education Department Government of Sindh. Third property is the *Ghora* Hospital which is located opposite Zila Counsel, District Council Road, Jacobabad has been encroached by a private school by the name of Saint Jhon Grammar School and College Jacobabad and is said to be encroached by an M.P.A. Mumtaz Jhakrani, who has built his house on it and is called Zain House.

13. The District Police Officer, Jacobabad was stated to be present in the Court but when the matter is called, is not in attendance. He shall not be paid/allowed any TA/DA. No TA/DA shall also be payable to the D.S.P. Jacobabad who was not called by the Court. Further, District Police Officer, Jacobabad shall give his explanation as to why he was not present in Court when the matter was called. Copy of this order be sent to Inspector General of Police Sindh for compliance.

14. The Commissioner Larkana, Deputy Commissioner Jacobabad as well as District Police Officer Jacobabad shall ensure that the properties mentioned in the application are properly examined as per record and put to the use for which they are meant. No untoward incident should be allowed to take place by the officials and ensure that the matter regarding these properties is settled. A report in this regard shall be filed by the

Commissioner, Larkana as well as the Deputy Commissioner, Jacobabad.

15. Re-list in the next session.

C.P. No.599-K of 2020 (NAWAB SHAH)

16. Let a notice be issued to the Advocate General Sindh for a date in the next session.

C.M.A. No.510-K of 2021

17. Let a notice be issued to the Advocate General Sindh for a date in the next session.

C.R.P. No. 15-K/2021 & C.M.A. No.906-K/2020

18. Mian Raza Rabbani, ASC has sent an adjournment application. Allowed. Adjourned.

C.M.A. No.714-K/2020 & C.P. No.92-K & 93-K/2020

19. Khawaja Shamas-ul-Islam, ASC has sent an adjournment application. Allowed. Adjourned.

20. All the remaining matters shall be taken up in the next session.

Sd/-Gulzar Ahmed, CJ
Sd/-Ijaz ul Ahsan, J
Sd/-Qazi Muhammad Amin Ahmed, J

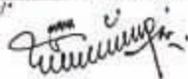
Bench-I

Karachi

16.06.2021

'APPROVED FOR REPORTING'

Ghulam Rasool





SHEHRI - CITIZENS
FOR A BETTER
ENVIRONMENT

August 9, 2021

Mr. Asif Ali Memon
Director General, KDA
Karachi Development Authority
Civic Centre (1st floor)
Gulshan-e-Iqbal
Karachi

Re: Supreme Court CP No.09/2010
Order dated 16/06/2021

“C.M.A.s No.86-K and 711-K/2020 (COMM-3)

DG, KDA has filed a report. Same is taken on the record. CMA No.711-K/2020 has also been filed in respect of KDA Scheme Kehkashan Clifton and both DG, KDA and Shehri will prepare a comprehensive report regarding plots in this scheme named Comm, as to when these plots were created, and when and how and who allotted these plots, full description of these plots and present status of each of the Comm plots be given by the DG, KDA.”

Assalam-o-Alaikum Mr. Memon

Your predecessor and myself in pursuance of the above, Supreme Court order, met three times to bring all the facts about Scheme-5 Kahkashan, Clifton on record, since Shehri and KDA have to give a joint report.

The Supreme Court is coming after 14th August 2021, we need to meet as soon as possible and follow up on work done so far.

Kindly let us know when you are free to meet.

Thanking you.

Sincerely

Amber Alibhai

Amber Alibhai
General Secretary
Shehri-CBE

c.c. Chief Secretary, GoS
Secretary Local Government & HTP, GoS

SCHEDULE OF PLOTS

BLOCKS 1 2 3 4 5 6 7 8 9 Total:

RESIDENTIAL:

L	60/80 S.Yds	1193	-	-	-	-	-	-	-	-	-	1193
A	240 S.Yds	72	-	-	-	-	-	-	-	-	-	72
B	400 S.Yds	67	-	-	-	-	-	-	-	-	-	67
C	600 S.Yds	53	170	-	38	-	-	10	13	5	-	288
D	1000 S.Yds	72	121	38	145	210	-	79	44	84	-	788
F	2000 S.Yds	-	3	10	68	104	-	114	77	37	-	413
G	3750 S.Yds	-	3	2	3	10	-	10	29	24	-	84
FL	-	18	17	4	1	18	-	6	-	-	-	64
Total:		1475	314	49	255	342	-	219	163	150	-	2968

COMMERCIAL:

LS	37.5 S.Yds	65	14	-	-	39	-	-	-	-	-	118
SS	12.0 S.Yds	44	-	-	-	-	-	-	-	-	-	44
WS	400 S.Yds	6	-	-	-	-	-	-	2	-	-	6
BC	- Do -	6	6	-	-	-	-	-	-	-	-	12
AC	-	-	9	-	12	-	-	-	-	-	-	21
FC, CC, DC, GC	-	-	-	-	-	4	-	4	15	3	-	29
Comm	-	20	29	14	24	1	3	-	-	-	-	91
G.P.C.	-	-	-	-	-	22	-	-	-	-	-	22
Total:		141	58	14	36	66	3	4	16	5	-	343

AMENITIES:

PARKS & PLAYGROUND	20	21	4	7	20	-	9	4	5	-	90
RELIGIOUS	5	2	1	-	2	-	1	2	-	-	13
EDUCATIONAL	9	3	5	3	3	-	2	1	3	-	29
PUBLIC BUILDING	9	12	5	9	9	3	5	3	6	-	61
PETROL STATION	1	1	-	-	-	1	-	2	-	-	5
HOSPITAL	-	-	-	-	-	1	-	-	-	-	1
BOATING BASIN	-	-	-	-	-	1	-	-	-	-	1
MARINE PROMENADE	-	1	-	-	-	-	-	-	-	-	1
TOTAL:	44	39	16	19	34	6	17	12	14	-	201

The Gazette of West Pakistan



PUBLISHED BY AUTHORITY

LAHORE, FRIDAY, OCTOBER 30, 1964

PART I—A

West Pakistan Government Notifications and Orders

BASIC DEMOCRACIES, SOCIAL WELFARE AND LOCAL GOVERNMENT DEPARTMENT

The 26th September 1964

No. SO (BD) 5(1)/64—In pursuance of the provisions of item 14 of Appendix B to the West Pakistan Municipal Committees Cofroi Rules, 1964 and with the Rule 138 of the said rules, the Governor of West Pakistan is pleased to declare that all fertilisers imported into any municipality in the Province of West Pakistan shall be exempt from the payment of cofroi.

The 1st October 1964

No. 3(9) E&A (BD)/61—In pursuance of the Services and General Administration Department's

The 5th October 1964

No. SO (BDIV)-4/8-62—The Governor of West Pakistan has been pleased to order the following transfers amongst the Assistant Directors, Basic Democracies in the public interest with immediate effect:

Serial No.	Name	From	To
1	Captain Muhammad Afzal Khan	Assistant Director, Basic Democracies, Jacobabad (on return from leave)	Assistant Director, Basic Democracies, Thatta, vice Major Aftab Ali Shah, Assistant Director, Basic Democracies, transferred.
2	Major Aftab Ali Shah	Assistant Director, Basic Democracies, Thatta	Assistant Director, Basic Democracies, Jacobabad vice Captain Muhammad Afzal, transferred.

The orders issued in this Department notification of even number, dated 25th September 1964 are cancelled.

The 6th October 1964

No. SO (BDIV)-2/2-63—The Governor of West Pakistan has been pleased to order the transfers of the following Assistant Directors, Basic Democracies in the public interest with immediate effect:—

Serial No.	Name	From	To
1	Habibullah Mohsin	Assistant Director, Basic Democracies, South Waziristan (Dera Ismail Khan Division)	Assistant Director, Basic Democracies, Bahawalpur, vice Gh. D. Muhammad, Assistant Director, Basic Democracies, transferred.
2	Mr. Rafiquddin	Assistant Director, Basic Democracies, Bannu	Assistant Director, Basic Democracies, South Waziristan vice Mr. Habibullah Mohsin, transferred.
3	Mr. Gh. Din Muhammad	Assistant Director, Basic Democracies, Bahawalpur.	Assistant Director, Basic Democracies, Bannu, vice Mr. Rafiquddin, transferred.

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No. SO (BDIV)-2/2-63—The Governor of West Pakistan has been pleased to order the transfer of the following Assistant Directors, Basic Democracies, with immediate effect in the public interest:

Serial No.	Name	From	To
1	Mr. Ikram Mohyuddin	Assistant Director, Basic Democracies, Sheikhupura.	Assistant Director, Basic Democracies, Lahore, Mr. Muhammad Amin, P.C.S., Assistant Director, Basic Democracies, vacant services have been created at the disposal of Civil and General Administration Department.
2	Mr. Major Sharif Ahmad Bajwa	Assistant Director, Basic Democracies, Gujrat.	Assistant Director, Basic Democracies, Montgomery vice Captain Muhammad Ayyub, Assistant Director, Basic Democracies, transferred.
3	Captain Muhammad Ayub	Assistant Director, Basic Democracies, Montgomery.	Assistant Director, Basic Democracies, Gujrat, Major Sharif Ahmad Bajwa, transferred.
4	Major Arwar Ahmad Khan	Assistant Director, Basic Democracies, Mardan.	Assistant Director, Basic Democracies, Kohat, Lt. Col. Khameed Khan, Assistant Director, Basic Democracies, transferred.
5	Lt. Col. Karim Dad Khan	Assistant Director Basic Democracies, Kohat.	Assistant Director Basic Democracies, Parachinar (Islamabad Agency), vacant post.

2. No. 1 should move at once.

No. SO(BDIV)-2/2-63—The Governor of West Pakistan has been pleased to order that Ch. Din Muhammad, Assistant Director, Basic Democracies, Behawalpur and Major Waliullah, Assistant Director, Basic Democracies, Dera Ghazi Khan should change places with immediate effect in the public interest.

No. SO(BDIV) 2/23-62—The Governor of West Pakistan has been pleased to order the promotion of Mr. Muhammad Zafrullah, Development Officer, Basic Democracies, Chakwal (Rawalpindi Division) as Assistant Director, Basic Democracies on *ad hoc* basis for a period not exceeding 6 months subject to the final approval of the West Pakistan Public Service Commission.

2. On his promotion Mr. Muhammad Zafrullah is appointed to officiate as Assistant Director, Basic Democracies, Sheikhupura vice Mr. Ikram Mohyuddin, Assistant Director, Basic Democracies, transferred to Lahore.

No. SOII (LG)-15 (18)/64—In pursuance of the provisions of item 14 of Appendix B to the West

Pakistan Municipal Committees Octoroi Rules, 1964 read with rule 136 of the said rules, the Governor of West Pakistan is pleased to declare that all Malaria Eradication Programme vehicles imported into any Municipality in the Province of West Pakistan shall be exempt from the payment of octroi.

The 7th October 1964

No. SO (BDIV)-4/8-62—The four months leave sanctioned to Captain Raja Muhammad Aizal Khan, Assistant Director, Basic Democracies, Jacobabad from 11th May 1964 to 1st September 1964 is classified as leave due on average pay under the Leave Rules, 1955 as certified by the Comptroller, Southern Area, West Pakistan, Karachi.

No. SO (BDIV)-5/24-63—The two months leave without pay granted to Mr. Ahmad Zaman Khan, Development Officer, Basic Democracies, Vehari (Multan Division) from 1st September 1964 on this Department notification of even number dated 19th September 1964 is cancelled.

The 7th October 1964

No. SOIV (LG) KDA/7-3/62—In pursuance of the provisions of Article 50 of the Karachi Development Authority Order, 1957 (President's Order No. 5 of 1957), the Governor of West Pakistan is pleased to order that Government of West Pakistan, Basic Democracies Social Welfare and Local Government Department's Order No. SOIV (LG) KDA/7-3/62, dated the 6th October 1964 reproduced in the Schedule annexed hereto, sanctioning the Improvement Scheme for the development of Clifton Scheme No. 5 framed by the Karachi Development Authority, be and the same is hereby published in the Official Gazette.

SCHEDULE

ORDER

The 6th October 1964

No. SOIV (LG) KDA/7-3/62—In exercise of the powers conferred on him by clause (a) of Article 11 of Karachi Development Authority Order, 1957 (President's Order No. 5 of 1957), the Governor of West Pakistan is pleased to sanction the Karachi Development Authority, Development Scheme No. 5 of 1964.

Clifton Scheme No. 5, Karachi (hereinafter referred to as the Scheme) framed by the Karachi Development Authority (hereinafter referred to as the Authority) at an estimated cost of Rs. 1011.21 lacs including foreign exchange component of Rs. 200 lacs (subject to the condition that the foreign exchange component of the scheme shall be met through available loan/credit) and that the phasing will be strictly correlated with the sale proceeds of the plots, measuring approximately 1950 acres of land (including Government and private land) in the Clifton Area, Karachi and more particularly described in the Schedule annexed hereto, subject to the following conditions:—

(a) The area of the Scheme shall be distributed as under:—

	Acres.
(a) Residential	767.03
(b) Commercial	47.57
(c) K. M. C. (4 plots)	13.74
(d) Boating House (Block 6)	3.00
(e) Club House (Block 7)	2.5
(f) Public Building	52.15
(g) School and Colleges	83.3
(h) Health Building	25.5
(i) Leasable area in Central Park Swimming Pool, Theatre, Amusement Park, etc.	10.5
(j) Mosque	7.7
(k) Park and Blayground and Channell	242.7
(l) Roads	430.4
(m) Boating Basin	55.0
(n) Miscellaneous	5.0
(o) K. M. C. Clifton Quarters Built up area.	140.0
(p) Restricted Area (Open space Belt).	60.0
Total ..	1950.00

2. The Scheme shall be completed within a period of eight years from the date of commencement.

3. The entire land included in the Scheme shall vest in and be managed by the Authority (including the Government land (on the conditions and terms prescribed in this behalf) in the provision of the Karachi Development Authority Order, 1957, the Authority shall for the purpose of the Scheme be entitled to perform the following functions namely:—

- (1) The laying-out and construction of streets, roads and bridges.
- (2) The arrangement of drainage, sewerage, water-supply and lighting of the area;
- (3) The retention, letting on hire, lease, exchange or disposal of land vested in or acquired by the Authority and the buildings constructed thereon;
- (4) Provisions of facilities for communications;
- (5) The demolition of buildings comprised in the Scheme or any portion thereof;
- (6) The raising, lowering or reclamation of any land for the purposes of the Scheme;
- (7) The erection of buildings by the Authority or by the person who purchased the land comprising the Scheme;
- (8) The provision of open space in the interest of the residents of the area included in the Scheme and the area adjoining thereto;
- (9) The doing of all acts intended to promote the health of the residents of the area included in the Scheme;
- (10) Protection, pitching of the canal drain;
- (11) Diversion of 50' wide K. M. C. storm water drain;
- (12) Construction of the sea wall and protection wall along eastern boundary; and
- (13) Other miscellaneous works considered necessary by the Authority for the execution of this Scheme.

4. *Objects of the Scheme*—The Object of the Scheme is to provide for well laid-out and orderly developed streets of adequate width and satisfactory siting of the open spaces and other amenities sufficient for the needs of the area to be developed.

5. The layout of the area included in the scheme shall be in accordance with Drawing No. P. B. 5/8 prepared by the Authority.

6. The building operations in the area included in the Scheme shall be governed by the Karachi Development Authority Karachi Building Regulations published with the Government of Pakistan Notification No. S. R. O. 868 (K) 61, dated the 15th September, 1961.

7. All the plots of the scheme shall be sold by public auction and through no other medium.

8. The scheme shall come into force with effect from the date of publication of this order in the Official Gazette in pursuance of Article 51 of Karachi Development Authority Order, 1957.

The boundaries of the land included in the scheme shall be as under:—

On the North—Bath Island and Frere Town.

On the South—Race Course, Delhi Colony and Post and Telegraph Colony.

On the South by— Ach Akh Sental and Sea Beach.

On the West by— Railway line leading to Karachi.

(This has been fully defined in the notification issued in the Gazette of Pakistan dated 28th March 1956).

The 13th October 1964

No. S. O. V. (LG) 52/61—In pursuance of sub-section (1) of section 4 of the West Pakistan Hill Trust Improvement Ordinance 1961 the Government of Pakistan Ministry of Agriculture and Works has nominated Mr. S. Ali Hussain Additional Director, Planning Capital Development Authority, in place of Malik Karam Dad Khan P. O. S. Director Lands Capital Development Authority as its representative on the Rawalpindi and Hazara (HT) Improvement Trust Murree, with effect from the date of this notification.

16th October 1964

No. S. O. (BDIV) 4/12-62—The Governor of West Pakistan has been pleased to appoint Mr. Ghulam Ahmed P. C. S. Additional District Magistrate Campbellpur to hold the additional charge of the post of Assistant Director Basic Democracies, Campbellpur from 21st May 1964 to 10th August 1964.

By order the Governor of West Pakistan.

INA VAT ULLAH

Secretary to Government of West Pakistan
Basic Democracies, Social Welfare and
Local Government Department.

The 30th September 1964

No. SW-II-10(87)/64/1871-73—Mr. Muhammad Sajjad Ghaus assumed the charge as Social Welfare Organizer Urban Community Development Project No. II, Lyallpur, with effect from 24th July 1964 (forenoon).

No. P.F. II(1) (GO)/63—Mrs. Aquila M. Yousafzai Social Welfare Organizer Urban Community Development Project, Karachi is hereby granted leave as under—

1. 21 days L.A.P. on medical certificate with effect from 5th September 1962 to 25th September 1962.

2. 12 days L.H.A.P. on medical certificate with effect from 26th September 1962 to 7th October 1962 (converted into L.A.P).

Certified that after the expiry of her leave, Mrs. Aquila M. Yousafzai assumed her duties as Social Welfare Organizer Urban Community Development Project, Lyari, Karachi with effect from 8th October 1962 (forenoon).

The 2nd October 1964

No. P.F. 35(GO)/63-1908-11—Mrs. Mukhtar Aleem Superintendent, socio-economic Centre for Women,

Korangi, Karachi is hereby granted leave as under—

(1) 20 days leave on average pay with effect from 18th August 1962 to 6th September 1962.

(2) 10 days Extrarodinary leave with effect from 7th September 1962 to 16th September 1962.

Certified that on return from leave Mrs. Mukhtar Aleem resumed her duties as Superintendent Socio-economic Centre, Korangi, Karachi with effect from 17th September 1962 (forenoon). She is entitled to receive all the allowances as admissible under the rules, attached to her post.

No. SW-II-10(85)/64—Miss Rehana Khan assumed the charge as Social Welfare Organizer Urban Community Development Project No. I, Lyallpur with effect from 24th June 1964 (forenoon).

The 3rd October 1964

No. SW-II-10(49)/63/1917-21—Consequent upon the transfer, Mr. Khurshid Ahmad handed over the charge of the office of the Social Welfare Organizer Urban Community Development Project, Korangi, Karachi on the 5th of June, 1964 (afternoon).

2 Further, Mr. Khurshid Ahmad took over the charge of the office of the Social Welfare Organizer Urban Community Development Project No. I, Masti Shah, Lahore, on the forenoon of the 6th June, 1964, relieving Mr. Afzal Ali Khan of the additional charge.

M. HAMID UZ-ZAFAR

Director Social Welfare West Pakistan
Ex-officio Deputy Secretary to Government

The 16th October 1964

No. Dir (SW)-PA-64—On her appointment in the Child Welfare Training Institute, Lahore Mrs. Saima Riaz was relieved of her duties as Social Welfare Organizer Urban Community Development Project, Karachi with effect from 30th September 1964 (afternoon) and joined the Institute as Lecturer with effect from 2nd October 1964 forenoon. She was allowed to avail of one days' joining time.

M. HAMID UZ-ZAFAR

Deputy Secretary to Government of
West Pakistan Basic Democracies
Social Welfare and Local Government
Department.



August 9, 2021

Mr. Asif Ali Memon
Director General, KDA
Karachi Development Authority
Civic Centre (1st floor)
Gulshan-e-Iqbal
Karachi

Re: Supreme Court CP No.09/2010
Order dated 16/06/2021

“C.M.A.s No.86-K and 711-K/2020 (COMM-3)

DG, KDA has filed a report. Same is taken on the record. CMA No.711-K/2020 has also been filed in respect of KDA Scheme Kehkashan Clifton and both DG, KDA and Shehri will prepare a comprehensive report regarding plots in this scheme named Comm, as to when these plots were created, and when and how and who allotted these plots, full description of these plots and present status of each of the Comm plots be given by the DG, KDA.”

Assalam-o-Alaikum Mr. Memon

Your predecessor and myself in pursuance of the above, Supreme Court order, met three times to bring all the facts about Scheme-5 Kahkashan, Clifton on record, since Shehri and KDA have to give a joint report.

The Supreme Court is coming after 14th August 2021, we need to meet as soon as possible and follow up on work done so far.

Kindly let us know when you are free to meet.

Thanking you.

Sincerely

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General Secretary
Shehri-CBE

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Secretary Local Government & HTP, GoS

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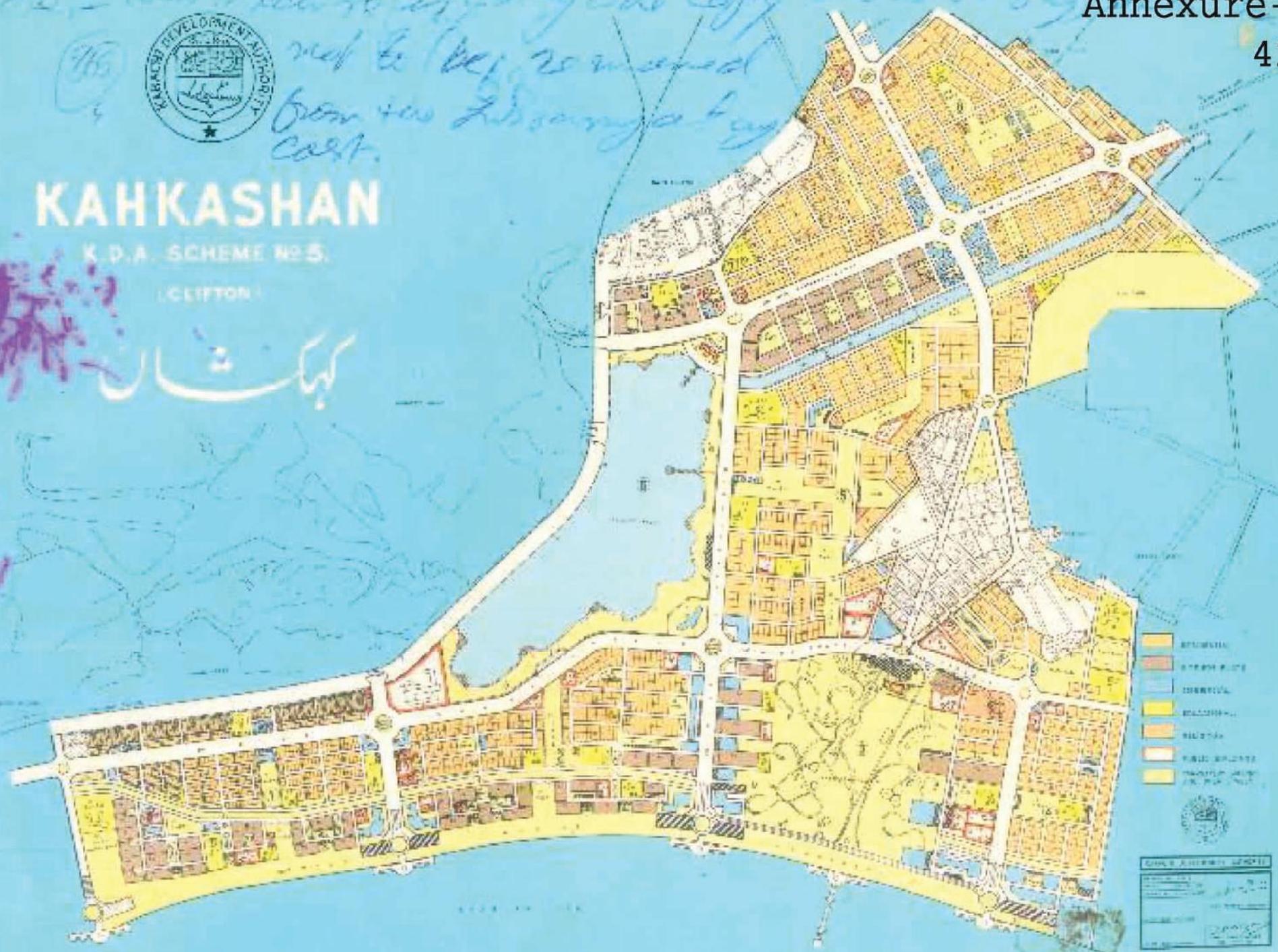


KAHKASHAN

K.D.A. SCHEME NO. 5.

(CLIFTON)

کھکاشان



- RESIDENTIAL
- STREET LIGHTS
- COMMERCIAL
- EDUCATIONAL
- PUBLIC SQUARE
- PUBLIC SQUARE
- PUBLIC SQUARE

GENERAL INFORMATION

Scale: 1:50,000

Author: K.D.A. Planning Dept.

Date: 1965

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MINISTER FOR HOUSING, TOWN
PLANNING & LOCAL GOVERNMENT
DEPARTMENT
GOVERNMENT OF SIND

Karachi, Dated the February 27, 1973.

President Zulfikar Ali Bhutto had given directives to the Government of Sind that Development of Karachi should take place in a planned way and no effort should be spared to ensure recreational facilities for the people of Karachi. In compliance, various schemes for Redevelopment of Areas and Construction of Roads have been initiated and are progressing according to schedule. One of the special assignments was the re-planning of Kakhshan, KDA Scheme No.5 Clifton with the prime objective of developing it as a Recreational Complex. It is a matter of satisfaction that the Town Planning Department of KDA has studied the problem in depth and come out with a Revised Concept Plan fulfilling the broad objectives in view. The Revised Scheme was presented to the President on 5th December, 1972 and was finally approved by him for implementation. This Brochure gives, in short, the design concept of the Revised Scheme and I am sure that the Project will be implemented on Top Priority basis, providing an ideal Complex for Recreation for the people of Karachi.

Jam Sadiq Ali
27/2

(JAM SADIQ ALI)

Minister for Housing, Town Planning and Local
Government Department, Govt. of Sind.

(2)

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Contents

(3)

Clifton Scheme, known as "Kahkashan" was sanctioned by the Government of Pakistan in 1964, as a self financing scheme of K.D.A. with the prime aim of developing the area for residential and recreational purposes. The project area had an acreage of 1950 and has frontage on Arabian Sea towards south-west of Karachi. The area covered by the scheme had very peculiar characteristics as the fore-shore was covered up with sand dunes, containing fine mica-sand which when blown by the seabreeze had an adverse effect on the health of the people. In order to overcome this menace, the scheme envisaged construction of Sea-Wall along Clifton Beach abutting about 600 to 900 feet into the sea at high-tide.

Since long, Clifton had been used as a recreational spot by the residents of Karachi. Before independence, a high class residential suburb had developed on high land near old Clifton. The accessibility to the Clifton Beach was not, however, very satisfactory and the low-lying area between Gizri Road and Railway line towards south of Bath-Island, was liable to tidal flooding. In spite of all these deficiencies, Clifton remained a popular picnic place and need for basic facilities and amenities like approach roads, drinking water facilities etc., was strongly felt. The

location of the Mazar of the Saint, Abdullah Shah Ghazi was an added attraction and this area draws large crowds on national festivals and on holidays.

Just after Independence, the residential portion of scheme became popular with foreign Missions with the result that it gradually assumed the shape of a Diplomatic Enclave. At the same time, the population of Karachi increased at a very fast rate, with the result that the need of development of Clifton as a recreational spot was strongly felt by the Planners. It was also observed that the only natural asset of the water front, is not being exploited fully for providing recreational facilities and more so as Karachi was deficient in open spaces. Apart from the fact that it is one of the best beaches of the Arabian Sea, the importance of the area increased due to its proximity to the Central Business District and the Port Area.

The President of Pakistan, while giving the directives for the planned development of Karachi, desired that the whole concept of Clifton Scheme should be revised with the basic objectives of converting this area into an ideal complex with more emphasis on recreational aspects. In compliance of these directives, the whole Kahkashan Scheme was

(4)

reviewed and re-orientated in December, 1972, to convert it in to an Urban Water-front for Karachi, with cultural, recreational and residential facilities, enhancing thereby the image of Karachi as a modern metropolis. The revised Scheme, prepared by the Town Planning Department of K.D.A., after carrying out detailed surveys, and collection of data etc., was finally approved by the President of Pakistan on 5th December 1972. The salient features of this Revised Concept Plan are as follows:—

1. The net leasable residential area has been reduced from 40% to 27%.
2. 64.3% of the area of the scheme has been reserved for open spaces, recreational facilities, Boating Basin, Parks and Playgrounds etc. 2.1% of the area has been kept for commercial purposes while 3.7% for educational and 2.4% for public building sites. Another 0.5% has been kept for religious institutions.
3. Planned Population of the scheme has been kept as 80,000 persons, against the original provision of about 1,10,000 persons.
4. High-rise buildings have been planned facing the Marine Promenade and the Boating Basin in such a way that every building has an unobstructed view.
5. All major roads have been widened to a minimum width of 200 feet.
6. The Boating Basin, Tidal Lake and Canal have been provided in an area of 249 acres against original provision of only 83 acres. This Boating Basin will provide all necessary facilities for boating, Boating Club, Restaurants, sitting space all round, the parking lots, Viewing-Decks etc. Pedestrian Promenade has been provided facing the beach in a length of 3 miles and in a width of 300 feet, by eliminating vehicular drive.
7. The Main Park in an area of 132 acres, named as Bagh-e-Ibne Qasim, has been provided with amusement parks, recreational facilities, Restaurants, Refreshment stalls, Ponds, sea-shell shops, Swimming Pools, Lily Ponds, Rocky Garden, Formal Garden, Antique shops, Fountains, Telescope Corner, Picnic spots, Band stand, Skating rink, Terrace Garden etc.
8. Pedestrian walk-ways have been provided in all the blocks connecting one part of the scheme to the other without any traffic hazard.
9. Trees of adequate size and growth have been envisaged to be planted all along major roads and junctions of the roads. Special roundabouts

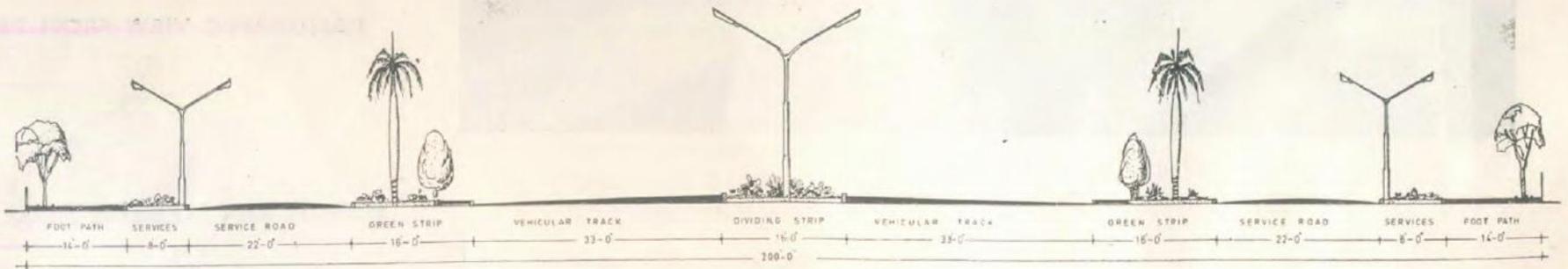
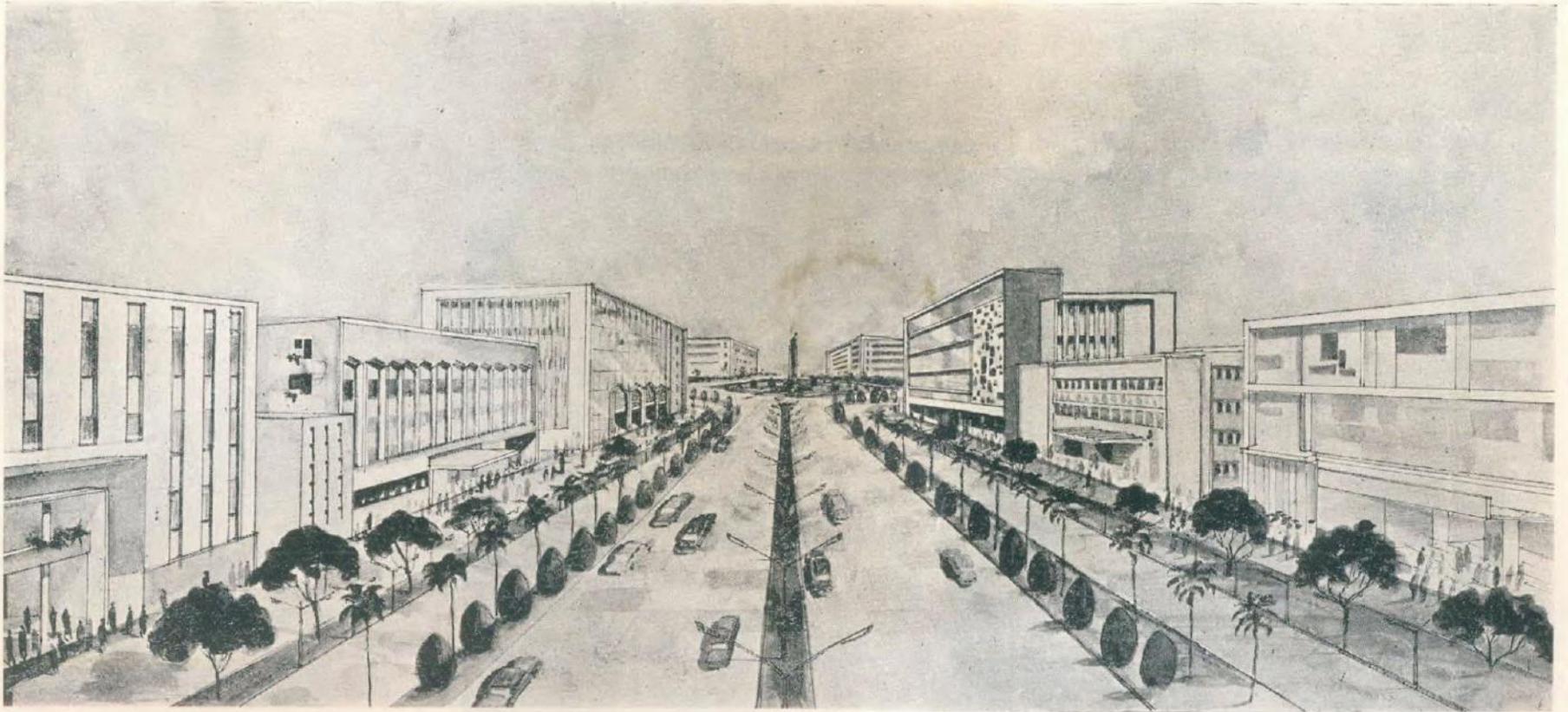
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- have been proposed at all junctions to provide greenery, water-display and monuments.
10. Nodal and focal points have been earmarked for monuments and sculptures.
 11. Viewing Decks, Jutting Piers and Plazas have been planned all along the sea wall.
 12. Full advantage has been taken of the contours of the area and Multi-storeyed buildings have been provided in such a way that they do not obstruct the sea-view of other buildings.
 13. The main communication system has been revised so as to ensure direct approach to the sea front without disturbing the atmosphere of the residential neighbourhoods.
 14. Commercial areas have been planned so as to provide pedestrianised plazas, with proper car parking facilities.
 15. Tourist-Oriented complex has been planned at the far eastern end of the scheme.
 16. Public gathering places and recreation spaces have been retained and rather enhanced from aesthetic point of view by assimilation with surrounding areas and land use activities.
 17. Character of the Old Clifton Quarters has been maintained but properly blended with the rest of the area.
 18. The Oil Pipe Reservations has been re-designed so as to provide greenery and also segregated vehicular traffic.
 19. Emphasis has been laid on the recreational aspects of the Scheme and residential areas have been provided mainly for middle and high income groups except Block No. 1 near Bhutta Village where small plots have been rupted provided.
 20. Pedestrian Bridges have been provided across the Canal to provide uninter walking movements.
 21. The area of the scheme facing China Creek has been replanned in such a way that the sea effect has been brought in the shape of tidal lake.
 22. The sites have been reserved for Social & Cultural complexes at focal points.
 23. The area adjacent to Qasr-e-Fatima has been redesigned so as to blend it with the homogenous character of the Clifton Built-up area.
 24. The monotony of the Pylons and Wireless Masts has been suggested to be broken by proper land-scaping of

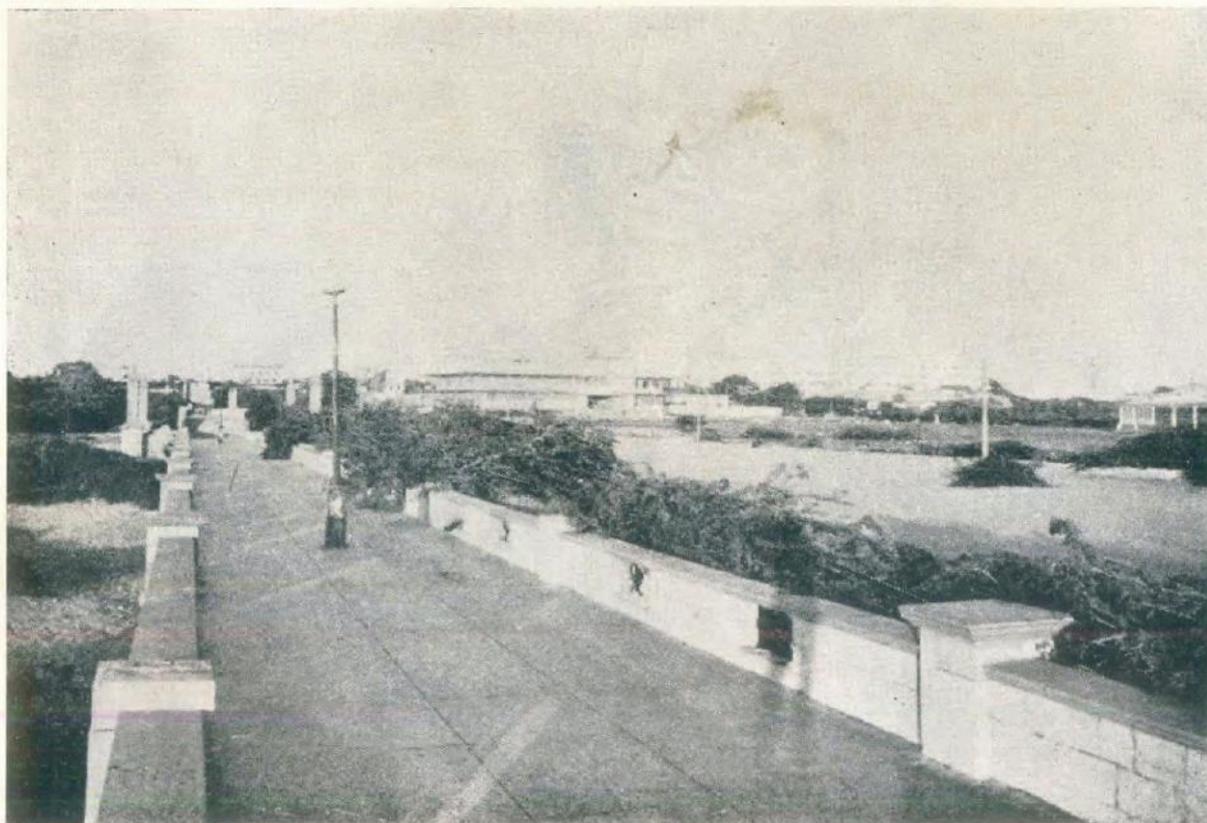
(6)

the proposed Sind Park near Aek Aek School and by providing trees on the boulevards and major roads of the scheme.

The detailed plan based on the above concept has been prepared and K.D.A. is giving top priority for development of the area according to the plan so that an ideal recreational-*cas*-residential complex can be developed for the benefit of the people of this metropolis.



KHAYABAN - E - IQBAL .



PANORAMIC VIEW FROM PIER

(7)

While revising the Kakhshan Scheme, the following objectives were kept in view:—

- (i) The recreational potential of Clifton should be exploited to the maximum benefit of the people of Karachi.
- (ii) Decent living environments, with ample open spaces should be provided.
- (iii) All the places of public gathering in the Scheme should not only be retained but also enhanced from aesthetic point of view.
- (iv) The character of the existing built up area of Clifton in use by foreign Missions, Consulates and other complexes should be retained and properly blended with the future development proposals.
- (v) The communication net-work of the Scheme should be such that access to all the important public places and the water-front should be direct, without interfering environmental areas.
- (vi) Since this is the last area left for recreational purposes in Karachi, emphasis should be given for provid-

ing more open spaces. Such open spaces should be provided in such a way that these are inter-connected from one block to the other without interference of the vehicular traffic.

- (vii) The area of the Main Park should be increased and it should be planned to accommodate about 1,00,000 people on peak days.

OBJECTIVES OF THE SCHEME

(8)

1. The revised Kahkashan Scheme, covering an area of 1850 acres, abutting the water front on the south-west and Defence Co-operative Housing Society towards east, is surrounded by China Creek in the west with Bath Island and Frere Town in the North. At present, it is connected with the city centre by Main Clifton Road (named as Khayaban e-Iqbal) in the north and with Keamari Port area in the west by Shahrah-e-Ghalib. It is also approachable from Gizri Road in the east. The proposed southern by-pass, a regional road in character and functions, will pass through the Scheme on the alignment of Khayaban-e-Jami, which would connect this Scheme with the wharf in the west and Korangi in the east.

2. The ultimate planned population of the Scheme is envisaged as 80,000 persons.

3. The revised Kahkashan Scheme has been designed on the concept of neighbourhoods and is based on the functional hierarchy of road system. The travelling time from this Scheme to the places of work in the City Centre and the Port Area, would be about 15 minutes by Public Transport.

4. The Scheme has been divided into 9 blocks having an average area of 200 acres

each. Every block of the Scheme will be self contained complex with necessary amenities *e.g.*, parks, open spaces, local shops public building sites, religious institutions etc. All these amenities will be within easy walking distance of the residents.

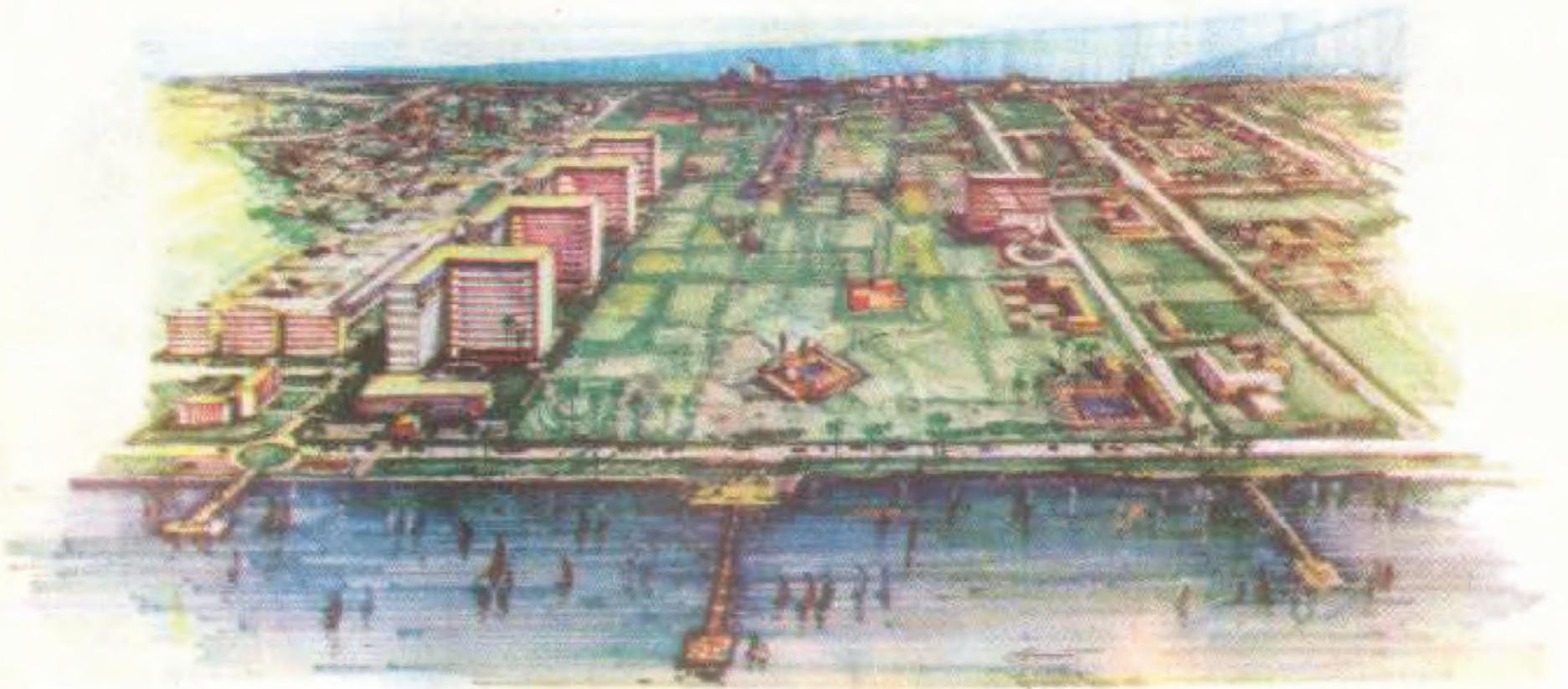
5. The road system of the Scheme, as well as of the blocks has been designed on the clearly defined functions of the roads. Three-tier net-work system has been proposed. The southern bye-pass would be "Primary Distributor" as it will connect the Scheme on either side with the rest of the city and up country. Khayaban-e-Iqbal, Saadi, and Shahrah-e-Ghalib (200 feet wide roads) and Oil pipe-line reservation would be "District Distributor" Roads, connecting one block of the scheme with the other. Third type of roads would be Access Roads which would provide approach to individual plots and buildings, eliminating the chances of through traffic to ensure peaceful atmosphere in the residential areas. In the whole system of road net-work, load of traffic is evenly distributed over different types of roads according to their sizes, width and functions.

6. All along the water front, pedestrianised Marine Promenade has been provided in place of Marine Drive to make the area free

DESIGN CONCEPT



BOATING BASIN



BAGH - E - IBNE QASIM

(9)

from vehicular traffic eliminating thereby the conflict of pedestrians and vehicular traffic. Emphasis has also been given to make the area recreational in character, and to provide continuity to the Main Park. The major points of the promenade have, however, been properly connected with major roads so as to be easily accessible by public transport. Sufficient number of Car Parking lots have also been provided for visitors who want to enjoy the Sea-View sitting in their cars. Khayaban-e-Saadi has been connected in a loop with 200 feet wide road in Block No. 4 enclosing 132 acres park in the south so as to provide efficient system of circulation for the Motorised traffic visiting the Sea-front and commercialised amusement activities in the park. This road has been proposed to be kept closed in the peak hours so as to cause least disturbances to the pedestrians.

7. Marine promenade will be about three-mile long and 300 feet wide, abutting the sea wall and properly land scaped. Provision has been made for Viewing-Decks for the public to enjoy the sea view and a pier projecting into the sea has also been proposed. Proper access from the Viewing-Decks into the sea would also be provided at various points so that the people could reach the sea. Necessary Refreshment Booths, proper seating arrangements, green spots, paved surfaces

and children Amusement Park would be designed along the Promenade.

8. Ample open places have been planned in all the blocks of the Scheme and are inter-connected from one block to another in such a way that the people can walk in segregation and safety without encountering any traffic hazard. These open spaces have finally been connected with the Marine Promenade and the Main Park.

9. Bagh-e-Ibne Qasim measuring 132 acres has been designed as Main Amusement Park which would provide opportunities for the recreational facilities coupled with necessary commercial activities.

10. Block No. 6 of Revised Kakhshah Scheme, measuring 212 acres has been designed exclusively for Boating Basin with a view to provide boating facilities and also to give awareness of the sea to the residents of the neighbourhoods away from the Main Sea Front. The Boating Basin will also accommodate the High Tide Water of the China Creek fulfilling thereby a very important engineering requirement. The adjoining area of the Boating Basin would also be reclaimed by digging out earth from the basin area. The Boating Basin which will be a part of the China Creek will give a very good and unobstructed view of the city Sky Line in the background. In the Boating Basin area,

(10)

provision has also been made for other facilities like Children Playland, Trees, Greenery, Seating arrangement, Viewing-Deck, Restaurants, Boat Club, Water Display and adequate Car Parking and Public conveniences.

11. Block No. 1 of the revised scheme has been earmarked for small plots for low and middle income group people, so as to provide easy access to work places in Keamari and Port area and also to domestic servants working in the big bungalows. In the remaining blocks, plots of 600 sq. yds. and above have been proposed. These plots have been provided in the vicinity of existing built-up area so as to maintain character of the area and to ensure proper blending. Provision has also been made for high-rise building near the sea-shore and other appropriate places.

12. All the nodal and focal points of the Scheme have been retained and proposed for land-scaping, sculptures, monuments and water display. Efforts have also been made to retain all the spots which offer good view and scenic beauty. Sites for Social and Cultural complexes have been proposed at conspicuous places, with good location and easily accessible by major roads. At the same time, the public places which would generate high traffic have been located on major roads and properly designed with car parking spaces.

13. Local shops and Primary Schools have been proposed in each block at secure places, away from traffic hazard whereas High Schools, Colleges, Main shopping areas, Hospitals etc., have been proposed on major roads so as to be accessible by public transport system.

14. Three-tier hierarchy of shopping has been adopted in the scheme as follows:—

- (i) Local shops for day-to-day requirements e.g., grocery, butcher, general provision etc., so as to be within the easy walking distance of the residents.
- (ii) Major shopping area of the scheme which would offer variety, and competition for the residents of the scheme. This shopping area has been located on the Main Clifton Road (Khayabane-Iqbal) which would be accessible by public and private transport. This shopping area would not be traditional in the sense that pedestrianised plazas have been proposed with greenery and proper car parking places. Some big plots have been earmarked for the purpose of big stores and departmental stores.
- (iii) Main Commercial area of the scheme for variety and specialised services would be the Saddar Area which would

(11)

be available for the residents at a distance of about 3 to 5 miles from the Scheme.

- (15) Another interesting feature of the scheme is 180 feet wide Boating Canal named as "Naher-e-Khayam" running through Block No. 9 and 5 of the Scheme and ultimately connected with Boating Basin. This Canal will not only provide boating facilities but will also accommodate tidal water at high tides and also take storm water from the Clifton Scheme into the boating basin. Provision has also been made for trees, greenery and walkways on both the sides of the Canal for recreational purposes.
- (16) In addition to the Main Clifton Park (Bagh-e-Ibne Qasim) measuring 132 acres and the local open spaces, three more major open areas and parks have been proposed. One park measuring 60 acres named as "Sind Park" in the Gizri Area south of Block No. 9 has been proposed so as to give landscape beauty to the area and also to break the monotony of the Wireless Towers existing in the vicinity. Second park shown as "Bluff Park" in Block No. 4 at the foot of the Old Clifton Hillock has been proposed so as to give panoramic view of Arabian Sea

and Gizri Peninsula. A public open-air auditorium has also been proposed in this area. Third Open space in the scheme has been proposed in Block No. 1 which will be used for recreational purposes by the residents of the area and will also serve as a Buffer between residential area and Oil Tanks for safety reasons.

- (17) The sites for walk-up flats and high rise apartments have been proposed in Block No. 1, 2 and 3 facing the Arabian Sea in such a way that there would be ample gap between high blocks to give an unobstructed view of the sea. Flat sites have also been proposed in Block No. 5 near Boating Canal and Boating Basin. These high rise buildings will provide a good view of the sea, Boating Basin, China Creek and the City Sky Line without obstructing the view of other buildings.
- (18) The width of Major Roads have been increased to 200 feet and junctions have been properly designed so as to eliminate traffic hazard.

(12)

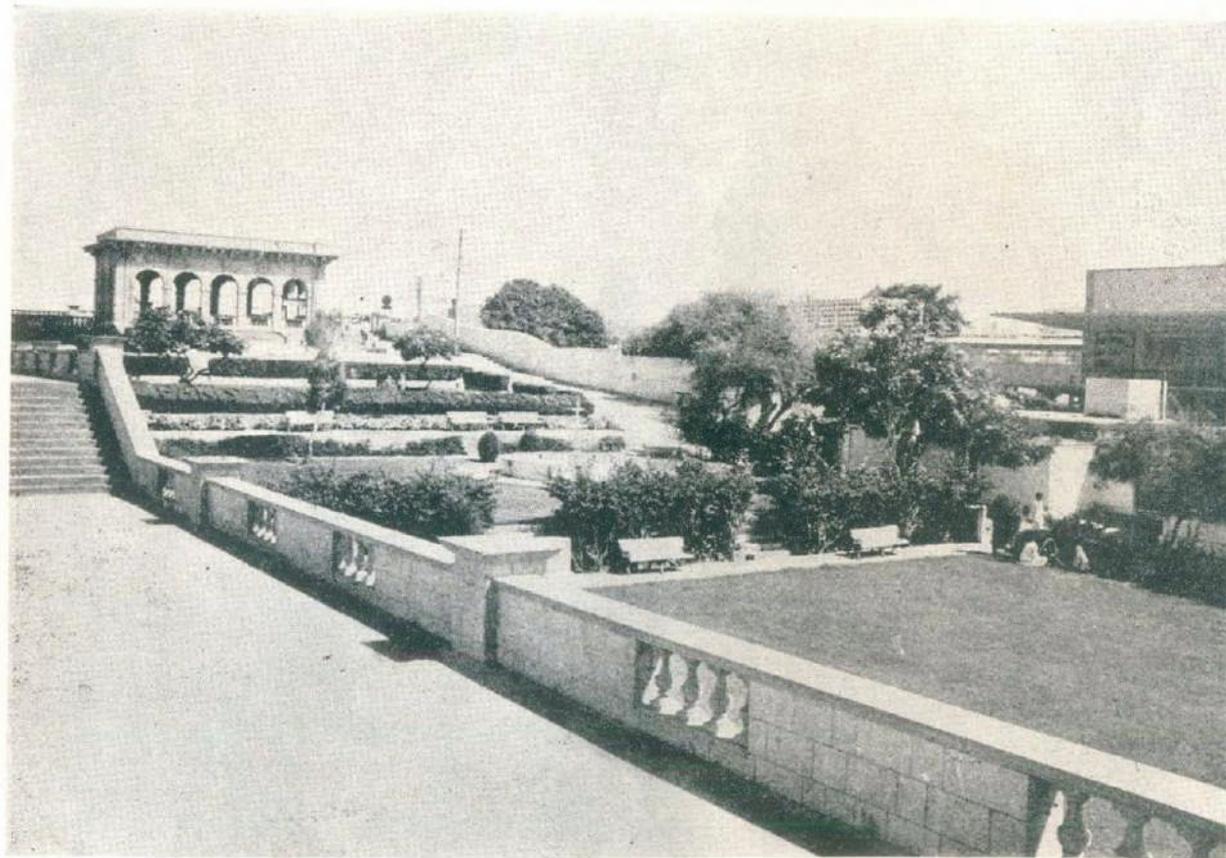
Percentages of Land use

TOTAL AREA	1,850 ACRES	
LAND USES	<i>Area</i> (Acres)	<i>Percentage</i>
Residential	501.0	27.0
Commercial	55.0	2.1
Educational	59.0	3.7
Public Building	43.0	2.4
Boating Basin and Tidal Lake and Boating Canal	249.0	13.5
Parks, Playground and Open Spaces	470.0	25.8
Religious	12.0	0.5
Roads and Parking	461.0	25.0
TOTAL:	<u>1,850.0</u>	<u>100.0</u>

Schedule of Residential Plots

Type	Sq. Yds.	No. of Plots	Area (Acres)
'G'	3750	77	60.5
'F'	2000	403	166.0
'D'	1000	611	126.5
'C'	600	209	26.0
'B'	400	216	18.0
'A'	240	157	8.0
'L'	80	734	12.0
'FL' (Site for Flats)	6000	65	84.0
TOTAL:			<u>501.0</u>

Planned Population 80,000 Persons.



LADY LLYOD'S PIER



VIEW OF GARDEN
From Pavilion

(13)

The block wise land use allocations for the different activities as proposed in the revised plan is given below :

Block No.	Residential	Commercial	Educational			Public Building	Boating Basin and Tidal Lake	Parks & Play grounds	Boating Channel	Marine Promenade	Religious	Oil Pipe Line Reservation	Roads and Parking	Total (In Acres)
			College	H.S.	P.S.									
1.	60.0	7.0	4.5	6.0	5.0	2.5	—	23.5	—	28.0	1.0	8.5	79.0	225.0
2.	6.0	9.0	—	3.0	2.5	7.0	—	21.5	—	28.0	0.5	10.0	70.5	215.0
3.	11.5	10.5	—	—	1.5	3.5	—	132.0	—	21.0	—	6.5	13.5	200.0
4.	57.0	14.0	5.0	6.0	2.0	12.0	—	25.0	—	13.0	6.0	7.0	80.0	227.0
5.	120.0	4.0	5.5	4.0	3.5	9.0	—	57.0	13.0	—	1.0	—	91.0	308.0
6.	—	—	—	—	—	10.0	212.0	—	—	—	—	—	25.0	247.0
7.	76.5	3.0	—	3.0	2.5	3.5	—	6.5	—	—	2.5	—	40.5	138.0
8.	69.0	5.5	—	—	1.5	2.5	—	15.5	—	—	0.5	—	29.5	124.0
9.	44.0	2.0	—	2.0	1.5	3.0	—	67.0	14.0	—	0.5	—	32.0	166.0
TOTAL:	501.0	55.0	15.0	24.0	20.0	53.0	212.0	348.0	27.0	90.0	12.0	32.0	461.0	1,850.0
%	27.0	2.3	1.0	1.5	1.2	2.2	12.0	19.0	1.5	5.0	0.5	1.8	25.0	100.0

LAND USE ALLOCATIONS

(14)

MARINE PROMENADE (Planned for recreational and amusement facilities).

VIEWING DECKS

PIER

BAGH-E-IBNE QASIM (Clifton amusement Park measuring 132 acres, planned for various recreational and amusement facilities).

JEHANGIR KOTHARI PARADE AND PAVILION

LADY LLYOD'S PIER WITH REFLECTION POND

PLAYLAND

DODGEM PARK

AQUARIUM

AQUATIC PARK

SWIMMING POOLS

MINIATURE RAIL ROAD

HOTELS, CAFES, TOURIST HOTEL COMPLEX

CHILDREN AMUSEMENT PARKS

BOATING BASIN WITH TIDAL LAKE

CHILDREN PADDLING POND

BLUFF PARK WITH AUDITORIUM

OLD CLIFTON HILLOCK

SIND PARK

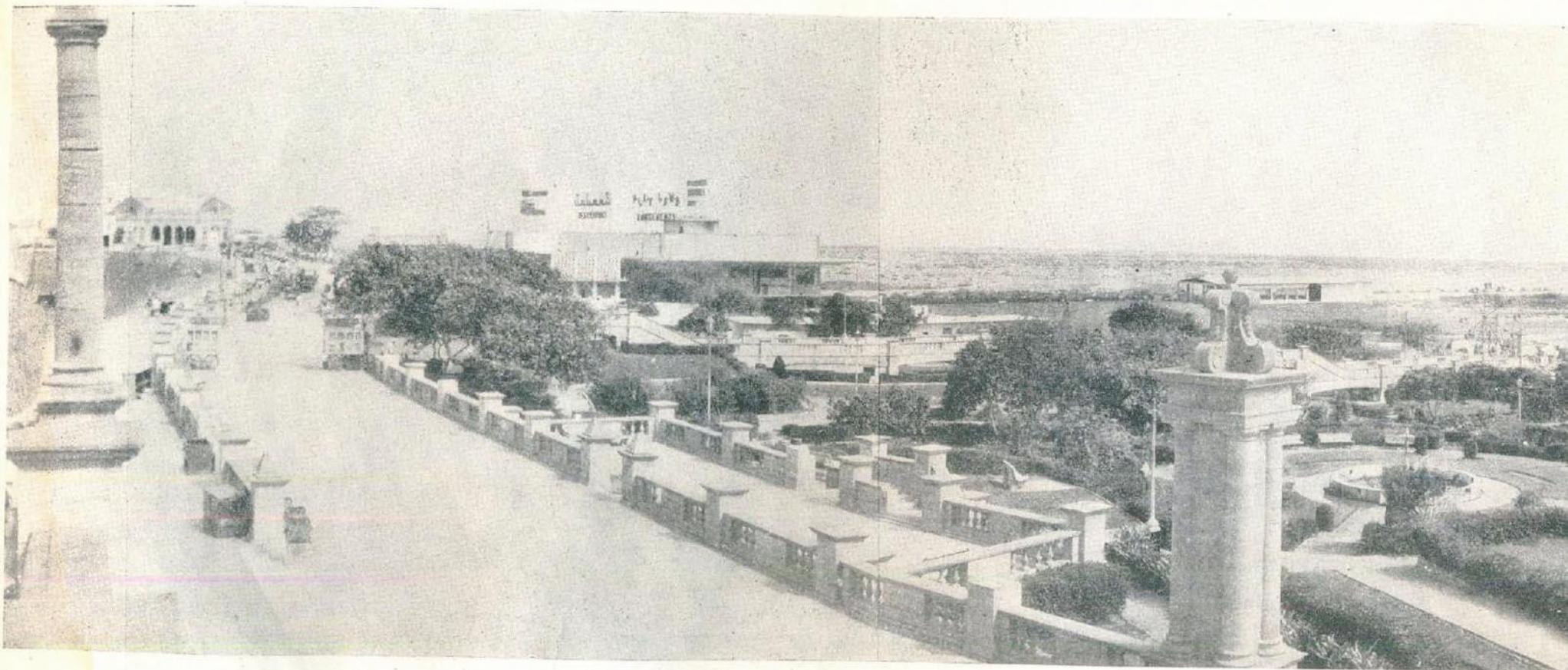
FOUNTAINS, MONUMENTS, SCULPTURES

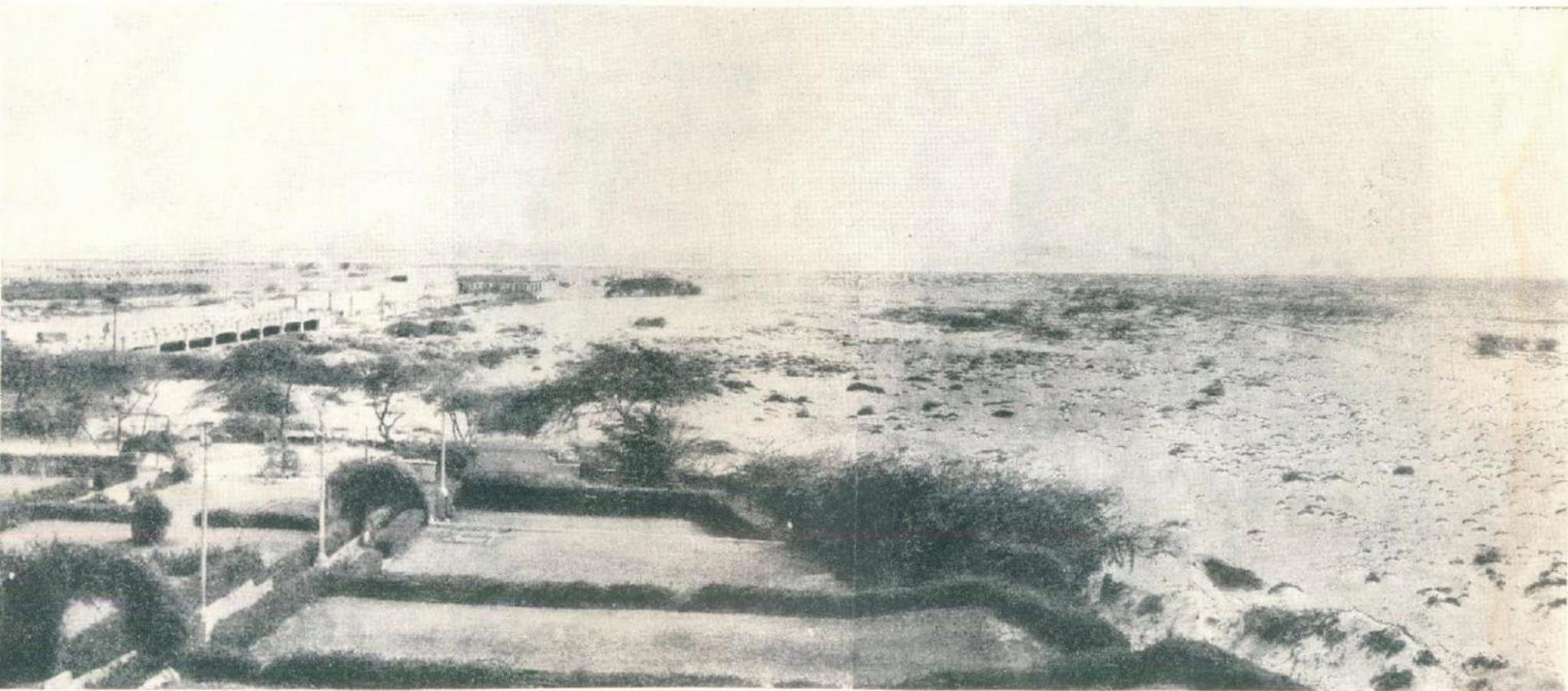
SITES FOR SOCIAL, CIVIC AND CULTURAL COMPLEXES

**MAIN RECREATIONAL
FEATURES**

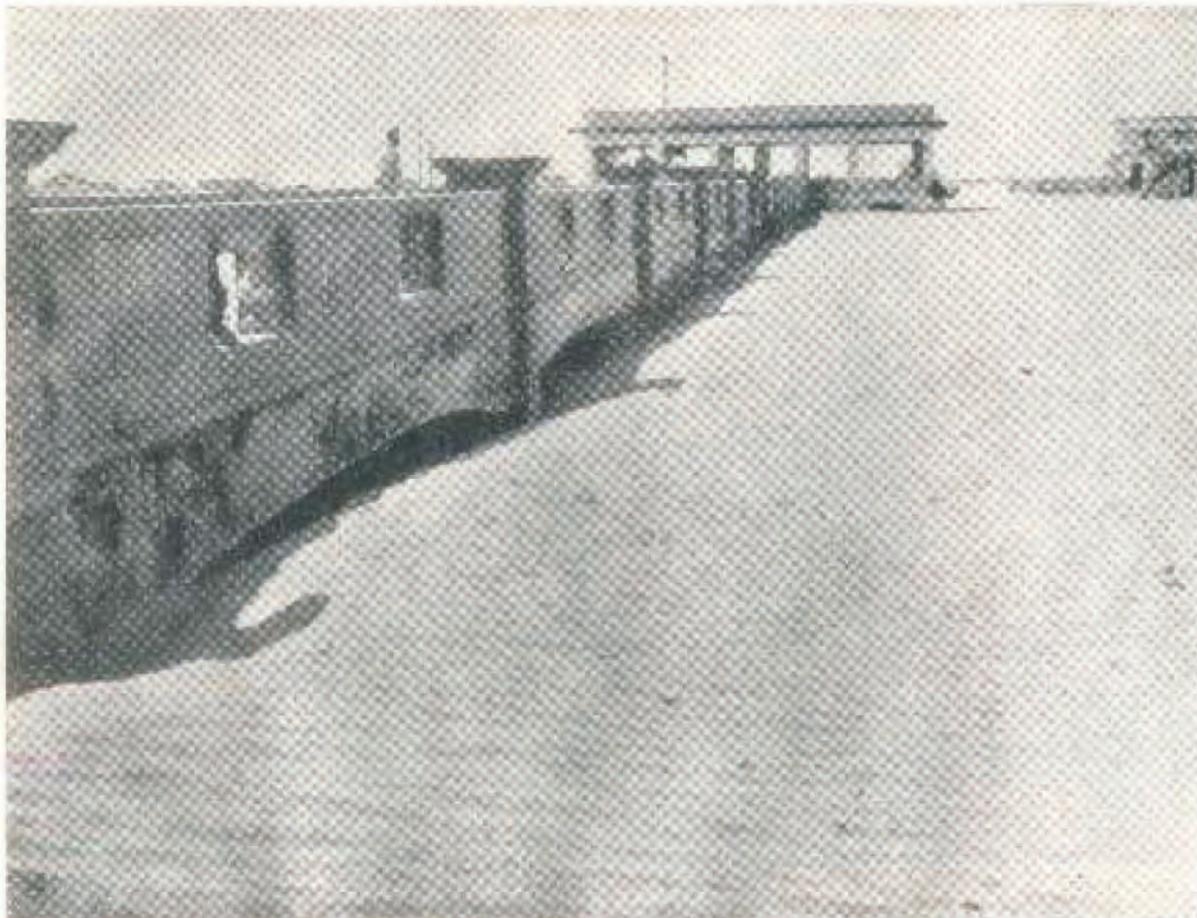
QASR - E - FATIMA JINNAH
(Mohatta Palace)







PANORAMIC VIEW OF THE SCHEME FROM KOTHARI PARADE



PIER BEING RENOVATED

(15)

1. Pavilion.
2. Mosque.
3. Temple.
4. Jehangir Kothari Parade.
5. Lady Lloyd's Pier.
6. Reflection Pond.
7. Aquarium.
8. Dodgem Park.
9. Lilly Ponds.
10. Amusement Centre.
11. Swimming Pools.
12. Restaurants and Hotel.
13. Miniature Railway Track.
14. National Monument.
15. Museum of Science and Industry.
16. Reading Room.
17. K.D.A. Pavilion.
18. Cottage Industries Sales Centre.
19. Sea Shell Stalls.
- C20. ar Parking.
21. Rocky Garden.
22. Bowling Alley.
23. Formal Garden.
24. Site for Circus.
25. Children's Amusement Area.
26. Public Conveniences.
27. Antique Shops.
28. Refreshment Booths (Kiosks).
29. Fountains.
30. Children Paddling Pond.
31. Aquatic Park.
32. Artificial Hill.
33. Telescope Corner.
34. Police out Post.
35. Band Stand.
36. Skating Rink.
37. Pedestrian Bridges.
38. Terrace Garden.
39. Miniature Golf Course.

MAIN FEATURES OF CLIFTON PARK
(Bagh-e-Ibne Qasim)

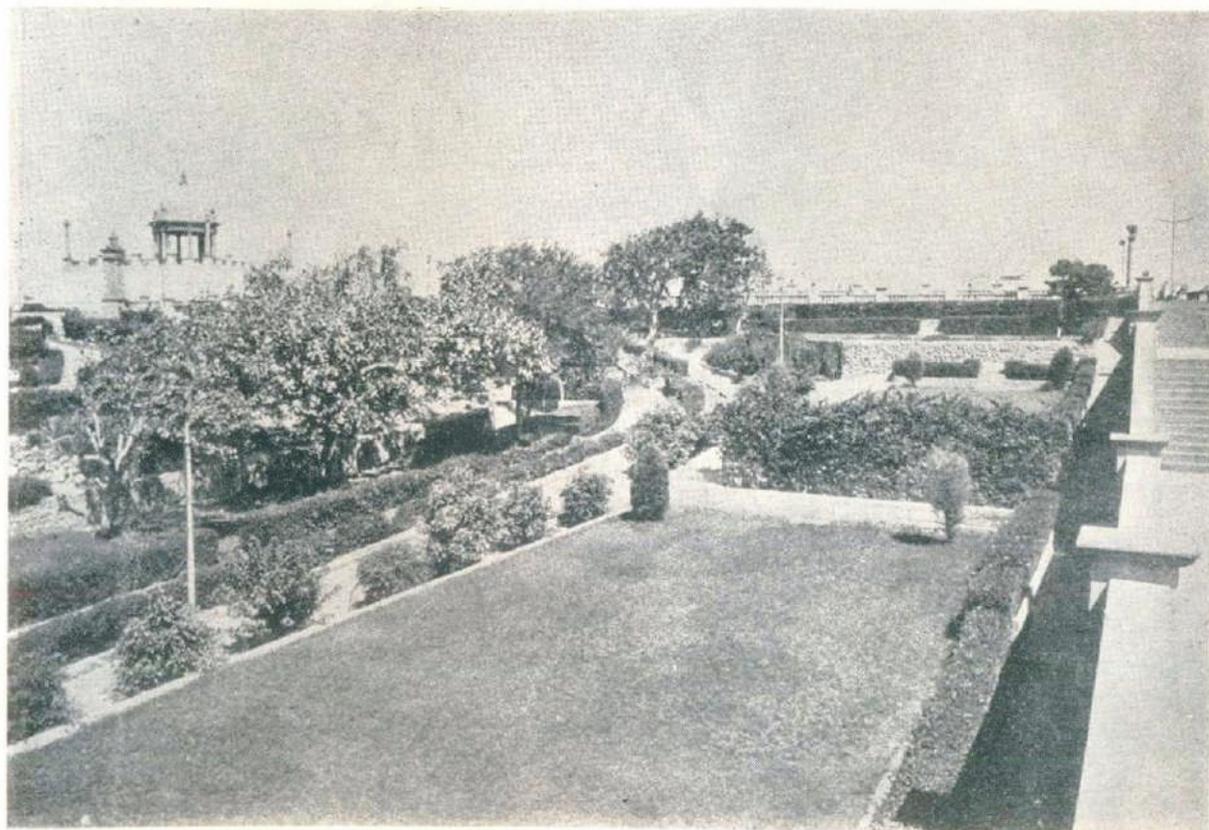
(16)

The schedule of plots for various usages in each block is as follows:—

A. SCHEDULE OF PLOTS OF ALL CATEGORIES

Block	Residential								Commercial		Public Build- ing	Education			Religious	Parks & Play grounds
	L	A	B	C	D	F	G	FL	ST	PLOT		College	H.S.	P.S.		
1.	734	157	216	31	—	—	—	18	15	111	4	1	2	4	4	11
2.	—	—	—	164	118	—	—	16	14	—	8	—	1	2	2	19
3.	—	—	—	—	—	—	—	6	12	—	3	—	—	2	2	1
4.	—	—	—	—	129	65	—	1	12	—	8	1	2	1	1	9
5.	—	—	—	—	203	110	10	18	5	17	5	1	1	2	2	16
6.	—	—	—	—	—	—	—	—	—	—	1	—	—	—	—	—
7.	—	—	—	—	53	125	8	6	1	17	4	—	1	1	2	9
8.	—	—	—	14	43	74	35	—	—	18	3	—	—	1	1	6
9.	—	—	—	—	65	29	24	—	—	17	4	—	1	1	1	5
TOTAL:	734	157	216	209	611	403	77	65	55	183	40	3	8	14	15	76

SCHEDULE OF PLOTS FOR VARIOUS USES



TERRACE GARDEN



MAZAR OF
HAZRAT ABDULLAH SHAH GHAZI

(17)

B. SCHEDULE OF RESIDENTIAL PLOTS

TYPE BLOCK	L		A		B		C		D		F		G		FL		Total Nos.	Total Area (Acres)
	Nos.	Area Acres																
1.	734	12.0	157	8.0	216	18.0	31	4.0	—	—	—	—	—	—	18	18.0	1,156	60.0
2.	—	—	—	—	—	—	164	20.0	118	24.5	—	—	—	—	16	18.5	298	63.0
3.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	6	11.5	6	11.5
4.	—	—	—	—	—	—	—	—	129	26.5	65	27.0	—	—	1	3.5	195	57.0
5.	—	—	—	—	—	—	—	—	203	42.0	110	45.0	10	8.0	18	25.0	341	120.0
6.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
7.	—	—	—	—	—	—	—	—	53	11.0	125	51.5	8	6.5	6	7.5	192	76.5
8.	—	—	—	—	—	—	14	2.0	43	9.0	74	30.5	35	27.5	—	—	166	69.0
9.	—	—	—	—	—	—	—	—	65	13.5	29	12.0	24	18.5	—	—	118	44.0
TOTAL:	734	12.0	157	8.0	216	18.0	209	26.0	611	126.5	403	166.0	77	60.5	65	84.0	2,472	501.0

(18)

C. Schedule of Commercial Area

BLOCK	SITE (Acres)	PLOT (Acres)	TOTAL (Acres)
1.	6.0	1.0	7.0
2.	9.0	—	9.0
3.	9.0	—	9.0
4.	14.0	—	14.0
5.	3.5	2.0	5.5
6.	—	—	—
7.	0.7	2.3	3.0
8.	—	5.5	5.5
9.	—	2.0	2.0
TOTAL:	42.2	12.8	55.0

The above schedule gives the different categories with the following indications:—

(19)

1. **Residential:**
Category

	<i>Area</i> (sq. yds.)	<i>Dimensions</i> (ft. × ft.)
L	80	24 × 30
A	240	36 × 60
B	400	48 × 75
C	600	60 × 90
D	1000	75 × 120
F	2000	100 × 180
G	3750	150 × 225
FL	Flats site measuring 1 to 3 acres.	

2. **Commercial:**

ST. indicates compact areas classified as Commercial which will be subject to detail planning and the net leasable area will be about 80%, the balance going for open areas and Plazas etc. Other Commercial plots will be ranging from 400 to 1,000 square yards.

3. **Public Buildings :**

Public Building sites will include sites for Social, Cultural, Government and Semi Government Buildings.

4. **Educationals**

Educational buildings will include sites for Primary Schools, High Schools and Colleges.

5. **Religious Institutions**

Religious Institutions include Mosques, Imam Baras, Jamat Khana, Monastery, Church etc.

6. **Parks and Playgrounds**

Parks and playgrounds are the open spaces with proper trees, greenery and grounds for sports.

ZONING AND BUILDING REGULATIONS

A. GENERAL CONDITIONS

- (a) Sub-division of plots shall not be permitted except with the prior approval of K.D.A.
- (b) Customary occupation of premises shall be allowed after obtaining occupancy certificate.
- (c) Unless otherwise specified, corners of all plots abutting on two intersecting roads shall be chamfered as per provision in Karachi Town Planning Regulations.
- (d) Ancillary structures such as garages and Servant Quarters shall be allowed in the rear compulsory open space of the plot provided that the height shall not exceed 8 feet and no parapet shall be built. Ancillary structures will be counted in built up area.

(20)

- (e) Lofts only for storage purposes shall be allowed on kitchens, baths and store rooms within the roof level of the floor. Lofts for living purposes shall not be allowed.
- (f) Plots allotted or auctioned for residential, commercial, industrial, amenities and multi-storeyed flats shall be exclusively used for the purpose they are meant as per terms and conditions of allotment or auction unless the conversion of the use is allowed by K.D.A.
- (g) On all plots for flats where plot ratio formula is applied multi-storeyed buildings will be allowed. The number of storeys shall not be more than five, where there is no lift. In cases, where the climbing height exceeds 42'-6", lift will have to be provided.
- (h) On all Amenity Plots where plot ratio formula is applied, multi-storeyed buildings will be allowed. The maximum number of floors allowed shall be ground plus three upper floors.
- (i) No advertisement or sign-boards or Neon Sign shall be allowed on the plot or streets except in case of commercial plots where these can be fixed at a place specified in the Standard Plan.
- (j) In commercial plots the premises on ground floor can be used only for Stores, Shops, Banks, Offices, Restaurants and on upper floors residential flats and Offices will be allowed.
- (k) In case of Flat Sites or Amenity Plots where a number of Blocks are designed within the plot, the provision of Town Planning Regulations for light and ventilation shall be followed for spaces between the blocks.
- (l) In case of commercial plots in K.D.A. Schemes standard elevations in respect of height, number of storeys, arcade, compulsory open space etc., shall be followed for each type of plots given at the time of auction/allotment.
- (m) Relaxation in compulsory open spaces can be considered on technical grounds.

B. RESIDENTIAL PLOTS:

1. A Type with area of 240 sq. yds.

- (a) Not more than 60% of the plot area shall be covered on the ground floor, and 50% on the first floor.
- (b) Height of the building (including parapet) shall not exceed 30 feet or two storeys whichever is less. A maximum height of 36 feet



VIEW FROM SHAH - E - FIRDOUSI



KHAYABAN - E - IQBAL

(21)

shall be allowed for staircase tower.

- (c) Minimum compulsory open space shall be left as follows:

In front 5 ft.

On any one side 5 ft.

In the rear 10 ft.

(except when the rear abuts on open space or public road, it shall be 5 ft.).

2. 'B' Type with area of 400 sq. yds.

- (a) Not more than 1/2 of the plot area shall be allowed to be covered.

- (b) Height of the building (including parapet) shall not exceed 30 feet or two storeys whichever is less. A maximum height of 36 feet shall be allowed for staircase tower. A barsati shall also be allowed alongwith the staircase tower provided its area shall not exceed 1/20th of the plot area.

- (c) Minimum compulsory open space shall be left as follows:—

In front 7 ft.

On both sides 5 ft.

In the rear 10 ft.

(except when the rear abuts on public road or open space, it shall be 5 ft.).

3. 'C' Type with area of 600 sq. yds.

- (a) Not more than 40% of the plot area shall be covered.

- (b) Height of the building (including parapet) shall not exceed 30 feet or two storeys whichever is less. A maximum height of 36 feet shall be allowed for staircase tower. A barsati shall also be allowed alongwith the staircase tower provided its area shall not exceed 1/20th of the plot area.

- (c) Minimum compulsory open space shall be left as follows:—

In front 15 ft.

On both sides 10 ft.

In the rear 15 ft.

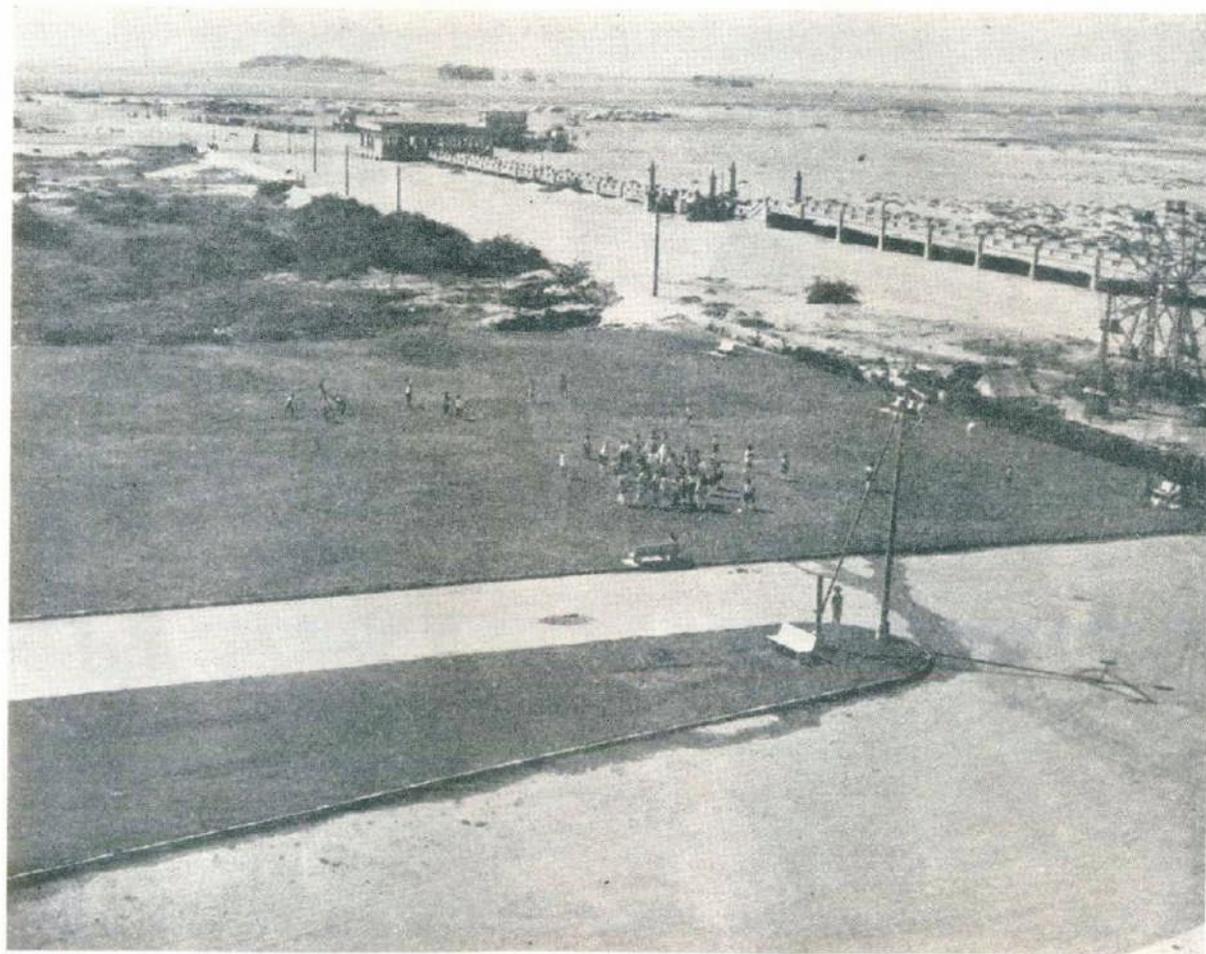
(except when the rear abuts on public road or open space, it shall be 7'-6").

4. 'D' and 'F' Types with areas of 1,000 sq. yds. to 2,000 sq. yds.

- (a) Not more than 1/3rd of the plot area shall be allowed to be covered.

(22)

- (b) Height of the building (including parapet) shall not exceed 30 feet or two storeys, whichever is less. A maximum height of 36 feet shall be allowed for barsati and for staircase tower provided their area shall not exceed 1/20th of the plot area.
- (c) A minimum open space of 15 feet in the front, 10 feet in the sides, and 20 feet in the rear (except where the rear boundary wall abuts on a public road or on open space the minimum rear open space shall be 10 feet) shall be left.
5. **'G' Type with areas of 3500 sq. yds. to 4250 sq. yds.**
- (a) Not more than 1/3rd of the plot area shall be allowed to be covered by the main building and not more than other 1/8th by ancillary structures.
- (b) Height of the building shall not exceed 42 feet or three storeys whichever is less. A maximum height of 50 feet shall be allowed for barsati and staircase tower, provided their area shall not exceed 1/30th of the plot area.
- (c) Minimum width of open space that shall be left in the plot are as follows:—
- | | |
|------------------------|--------|
| In the front and sides | 20 ft. |
| In the rear | 30 ft. |
6. **'H' Type with areas of 4500 sq. yds. and above.**
- (a) Not more than 1/4th of the plot area shall be allowed to be covered, by the main building and not more than another 1/8th by ancillary structures.
- (b) Height of the building shall not exceed 72 feet or six storeys whichever is less. A maximum height of 80 feet shall be allowed for barsati and for staircase tower, provided their area shall not exceed 1/30th of the plot area.
- (c) Minimum width of open spaces that shall be left in the plot are as follows:—
- | | |
|----------------------------|--------|
| In the front and the sides | 35 ft. |
| In the rear | 30 ft. |
- (d) Not more than one flat (excluding servant quarters) will be allowed for each 150 sq. yds.



Recreational Area of
BAGH - e - IBNE QASIM



KHAYABAN - e - IQBAL
(Main Clifton Road)

(23)

7. **'K' Type with area ranging from 1.5 acres to 5 acres.**

of plot is less than 1/2 acre, it shall be 10 feet.

These are special plots designed for providing accommodation of special nature. Not more than three storeys shall be allowed in these plots. 3/4th of the plot area shall be left open, individual site plans shall be submitted by the allottees to the K.D.A. for scrutiny and approval.

8. **'L' Type with area of 80 sq. yds.**

- (a) Not more than 3/4th of plot area shall be covered.
- (b) Height of the building (including parapet) shall not exceed 16 feet. on one storey
- (c) Building can abut on 3 sides but 3 feet compulsory open space shall be left on one side.
- (d) Only ground floor shall be allowed.

9. **'FL' Type plots meant for multi-storeyed flats.**

- (a) For built up area plot ratio shall be 1 : 1.75.
- (b) Compulsory open spaces shall be 20 feet all around except where the area

(24)

C. COMMERCIAL PLOTS:

1. (a) In case of commercial plots, standard elevation in respect of height, number of storeys, arcade, compulsory open space shall be followed for each type given at the time of auction/allotment.

(b) Sub-division of the plot shall not be allowed.

(c) Unless otherwise specified, corners of all plots abutting on two intersecting roads shall be rounded off by a radius of 10 feet.

2. **B/C Type Plots (having area of about 400 sq. yds.)**

(a) Minimum width of open spaces that shall be left in the plot are as follows:—

In the front Building shall abut the plot line.

In the sides 1. Not necessary up to the roof of ground storey.

2. $7\frac{1}{2}$ feet on both sides for upper storeys.

In the rear Building shall abut the plot line.

(b) Height of the building shall not exceed 30 feet or three storeys whichever is less. A maximum height of 38 feet shall be allowed if Barsati and Staircase tower are provided. Their area shall not however, exceed $\frac{1}{20}$ of the plot area.

(c) An arcade of 10 feet width shall be provided on three sides of the corner and on front and rear sides of other plots of the same row.

(d) Height of each roof shall be between $9\frac{1}{2}$ and 10 feet and no loft shall be allowed.

(e) Level of the plinth of the building shall be 2 feet above the crown of the front road.

3. **C/C Type plots having areas of about 600 sq. yds.**

(a) Minimum width of open spaces that shall be left in the plot are as follows:

In the front Not necessary

In the sides 5 feet in any one side only.

In the rear 10 feet.

(b) The maximum height of the building shall be 2 storeys or 30 feet, whichever is less.

(25)

4. **D/C and F/C Type plots (having areas of about 1000 and 2000 sq. yds. each respectively).**

(a) Minimum width of open spaces that shall be left open in the plot are as follows:—

In the front	Not necessary.
In the sides	5 feet in any one side only.

In the rear	10 feet.
-------------	----------

(b) The maximum height of the building shall be 3 storeys or 45 feet whichever is less.

5. **G/C and H/C Type Plots (having areas of about 3,750 sq. yds. and 4,500 sq. yds. each respectively).**

(a) Minimum width of open spaces that shall be left in the plot area as follows:

In the front	Not necessary.
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In the sides	10 feet on both sides.
--------------	------------------------

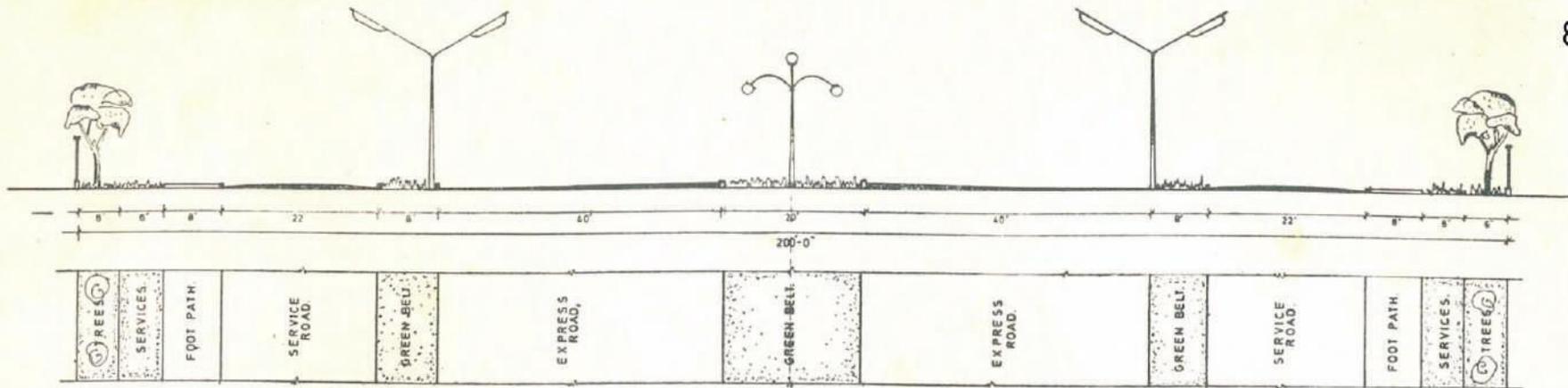
In the rear	20 feet.
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(b) The maximum height of the building shall be 6 storeys or 72 feet whichever is less.

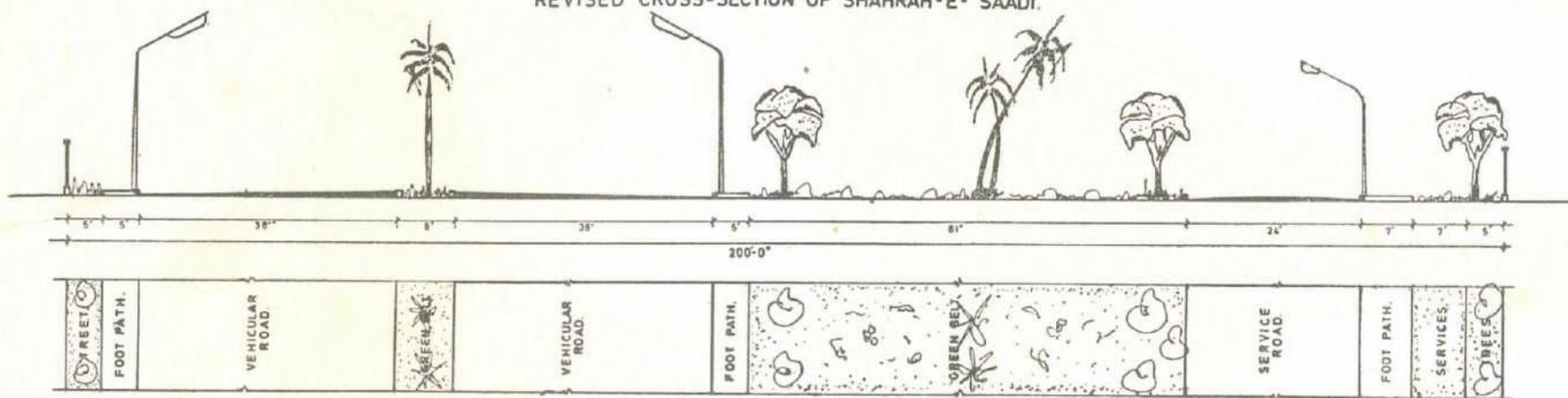
D. AMENITY PLOTS:

(a) For built up area plot ratio shall be 1 : 1.

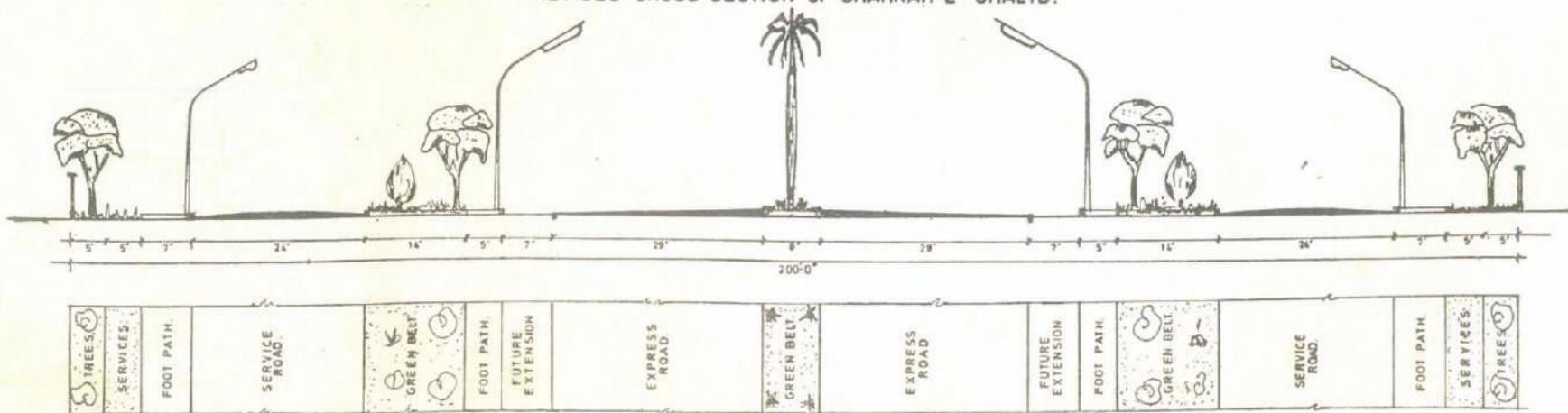
(b) Compulsory open space shall be 20 feet all around except in cases, where the area of plot is less than 1/2 acre, it shall be 10 feet.



REVISED CROSS-SECTION OF SHAHRAH-E- SAADI.



REVISED CROSS-SECTION OF SHAHRAH-E- GHALIB.



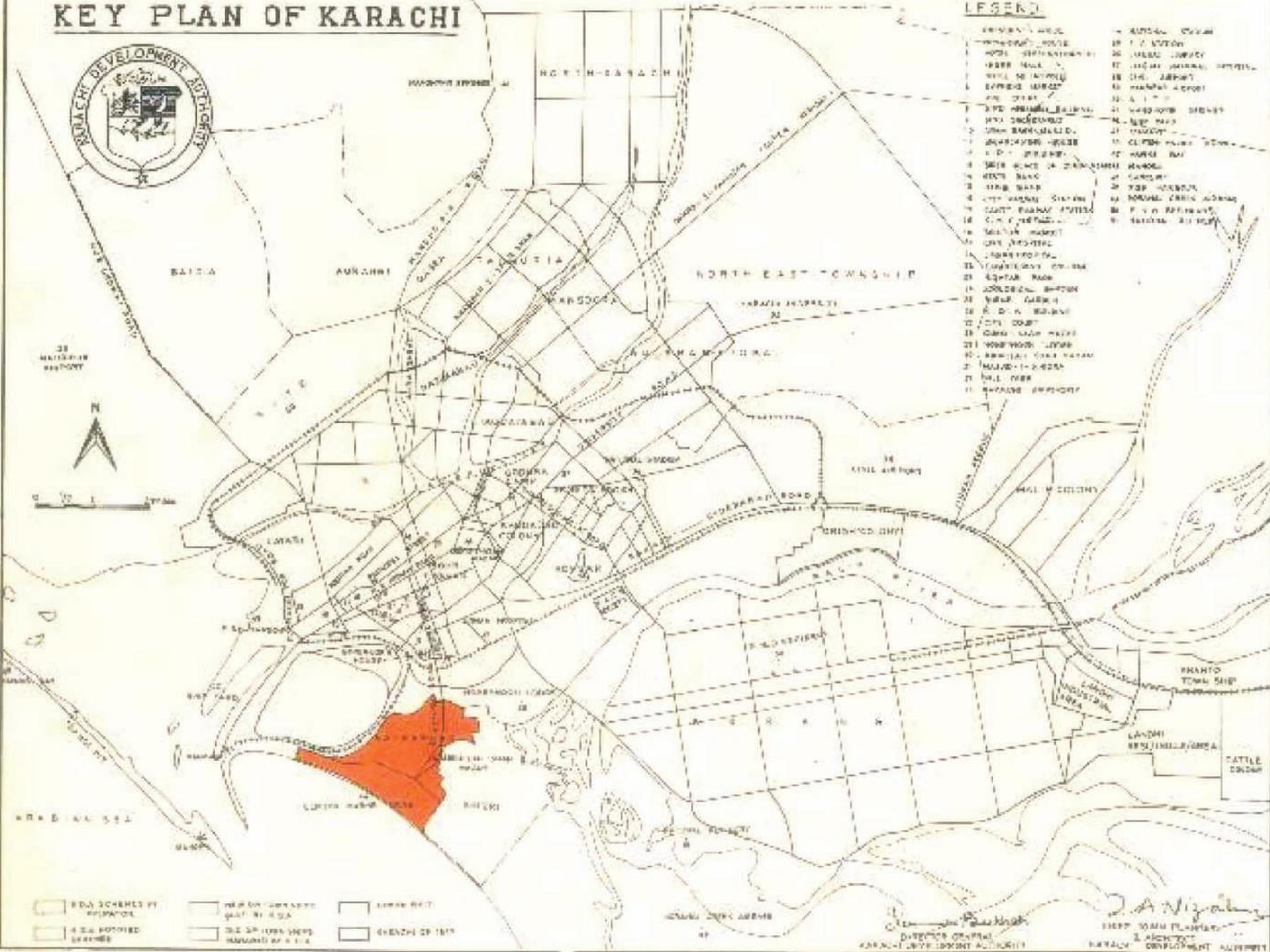
REVISED CROSS-SECTION OF SHAHRAH-E- ATTAR.

KEY PLAN OF KARACHI



LEGEND

- 1. AIRPORT
- 2. RAILWAY
- 3. CANALS
- 4. WATERWAYS
- 5. SEWERAGE
- 6. DRAINAGE
- 7. PUBLIC WORKS
- 8. UTILITIES
- 9. EDUCATION
- 10. HEALTH
- 11. CULTURE
- 12. RECREATION
- 13. COMMERCIAL
- 14. INDUSTRIAL
- 15. RESIDENTIAL
- 16. OPEN SPACES
- 17. UNDEVELOPED
- 18. RIVER
- 19. SEA
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J. A. Nizami
 CHIEF TOWN PLANNER
 ARCHITECT
 KARACHI DEVELOPMENT AUTHORITY

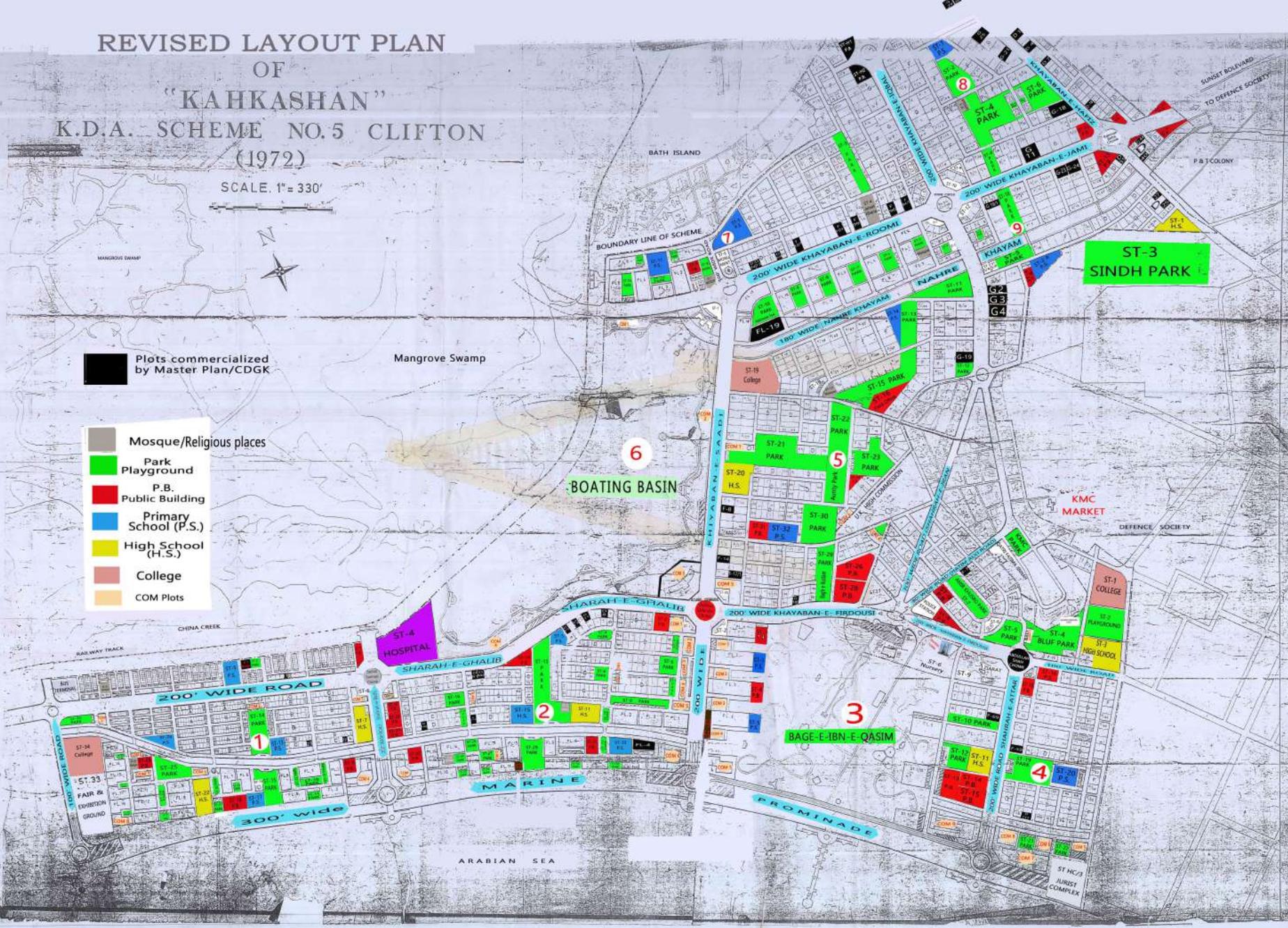
REVISED LAYOUT PLAN OF "KAHKASHAN" K.D.A. SCHEME NO.5 CLIFTON (1972)

SCALE: 1" = 330'



Plots commercialized by Master Plan/CDGK

- Mosque/Religious places
- Park
Playground
- P.B.
Public Building
- Primary
School (P.S.)
- High School
(H.S.)
- College
- COM Plots



SCHEDULE OF PLOTS

Block	Plot No.	Area (Sq. Ft.)	Use
ST-1	1-10	1000	Residential
ST-2	11-20	1000	Residential
ST-3	21-30	1000	Residential
ST-4	31-40	1000	Residential
ST-5	41-50	1000	Residential
ST-6	51-60	1000	Residential
ST-7	61-70	1000	Residential
ST-8	71-80	1000	Residential
ST-9	81-90	1000	Residential
ST-10	91-100	1000	Residential
ST-11	101-110	1000	Residential
ST-12	111-120	1000	Residential
ST-13	121-130	1000	Residential
ST-14	131-140	1000	Residential
ST-15	141-150	1000	Residential
ST-16	151-160	1000	Residential
ST-17	161-170	1000	Residential
ST-18	171-180	1000	Residential
ST-19	181-190	1000	Residential
ST-20	191-200	1000	Residential
ST-21	201-210	1000	Residential
ST-22	211-220	1000	Residential
ST-23	221-230	1000	Residential
ST-24	231-240	1000	Residential
ST-25	241-250	1000	Residential
ST-26	251-260	1000	Residential
ST-27	261-270	1000	Residential
ST-28	271-280	1000	Residential
ST-29	281-290	1000	Residential
ST-30	291-300	1000	Residential
ST-31	301-310	1000	Residential
ST-32	311-320	1000	Residential
ST-33	321-330	1000	Residential
ST-34	331-340	1000	Residential
ST-35	341-350	1000	Residential
ST-36	351-360	1000	Residential
ST-37	361-370	1000	Residential
ST-38	371-380	1000	Residential
ST-39	381-390	1000	Residential
ST-40	391-400	1000	Residential
ST-41	401-410	1000	Residential
ST-42	411-420	1000	Residential
ST-43	421-430	1000	Residential
ST-44	431-440	1000	Residential
ST-45	441-450	1000	Residential
ST-46	451-460	1000	Residential
ST-47	461-470	1000	Residential
ST-48	471-480	1000	Residential
ST-49	481-490	1000	Residential
ST-50	491-500	1000	Residential
ST-51	501-510	1000	Residential
ST-52	511-520	1000	Residential
ST-53	521-530	1000	Residential
ST-54	531-540	1000	Residential
ST-55	541-550	1000	Residential
ST-56	551-560	1000	Residential
ST-57	561-570	1000	Residential
ST-58	571-580	1000	Residential
ST-59	581-590	1000	Residential
ST-60	591-600	1000	Residential
ST-61	601-610	1000	Residential
ST-62	611-620	1000	Residential
ST-63	621-630	1000	Residential
ST-64	631-640	1000	Residential
ST-65	641-650	1000	Residential
ST-66	651-660	1000	Residential
ST-67	661-670	1000	Residential
ST-68	671-680	1000	Residential
ST-69	681-690	1000	Residential
ST-70	691-700	1000	Residential
ST-71	701-710	1000	Residential
ST-72	711-720	1000	Residential
ST-73	721-730	1000	Residential
ST-74	731-740	1000	Residential
ST-75	741-750	1000	Residential
ST-76	751-760	1000	Residential
ST-77	761-770	1000	Residential
ST-78	771-780	1000	Residential
ST-79	781-790	1000	Residential
ST-80	791-800	1000	Residential
ST-81	801-810	1000	Residential
ST-82	811-820	1000	Residential
ST-83	821-830	1000	Residential
ST-84	831-840	1000	Residential
ST-85	841-850	1000	Residential
ST-86	851-860	1000	Residential
ST-87	861-870	1000	Residential
ST-88	871-880	1000	Residential
ST-89	881-890	1000	Residential
ST-90	891-900	1000	Residential
ST-91	901-910	1000	Residential
ST-92	911-920	1000	Residential
ST-93	921-930	1000	Residential
ST-94	931-940	1000	Residential
ST-95	941-950	1000	Residential
ST-96	951-960	1000	Residential
ST-97	961-970	1000	Residential
ST-98	971-980	1000	Residential
ST-99	981-990	1000	Residential
ST-100	991-1000	1000	Residential

KARACHI DEVELOPMENT AUTHORITY

APPROVED BY THE GOVERNMENT OF SINDH

DATE: 15/05/1972

SCALE: 1" = 330'

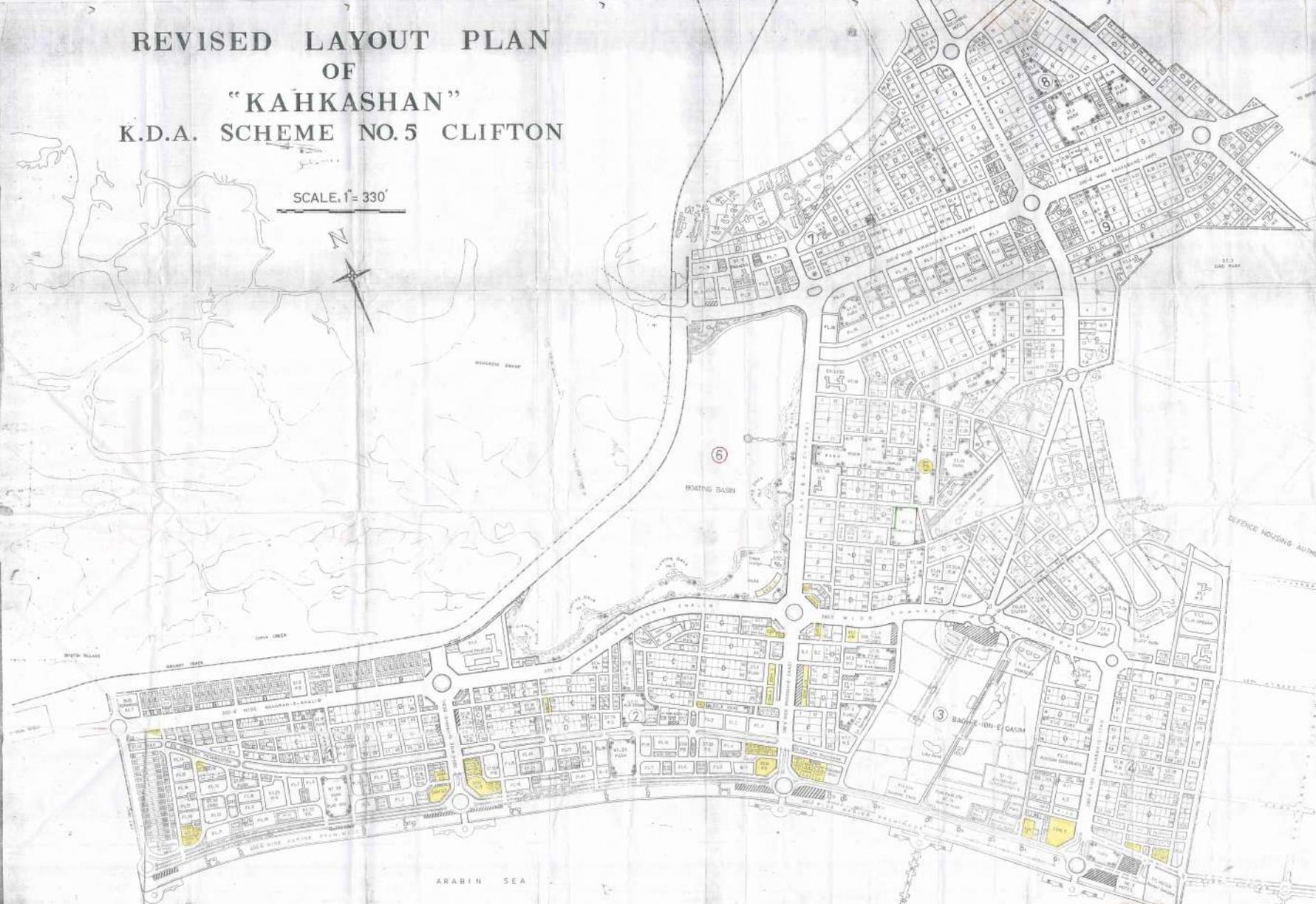
PROJECT NO. KDA/CLIFTON/5/1972

REVISED LAYOUT PLAN OF "KAHKASHAN" K.D.A. SCHEME NO.5 CLIFTON

Annexure-G

87

SCALE, 1" = 330'



SCHEDULE OF PLOTS

BLOCKS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z

Block	Plot No.	Area (Sq. Ft.)	Area (Sq. Yds.)	Remarks
RESIDENTIAL	A-1	1000	23	
	A-2	1000	23	
	A-3	1000	23	
	A-4	1000	23	
	A-5	1000	23	
	A-6	1000	23	
	A-7	1000	23	
	A-8	1000	23	
	A-9	1000	23	
	A-10	1000	23	
COMMERCIAL	B-1	1000	23	
	B-2	1000	23	
	B-3	1000	23	
	B-4	1000	23	
	B-5	1000	23	
	B-6	1000	23	
	B-7	1000	23	
	B-8	1000	23	
	B-9	1000	23	
	B-10	1000	23	
AMENITIES	C-1	1000	23	
	C-2	1000	23	
	C-3	1000	23	
	C-4	1000	23	
	C-5	1000	23	
	C-6	1000	23	
	C-7	1000	23	
	C-8	1000	23	
	C-9	1000	23	
	C-10	1000	23	

KARACHI DEVELOPMENT AUTHORITY

10, MARSHYAL ROAD, KARACHI-7

CHIEF ENGINEER

SENIOR DIRECTOR (PLANNING)

SENIOR DIRECTOR (CONSTRUCTION)

SENIOR DIRECTOR (MISCELLANEOUS)

SENIOR DIRECTOR (FINANCE & TREASURY)

SENIOR DIRECTOR (LEGAL)

SENIOR DIRECTOR (PUBLIC RELATIONS)

SENIOR DIRECTOR (GENERAL ADMINISTRATION)

SENIOR DIRECTOR (TRAINING)

SENIOR DIRECTOR (RESEARCH & DEVELOPMENT)

SENIOR DIRECTOR (INFORMATION TECHNOLOGY)

SENIOR DIRECTOR (ENVIRONMENT & URBAN DESIGN)

SENIOR DIRECTOR (CITY PLANNING)

SENIOR DIRECTOR (LAND ACQUISITION)

SENIOR DIRECTOR (CONSTRUCTION MANAGEMENT)

SENIOR DIRECTOR (OPERATIONS & MAINTENANCE)

SENIOR DIRECTOR (QUALITY CONTROL)

SENIOR DIRECTOR (SAFETY & SECURITY)

SENIOR DIRECTOR (WELFARE & SOCIAL SERVICES)

SENIOR DIRECTOR (CITY DEVELOPMENT)

SENIOR DIRECTOR (URBAN INFRASTRUCTURE)

SENIOR DIRECTOR (TRANSPORTATION)

SENIOR DIRECTOR (WATER SUPPLY & SEWERAGE)

SENIOR DIRECTOR (ELECTRICITY & GAS)

SENIOR DIRECTOR (TELECOMMUNICATIONS)

SENIOR DIRECTOR (CITY SERVICES)

SENIOR DIRECTOR (CITY ENGINEERING)

SENIOR DIRECTOR (CITY DESIGN)

SENIOR DIRECTOR (CITY PLANNING & DESIGN)

SENIOR DIRECTOR (CITY DEVELOPMENT & CONSTRUCTION)

SENIOR DIRECTOR (CITY OPERATIONS & MAINTENANCE)

SENIOR DIRECTOR (CITY FINANCE & ADMINISTRATION)

SENIOR DIRECTOR (CITY LEGAL & COMPLIANCE)

SENIOR DIRECTOR (CITY PUBLIC RELATIONS & COMMUNITY DEVELOPMENT)

SENIOR DIRECTOR (CITY RESEARCH & ANALYSIS)

SENIOR DIRECTOR (CITY TRAINING & CAPACITY BUILDING)

SENIOR DIRECTOR (CITY ENVIRONMENT & URBAN DESIGN)

SENIOR DIRECTOR (CITY INFORMATION TECHNOLOGY)

SENIOR DIRECTOR (CITY SAFETY & SECURITY)

SENIOR DIRECTOR (CITY WELFARE & SOCIAL SERVICES)

SENIOR DIRECTOR (CITY CITY PLANNING)

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SENIOR DIRECTOR (CITY CITY SAFETY & SECURITY)

SENIOR DIRECTOR (CITY CITY WELFARE & SOCIAL SERVICES)



LIST OF THE "COM" PLOTS
IN SCHEME - 5 CLIFTON



LIST OF THE "COM" PLOTS

BLOCK - 1

IN SCHEME - 5 CLIFTON

LIST OF COM - PLOTS IN BLOCK 2, SCHEME-5, CLIFTON

S#	Plot No.	Sector / Block	Area in Sq Yards	Original Status on Site Plan	Date of Ack of Possession	Allotment / Status	Current Site Position
1	Com 2/1 (A)	Block 1	807.27	Com	29-03-1995	M/S. Razaq S/o. Hussain Kamran 21-07-1985	Under Construction Building
2	Com 2/1 (A)	Block 1	804.67	Com	10/03/1987	M/S. Haven Develop Limited 14-09-1985	Under Construction Building
3	Com 2/1 (A)	Block 1	804.67	Com	23/01/2004	M/S. Greater Metropolitan Corporation	Boundary Wall
4	Com 2/1 (B)	Block 1	807.22	Com	14/07/1996	M/S. Greater Metropolitan Corporation	Boundary Wall
5	Com 2/3	Block 1	4840.97	Com	22-09-1985	M.A Zuberi 16-12-1982	Seerocks Apartmen
6	Com 2/4	Block 1	1666.66	Com	17-08-1983	Syed Tafazzul Hussain 17-3-1983	
7	Com 2/4	Block 1	562.50	Com	30-07-2004	M/S. Greater Metropolitan Corporation	
8	Com 2/4	Block 1	685.42	Com	03-07-1986	M/S Ashraf Housing Corporation 20-08-1985	KASB Apartment
9	Com 2/7	Block 1	442.00	Com	20-11-1985	Abdul Khaliq S/o Abdul Rasheed 30-01-1980	Monter View Apartment
10	Com 2/8	Block 1	504.00	Com	24-09-1980	Mr Muhammed Wasif 10-02-1977	LUCKY PYRAMID Residency
11	Com 2/5	Block 1	477.00	Com	15-06-1987	Suriya Aqdas	Vacant at Site
12	Com 2/10	Block 1	504.00	Com	12-3-1988	Noor Ilahi	
13	Com 3/2	Block 1					
14	Com 3/3	Block 1	598.88	Com	26-05-2005	No Allotment in Office Record Haji Nawab Uddin 12-05-2005	Rim Autos Workshop
15	Com 4/3	Block 1	1571.70	Com	26-03-1989	Chappal Builder	Boundary Wall Chappal Resorts

16	Com 4/2	Block 1	2157.26	Com	17-10-1992	M/S. Haven Develop Limited 22-09-1997	The Palm Marriage Lawn
17	Com 4/3	Block 1	2250.00	Com	20-11-1990	Mr. Hassan Ali 22-01-1986	
18	Com 5/1	Block 1	882.77	Com	10-09-1988	Mr. Abdul Aziz Essa 03-08-1978	Madina Plaza
19	Com 5/2	Block 1	660.00	Com	20-08-1980	Mrs. Pats Jehan Begum 03-05-1979	Madina Plaza
20	Com 5/3	Block 1	505.55	Com	20-10-1981	Mr. Abdul Qadir Khan 22-07-1978	Market / Workshop & Apartment
21	Com 6	Block 1	952.70	Com	Nil	Mr. Muhammed Anwar	Vacant at Site / Oil Tanker Autos Encroached
22	Com 7	Block 1	777.77	Com	4-09-1996	G.S Builders 13-06-1996	Boundary Wall



LIST OF THE "COM" PLOTS

BLOCK - 2

IN SCHEME - 5 CLIFTON

LIST OF COM - PLOTS IN BLOCK 2, SCHEME-5, CLIFTON

S#	Plot No.	Sector / Block	Area in Sq Yards	Original Status on Site Plan	Date Ackn of Possession	Allotment / Status	Current Site Position
1	Com-1	Block 2	3382.77	Com		Riaz Mehmood Agha 03-07-1975	Marine Corner
2	Com-1/1	Block 2	777.77	Com	11-03-1982	Mr. Hassan Association	Adam Centre
3	Com-1/2	Block 2	1905.50	Com	11-03-1982	Mr. Hassan Association	Marine Corner
4	Com-1/3	Block 2	700.00	Com	11-03-1982	Mr. Hassan Association	
5	Com-3	Block 2	2400.00	Com	22-05-1983	National Police Foundation 21-12-1976	Building 1: Corniche Residency Flats
6	Com-4	Block 2	2133.33	Com	27-06-1978	Aziz Patel 19-03-1977	Building 2: Corniche Residency Flats
7	Com-6	Block 2	802.56	Com	16-12-1991	Suleman Memon 15-01-1976	Apartment & Shops
8	Com-6/1	Block 2					
9	Com-7/1	Block 2	637.13	Com	11-03-1987	Mr Abdul Aziz Esa 03-08- 1978	Green Belt Residency
10	Com-7/2	Block 2	596.72	Com	06-06-1992	Rahat Mehmood Ali 11-07- 1982	
11	Com-7/5	Block 2	560.00	Com	16/06/1987	Hafiz Begum 25-04- 1984	Paradise Centre Shops & Residence
12	Com-7/6	Block 2	595.8	Com	16/06/1987	Hafiz Begum 25-04- 1984	
13	Com-7/7	Block 2	638.88	Com	21/10/1995	Mujeeb ur Rehman 24/07/1993	
14	Com-7/3	Block 2	560.14	Com	31/12/1984	Mr Muhammad Afzal 23- 09-1981	China Town Restaurant
15	Com-7/4	Block 2	758.75	Com	28/11/1978	Mr Mehboob ilahi 13-01- 1977	Apartments & Shops

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16	Com-7/8 (10)	Block 2	3524.97	Com	06/03/1984	National Construction Company 21-1-1976	Palm Beach Homes
17	Com-9	Block 2	1030	Com	27/03/1991	Tariq Mehmood 15-10-1975	Building & Flats
18	Com-10/A	Block 2	555.55	Com	08/10/1979	Khamisani Services Limited 13-04-1976	Building Construction
19	Com-10/B	Block 2	1126.66	Com	08/10/1979	Khamisani Services Limited 13-04-1976	Building Construction
20	Com-10/C	Block 2	500	Com	Nil	Mr. Syed Mukhtar Ahmed Alvi 14-12-1991	Building Construction
21	Com-11/7	Block 2	1080.55	Com	20/04/1987	Haji Muhammad Munir 24-02-1987	Sega 1 Apartments
22	Com-11/1	Block 2	976.66	Com	23/04/1984	Mr Sultan Feroz 12-01-1981	Fortune Arcade
23	Com-11/2	Block 2	976.66	Com	15/01/2009	Ramzan Ali 13-02-1986	Aligance Residency
24	Com-11/6	Block 2	1080.55	Com	20/04/1987	Ms Nanik 14-03-1987	Sea Sure Under Construction
25	Com-11/5	Block 2	3190.27	Com	13/01/1982	M Habib ullah Siddique 26-02-1977	Khadija Tower
26	Com-11/11	Block 2					Under Construction Bulding Indigo Classic
27	Com-11/5	Block 2	976.66	Com	15/12/2004	Mr Wel con Builders 12-01-1981	Open Plot
28	Com-11/8	Block 2	907.22	Com	14/07/1986	Greater Metropolitan Corporation 16-10-1985	Under Construction

29	Com-11/9	Block 2	500	Com	26/10/1985	Zehida Khaliq Uz Zaman 09-12-1979	Open Plot
30	Com-11/4	Block 2	976.66	Com	13/11/2006	TS Kheppal J 2-01-1981	
31	Com-11/10	Block 2	500	Com	18/08/1980	Kausar Parveen 03-06-1980	
22	Com-11/11	Block 2	507.22	Com	03/03/1996	Mr. Khaliq 22-09-1988	



LIST OF THE "COM" PLOTS

BLOCK - 3

IN SCHEME - 5 CLIFTON

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LIST OF COM - PLOTS IN BLOCK 3, SCHEME-5, CLIFTON

Sl	Plot No.	Sector / Block	Area in Sq. Yards	Original Status on Site Plan	Date of Possession	Allotment / Status	Current Site Position
1	Com-1	Block - 3	1732.33	Com	29/05/1982	Pyar Ali Kanji 18-07-1978	Under Construction
2	Com-1/A	Block - 3	638.88	Com	15/09/1983	Shallmar Enterprises 02-08-1978	Marine Arcade
3	Com-1/B	Block - 3	638.88	Com	13/09/1983	S.M Salahuddin 26-07-1978	Marine Arcade
4	Com-2/A	Block - 3	2888.70	Com	28/12/1977	Mr. Irshad Rao 19-08-1976	Flats
5	Com-2/1	Block - 3	993.60	Com	07/06/1984	Mr. Ahmed Bin Ali AlShemsi 06-01-1977	Horizone Tower
6	Com-2/2	Block - 3		Com			Open Plot
7	Com-2/3	Block - 3	Amalgamated 3353.33	Com	15/11/1983	United Development Corporation	Sahil Prominate
8	Com-2/4	Block - 3	2266.67	Com	MS Taufique Associate 08/03/1981		Jason Costal View
9	Com-2/5	Block - 3	1250.00	Com	27/02/1989	Mst. Shahnaz Shari 16-04-1977	Karachi Beach Residency
10	Com-2/6	Block - 3	700.00	Com	04/06/1984	Captin Rizwan Ahmed 10-03-1984	Comfort Tower
11	Com-2/7/A	Block - 3	255.55	Com	D.J Builder & Developer 2-05-2008		Open Plot / Boundary Wall Constructed
12	Com-2/7/B	Block - 3	255.55	Com	Ghulam Nabi Qureshi 13-11-1995		Open Plot / Boundary Wall Constructed
13	Com-2/7/C	Block - 3	255.55	Com	Abid Reza 13-11-1995		Open Plot / Boundary Wall Constructed
14	Com-2/7/D	Block - 3	255.55	Com	Muhammed Fahim Uddin 2-07-2002		Open Plot / Boundary Wall Constructed



LIST OF THE "COM" PLOTS

BLOCK - 4

IN SCHEME - 5 CLIFTON

LIST OF COM - PLOTS IN BLOCK 4, SCHEME-5. CLIFTON

S#	Plot No.	Sector / Block	Area in Sq. Yards	Original Status on Site Plan	Date of Possession	Allotment / Status	Current Site Position
1	Com-2/A	Block 4	613.88	Com	04/09/1978	Mohammad Wajhuddin Khuro 04-12-1975	Falcon Tennis - A Flats & Bank
2	Com-2/B	Block 4	656.88	Com	15/05/1978	Hasnain Tapal 08-12-1975	Falcon Tennis - C, Flats & Shops
7	Com-5	Block 4	1020.00	Com	Aqura Tourist Pakistan 20-01-1977		Open Plot Boundary Wall Constructed
8	Com-6	Block 4	4221.60	Com	Eastern Federal Union 20-11-1985	Ahmed. H Prbhei 26-05-1976	Flats & Chase Up & Other Shops
9	Com-7	Block 4	1013.33	Com	22-01-1981	Khadim Ali Shah Bukhari 22-04-1976	Flats & Shops
10	Com-8	Block 4	544.00	Com		Dr. Abdul Ghafoor Siddiqui 11-11-1982	Open Plot
11	Com-9	Block 4	543.00	Com	09-09-2008	Vinila Eal 09-02-1980	Building & Shops
12	Com-10	Block 4	564.44	Com	18-06-1995	Muhammad Eabr Khan Ghouri 27-03-1990	Flats & MCB Bank
13	Com-11	Block 4	552.22	Com	05/11/1993	Abdul Razzaq Qasim 29-10-1982	Building & Shops
14	Com-12	Block 4	565.00	Com	25/05/1993	Shafi Ullah Khan 13-08-1987	Building & Shops
15	Com-13	Block 4	568.00	Com	28/03/1988	Muhammad Babr Khan Ghouri 13-08-1987	Building & Shops
16	Com-14	Block 4	576.00	Com	12/12/1987	Sajjad Mehdi 06-12-1987	Under Construction
17	Com-15	Block 4	584.00	com	27/12/1983	M/s Sonex limited	
18	Com-16	Block 4	1063.86	com	25/10/1997	mirza abdul jabbar 12/1/1981	Open Plot & Boundary Wall
19	Com-17	Block 4	1101.00	com	25/04/1984	Sultan Feroze 29/01/1980	Flats, Shops & 2 Banks

20	Com-18	Block 4	693.33	Com	17/12/1990	Mohammad Iftikhar & Company 16-02-1988	Building & Shops
21	Com-18/1	Block 4	743.88				Building & Shops
22	Com-19	Block 4	1181.34	Com	30/12/1990	Muhammad Ikhan & Co 25-03-1987	Flats, Restaurant & Shops



LIST OF THE "COM" PLOTS

BLOCK - 5

IN SCHEME - 5 CLIFTON

LIST OF COM - PLOTS IN BLOCK 5, SCHEME-5, CLIFTON

S#	Plot No.	Sector / Block	Area in Sq. Yards	Original Status or Site Plan	Date Ack of Possession	Allotment / Status	Current Site Position
1	Com-5/1	Block - 5	1003.88	Com	27/08/1977	M/S Mehtooz Mustafa Khan 22-11-1976	Bar 6Q to Night Restaurant



LIST OF THE "COM" PLOTS

BLOCK - 6

IN SCHEME - 5 CLIFTON

LIST OF COM - PLOTS IN BLOCK 6, SCHEME-5, CLIFTON

S#	Plot No.	Section / Block	Area in Sq. Meters	Original Status on Site Plan	Date Acq. of Possession	Alignment / Status	Current Use / Section
1	Com-3	Block - 6	9689	Com	15/03/1979	M/S. I.H.J. Construction Company	Flats & Shops

COMM PLOTS

Annexure-J

Block-1 (Kahkashan Scheme-5), Clifton				
#	Plot	Revised 1972 Map Usage	Revised 1985 Map Usage	Present Status
	COM-1	COM-1	No	 <p>Photograph taken on 17/09/21</p>
	COM-2	COM-2	Location of COM-2 in Map of 1985 Changed	It does not exist on Ground
	COM-3	It only exists in the map as one plot COM-3	<p>It has been renamed as COM-5 and Bifurcated in three (03) plots</p> <p>(The plot bifurcation details given by Land Department, KDA on 13th August 2021)</p>	<p>1) COM 5/1 (888.77 sqyds) "Madina Plaza" Allotted to Mr. Abdul Aziz Essa 1978</p>  <p>Photograph taken on 17/09/21</p>
<p>2) COM 5/2 (660.00 sqyds) "Madina Plaza" Allotted to Mrs. Rais Jehan Begum 1979</p>  <p>Photograph taken on 17/09/21</p>				
<p>3) COM 5/3 (505.55 sqyds) Allotted to Mr. Abdul Rauf Khan 1978</p> <p>Market/Workshops & Apartments</p>  <p>Photograph taken on 17/09/21</p>				

#	Plot	Revised 1972 Map Usage	Revised 1985 Map Usage	Present Status	
	COM-4	It only exists in the map as one plot COM-4	Its has been renamed as COM-2 and bifurcated in Twelve (12 Plots) (The plot bifurcation details given by Land Department, KDA on 13 th August 2021)	1) COM 2/1(A) (804.67 sqyds) Allotted to M/s. Haven Develop Ltd. 1985	
2) COM 2/1(B) (807.27 sqyds) Allotted to Haji Razzaq s/o Hussain Kamran 1985 (Under Construction Building)					Photograph taken on 17/09/21
1) COM 2/2(A) (804.67 sqyds) Allotted to M/s. Greater Metropolitan Corporation Boundary Wall					Photograph taken on 17/09/21
4) COM 2/2(B) (807.22 sqyds) Allotted to M/s. Greater Metropolitan Corporation Boundary Wall					Photograph taken on 17/09/21
5) COM 2/3 (4840.97 sqyds) Allotted to M.A.Zuberi 1982 “Searocks Apartment”					Photograph taken on 17/09/21
6) COM 2/4 (1666.66 sqyds) Allotted to Syed Tafazzul Hussain 1983				“	
7) COM 2/5 (562.50 sqyds) Allotted to M/s. Greater Metropolitan Corporation					

				8) COM 2/6 (685.42 sqyds) Allotted to M/s Ashraf Housing Corporation 1985 "KASB Apartment"	Photograph taken on 17/09/21
				9) COM 2/7 (442.00 sqyds) Allotted to Abdul Khaliq s/o Abdul Rasheed 1980 Monter View Apartment	 Photograph taken on 06/07/21
				10) COM 2/8 (504.00 sqyds) Allotted to Mr. Mohd. Wasif 1977 Lucky Pyramid Residency	 Photograph taken on 17/09/21
				11) COM 2/9 (477.00 sqyds) Allotted to Suriya Aqdas	Vacant at site
				12) COM 2/10 (504.00 sqyds) Allotted to Noor Ilahi	Vacant at Site
	COM-5	It only exists in the map as one plot (COM-3)	It has been renamed as COM-3 and Bifurcated in three (02) plots The plot bifurcation details given by Land Department, KDA on 13 th August 2021)	1) COM 3/1. No details available in record 2) COM 3/2 (598 Sqyds) Allotted to Haji Nawabuddin 2005 Boundary Wall	 Photograph taken on 06/07/21
	COM-6	Exists in the map as COM-6	Exists in the map as COM-6 The plot allotment details given by Land Department, KDA on 13 th August 2021)	COM-6 (952.75 sqyds) Allotted to Mr. Muhammad Anwar Vacant at site/Oil Tanker Autos encroached	 Photograph taken on 06/07/21

	COM-7	Exists in the map as COM-7	<p>Exists in the map as COM-7, but its location has been changed in 1985 Map.</p> <p>The plot allotment details given by Land Department, KDA on 13th August 2021)</p>	<p>COM-7 (777.77 sqyds) Allotted to G.S. Builders 1996.</p> <p>Boundary Wall</p>	 <p>Photograph taken on 17/09/21</p>
	COM-8	It only exists in the map as one plot (COM-8)	<p>It has been renamed as COM-4 and Bifurcated in three (03) plots</p>	<p>1) COM 4/1 (1971.79 sqyds) Allotted to Chappal Builder. Possession 1989. Chappal Resorts</p>	 <p>Photograph taken on 06/07/21</p>
				<p>2) COM 4/2 (2157.36 sqyds) Allotted to M/s. Haven Develop Ltd 1987. The Palm Marriage Lawn</p>	 <p>Photograph taken on 06/07/21</p>
				<p>3) COM 4/3 (2250.00) Allotted Mr. Hassan Ali The Palm Marriage Lawn</p>	 <p>Photograph taken on 06/07/21</p>

Block-2 (Kahkashan Scheme-5), Clifton				
#	Plot	Revised 1972 Map Usage	Revised 1985 Map Usage	Present Status
	COM-1	It only exists in the map as one plot (COM-1)	<p>It exists on Revised 1985 Map and it has been Bifurcated in four (04) plots</p> <p>(The plot bifurcation details given by Land Department, KDA on 13th August 2021)</p>	<p>1) COM-1 (3382.7 sqyds) Allotted to Riaz Mehmood Agha 1975.</p> <p>Marine Corner</p>  <p>Photograph taken on 17/09/2021</p>
				<p>2) COM-1/1 (777.77 sqyds) Allotted Mr. Hassan Association.</p> <p>Adam Centre</p>  <p>Photograph taken on 17/09/2021</p>
				<p>3) COM-1/2 (1905.50 sqyds) Allotted to Mr. Hassan Association</p> <p>Adam Centre</p>  <p>Photograph taken on 17/09/2021</p>
				<p>4) COM-1/3 (700.00 sqyds) Allotted to Mr. Hassan Association</p>

COM-2	It exists in the map as plot (COM-2)	<p>It has been Bifurcated in two (02) plots</p> <p>(The plot bifurcation details given by Land Department, KDA on 13th August 2021)</p>	COM 2/1 M.N. Apartments	
			COM 2/2 Under construction Building “AZ Apartments”	
COM-3	It exists in the map as plot (COM-3)	<p>It exists on Revised 1985 Map.</p> <p>The plot details given by Land Department, KDA on 13th August 2021)</p>	<p>1) COM-3 (2400 sqyds) Allotted to National Police Foundation 1976</p> <p>“Corniche Residency” Flats/shops & offices</p>	 Photograph taken on 17/09/2021
COM-4	It exists in the map as plot (COM-4)	<p>It exists on Revised 1985 Map.</p> <p>The plot details given by Land Department, KDA on 13th August 2021</p>	<p>1) COM-4 (2133 sqyds) Allotted to Aziz Patel 1977. “Jesson Terrance” Flats/shops & offices</p>	 Photograph taken on 17/09/2021
COM-5	It exists in the map as plot (COM-5)	It does not exist on Revised 1985 Map		

COM-6	It only exists in the map as one plot (COM-6)	It has been bifurcated in two plots (plot bifurcation details given by Land Department, KDA on 13 th August 2021)	1) COM-6 (802.56 sqyds) Allotted to Suleman Memon 1976.	Apartments and Shops
			2) COM-6/1 No details available.	
COM-6	It only exists in the map as one plot (COM-6)	It has been renamed as COM-7 and bifurcated in 08 plots and converted into residential flats and shops/offices (plot bifurcation details given by Land Department, KDA on 13 th August 2021)	1) COM-7/1 (637.13 sqyds) Allotted to Mr. Abdul Aziz Esa 1978	Green Belt Residency Photograph taken on 17/09/2021
			2) COM-7/2 (596.72 sqyds) Allotted to Rahat Mehmood Ali 1982	Paradise Centre Shops and Residence Photograph taken on 17/09/2021
			3) COM-7/5 (560 sqyds) Allotted to Hafiz Begum 1984	
			4) COM-7/6 (595.8 sqyds) Allotted to Hafiz Begum 1984	
			5) COM-7/7 (638.88 sqyds) Allotted to Mujeeb-ur-Rehman 1993	Photograph taken on 17/09/2021
			6) COM-7/3 (560.14 sqyds) Allotted to Mr. Muhammad Afzal 1981 China Town Restaurant	 Photograph taken on 17/09/2021
			7) COM-7/4 (758.75 sqyds) Allotted to Mr. Mehboob Ilahi 1977	Apartments and shops

				8) COM-7/8 (M) (3524.97 sqyds) Allotted to National Construction Company 1976	Palm Beach Homes
	COM-7	It exists in the map as plot (COM-7)			
					Photograph taken on 17/09/2021
	COM-8	It exists in the map as plot (COM-7)	Not found		Not tracable
	COM-9	It exists in the map as plot (COM-9)	It exists in the map as plot (COM-9)	1) COM-9 (1030.00 sqyds) Allotted to Tariq Mehmood 1975. “Royal Skyline”	
					Photograph taken on 17/09/2021
	COM-10	It only exists in the map as one plot (COM-10)	It has been bifurcated in 03 plots and converted into residential flats and shops/offices	1) COM-10/A (555.55 sqyds) Allotted to Khamisani Services Ltd 1976 “Marine Centre”	
			(plot bifurcation details given by Land Department, KDA on 13 th August 2021	2) COM-10/B (1126.66 sqyds) Allotted to Khamisani Services Ltd. 1976. “Marine Centre”	
					Photograph taken on 17/09/2021

				3) COM-10/C (500 sqyds) Allotted to Mr. Syed Mukhtar Ahmed Alvi 1991	Building Construction
COM-11	It only exists in the map as one plot (COM-11)	It has been bifurcated into 11 plots (COM 11/1 to COM 11/11/)	(The plot details given by Land Department, KDA on 13 th August 2021)	1) COM-11/1 (976.66 sqyds) Allotted to Mr. Sultan Feroz 1981 “Fortune Arcade”	
					Photograph taken on 16/09/2021
				2) COM-11/2 (976.66 sqyds) Allotted to Ramzan Ali 1986 “Aligance Residency”	
					Photograph taken on 16/09/2021
				3) COM-11/3 (976.66 sqyds) Allotted to M/s. Welcon Builders 1981 Open plot	
					Photograph taken on 16/09/2021
				4) COM-11/4 (976.66 sqyds). Allotted to TS Kheppal 1981	
				5) COM-11/5 (3190.27 sqyds) Allotted to M. Habib ullah Siddique 1977 “Khadija Tower”	
					Photograph taken on 16/09/2021
				6) COM-11/6 (1080.55 sqyds) Allotted to Ms Nanik 1997 Sea Sure under construction	
					Photograph taken on 16/09/2021

				<p>7) COM-11/7 (1080.55 sqyds) Allotted to Haji Muhammad Munir 1987 “Sega 1 Apartments”</p>	
					<p>Photograph taken on 16/09/2021</p>
				<p>8) COM-11/8 (907.22 sqyds) Allotted to Greater Metropolitan Corporation 1985 Under construction</p>	
				<p>9) COM-11/9 (500 sqyds) Allotted to Zahida Khaliq-uz-Zaman 1979 Open Plot</p>	
					<p>Photograph taken on 16/09/2021</p>
				<p>10) COM-11/10 (500 sqyds) Allotted to Kausar Parveen 1980</p>	
				<p>11) COM-11/11 (507.22 sqyds) Allotted to Mr. Khalid 1988 “Indigo Classic”</p>	

BLOCK-3

Block-3 (Kahkashan Scheme-5), Clifton					
#	Plot	Revised 1972 Map Usage	Revised 1985 Map Usage	Present Status	
	COM-1	It exists in the map as COM-1	<p>It has bifurcated into 3 plots (COM-1, COM-1/A, COM-1/B)</p> <p>(The plot details given by Land Department, KDA on 13th August 2021)</p>	<p>1) COM-1 (1733.33 sqyds) Allotted to Pyar Al Kanji in 1978. Recent Suit filed in High Court by Kanji 1601/2021 and interim stay granted against demolition. This should be vacated.</p>	 <p>Photograph taken on 10/08/2021</p>
				<p>2) COM 1/A (638.88 sqyds) Allotted to Shalimar Enterprises in 1978</p>	
				<p>3) COM 1/B (638.00 sqyds) Allotted to S.M. Salahuddin</p>	
	COM-2	It only exists in the map as one plot (COM-2)	<p>It has been renamed as COM 2/A</p> <p>(The plot details given by Land Department, KDA on 13th August 2021)</p>	<p>COM 2/A (2888.70 sqds) Flat Site Allotted to Irshad Rao in 1976, possession 1977</p>	
	COM-3	It only exists in the map as one plot (COM-3)	It does not exist on Revised 1985 Map		Not accessible. Too much security
	COM-4	It only exists in the map as one plot (COM-4)	It does not exist on Revised 1985 Map		Not accessible. Too much security
	COM-5	It only exists in the map as one plot (COM-5)	<p>It has renamed as COM-2 and bifurcated into 9 plots</p> <p>(plot bifurcation details given by Land Department, KDA on 13th August 2021)</p>	<p>1) COM 2/1 (993.60 sqds) "Horizon Tower" Allotted to Ahmed Bin Ali Alshamshi 1977, possession 1984</p>	 <p>Photograph taken on 10/08/2021</p>
				<p>COM 2/2 no ownership details.</p>	

				<p>4) COM 2/3 “Sahil Promenade” Allotted to United development corporation, possession 1983 (COM 2/2 and COM 2/3 were amalgamated size 3353.33 sqyds)</p>		<p>Photograph taken on 06/07/21</p>
				<p>5) COM 2/4 (2266.67 SQYDS) “Jason Coastal View” Possession MS Taufique Associate 1981 (The plot details given by Land Department, KDA on 13th August 2021).</p>		<p>Photograph taken on 06/07/21</p>
				<p>6) COM 2/5 (1250 sqyds). “Beach Residency” Allotted Mst. Shahnaz Shafi, possession 1979 (The plot details given by Land Department, KDA on 13th August 2021)</p>		<p>Photograph taken on 06/07/21</p>
				<p>7) COM 2/6 (700 sqyds) Allotted to Capt. Rizwan Ahmed in 1984. “Comfort Towers” (The plot details given by Land Department, KDA on 13th August 2021)</p>		<p>Photograph taken on 06/07/21</p>
				<p>8) COM 2/7/A (255.55 sqyds) Possession DJ Builders and Developer 2008. Open plot/boundary wall constructed. (The plot details given by Land Department, KDA on 13th August 2021)</p>		<p>Photograph taken on 06/07/21</p>
				<p>9) COM 2/7/B (255.55 sqyds), possession Ghulam Nabi Qureshi 1995, open plot/boundary wall constructed. (The plot details given by Land Department, KDA on 13th August 2021)</p>		

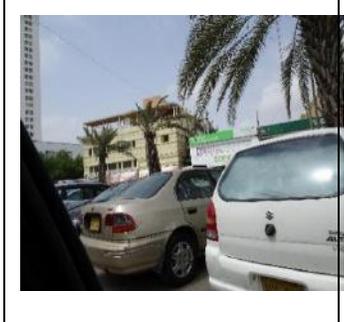
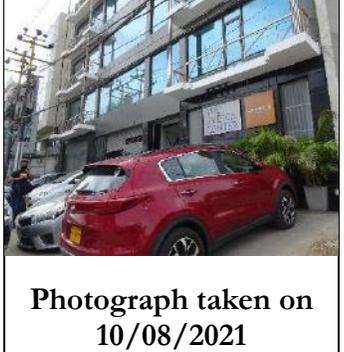
			<p>10) COM 2/7/C (255.55 sqyds) Possession Abid Raza 1995. Open plot/boundary wall constructed</p> <p>(The plot details given by Land Department, KDA on 13th August 2021)</p>	
			<p>11) COM 2/7/D (255.55). Possession Muhammad Fahimuddin 2002. Open Plot</p>	

Block-4 (Kahkashan Scheme-5), Clifton				
#	Plot	Revised 1972 Map Usage	Revised 1985 Map Usage	Present Status
	COM-1	It only exists in the map as one plot (COM-1)	It does not exist in Map	Government Primary School, off Shahrah-e-Firdousi  Photograph taken 16/09/2021
	COM 2	It exists in the map as one plot (COM-2)	It is bifurcated in two plots (The plot details given by Land Department, KDA on 13 th August 2021)	1) COM-2/A (613.88 sqyds). "Falcon Tarris A" (flats & shops) Allotted to Mohd. Wajihuddin Khuro in 1975 2) COM-2/6 (838.88 sqyds). "Falcon Tarris B" (flats & shops) Allotted to Hasnain Tapal in 1975  Photograph taken 16/09/2021
	COM 3	It exists in the map as one plot (COM-3)	It does not exist on Revised 1985 Map	 Photograph taken 16/09/2021
	COM 4	It only exists in the map as one plot (COM-4)	It does not exist on Revised 1985 Map	 Photograph taken 16/09/2021
	COM 5	It only exists in the map as one plot (COM-5)	It only exists in the map as one plot (COM-5) plot details given by Land Department, KDA on 13 th August 2021)	1) COM-5 (10261.00 sqyds), no ownership details available. Possession to Aqura Tourist Pakistan 1977. Open plot, boundary wall constructed.

	COM 6	It exists in the map as (COM-6)	It exists in the map as (COM-6) (plot details given by Land Department, KDA on 13 th August 2021)	4) COM-6 (4221.60 sqyds). Allotted to Ahmed H. Pirbhai in 1976. Possession Eastern Federal Union 1995. Flats & Chase up & other shops	
	COM 7	It exists in the map as (COM-7)	It exists in the map as (COM-7) (plot details given by Land Department, KDA on 13 th August 2021)	1) COM-7 (1013.33 sqyds), Allotted to Khadim Ali Shah Bukhari 1976. Flats and shops	 Photograph taken 03/08/21
	COM 8	It exists in the map as (COM-8)	It exists in the map as (COM-8) (plot details given by Land Department, KDA on 13 th August 2021)	1) COM-8 (544.00 sqyds) Allotted to Dr. Abdul Ghafoor Siddiqui 1982. Open Plot	 Photograph taken 03/08/21
	COM 9	It exists in the map as one plot (COM-9)	It exists in the map as one plot (COM-9) (plot details given by Land Department, KDA on 13 th August 2021)	1) COM-9 (544.00 sqyds). Allotted to Vimla Bai 1980. Building and shops	 Photograph taken 03/08/21
	COM 10	It does not exist in the map of 1972	It exists in the Revised 1985 map as one plot (COM-10) (plot details given by Land Department, KDA on 13 th August 2021)	1) COM-10 (544.00 sqyds). Allotted to Mohammad Babar Khan Ghouri 1990. "Sea Castle" (Flats and MCB)Bank	 Photograph taken 03/08/21
	COM 11	It does not exist in the map of 1972	It exists in the Revised 1985 map as one plot (COM-11) (plot details given by Land Department, KDA on 13 th August 2021)	1) COM-11 (552.00 sqyds) Allotted to Abdul Razzaq Qasim 1982. Building and Shops (The plot details given by Land Department, KDA on 13 th August 2021)	 Photograph taken 03/08/21
	COM 12	It does not exist in the map of 1972	It exists in the Revised 1985 map as one plot (COM-12) (plot details given by Land Department,	1) COM-12 (568.00 sqyds) Allotted to Shafi ullah Khan 1987. Building and Shops	Building and Shops

			KDA on 13 th August 2021)	(The plot details given by Land Department, KDA on 13 th August 2021)	
	COM 13	It does not exist in the map of 1972	It exists in the Revised 1985 map as one plot (COM-13((plot details given by Land Department, KDA on 13 th August 2021)	1) COM-13 (568.00 sqyds) Allotted to Muhammad Babar Khan Ghouri 1987. Building and Shops	Building and Shops
	COM 14	It does not exist in the map of 1972	It exists in the Revised 1985 map as plot (COM-14) (plot details given by Land Department, KDA on 13 th August 2021)	1) COM-14 (576.00 sqyds) Allotted to Sajjad Mehdi 1987. Under construction	
					Photograph taken 03/08/21
	COM 15	It does not exist in the map of 1972	It exists in the Revised 1985 map as plot (COM-15) (plot details given by Land Department, KDA on 13 th August 2021)	1) COM-15 (584.00 sqyds) Allotted to M/s. Sonex Limited.	Under construction
	COM 16	It does not exist in the map of 1972	It exists in the Revised 1985 map as plot (COM-16) (plot details given by Land Department, KDA on 13 th August 2021)	1) COM-16 (1063.86 sqyds) Allotted to Mirza Abdul Jabbar 1981.	Open Plot and Boundary Wall
	COM 17	It does not exist in the map of 1972	It exists in the Revised 1985 map as plot (COM-17) (plot details given by Land Department, KDA on 13 th August 2021)	1) COM-17 (1101.00 sqyds) Allotted to Sultan Feroze 1980.	Flats, shops and 2 banks
	COM 18	It does not exist in the map of 1972	It exists in the Revised 1985 map as plot (COM-18) and bifurcated into COM 18 & COM 18/1 (plot details given by Land Department, KDA on 13 th August 2021)	2) COM-18 (693.33 sqyds) 3) COM-18/1 (743.88 sqyds) Bifurcated and Allotted to Muhammad Iftikhar & Company 1988.	Building & Shops Building & Shops
	COM 19	It exists in the map as plot (COM-19)	It exists in the Revised 1985 map as plot (COM-19) (plot details given by Land Department, KDA on 13 th August 2021)	COM-19 (1181.00 sqyds) Allotted to Muhammad Ikhan & Co. 1987	Flats, Restaurant and shops

Block-5 (Kahkashan Scheme-5), Clifton				
#	Plot	1972 Map Exist Usage	1985 Map Exist	Present Status
	COM-1	It exists in the map as one plot (COM-1)	It exists in the map as one plot (COM-1)	<p>“College of Rehabilitation Sciences” Photograph taken by Shehri Team</p>  <p>Photograph taken on 10/08/2021</p>
	COM-2	It exists in the map as one plot (COM-2)	It does not exist in the 1985 Map	<p>Sana Arcade</p>  <p>Photograph taken on 10/08/2021</p>
<p>Dr. Seema Arcade</p>  <p>Photograph taken on 10/08/2021</p>				
<p>Al Madina Arcade</p>  <p>Photograph taken on 10/08/2021</p>				
	COM-3	It exists in the map as one plot (COM-3)	It does not exist in the 1985 Map	Not Accessible due to the located in the High Security Zone
	COM-4	It exists in the map as one plot (COM-4)	It does not exist in the 1985 Map	Not Accessible due to the located in the High Security Zone

				<p>COM 5/1 (1003.88 sqyds). Alloted to M/S Mehfooz Mustafa Khan in 1976.</p> <p>“Bar BQ Tonight Restaurant”</p>	
					<p>Photograph taken on 10/08/2021</p>
<p>COM-5</p>		<p>It exists in the map as one plot (COM-5)</p>	<p>It exists in the Revised 1985 map as plot (COM -5 and bifurcated into 22 plots (COM 5/1 to COM 5/22)</p> <p>(plot details given by Land Department, KDA on 13th August 2021)</p>		
					<p>Photograph taken on 10/08/2021</p>
					
					<p>Photograph taken on 10/08/2021</p>
					
					<p>Photograph taken on 10/08/2021</p>

Block-6 (Kahkashan Scheme-5), Clifton					
#	Plot	Revised 1972 Map Usage	Revised 1985 Map Usage	Present Status	
	COM-1	It exists in the map as one plot (COM-1)	It does not exist in the Revised 1985 map	Not Found	
	COM-2	It exists in the map as one plot (COM-2)	It does not exist in the Revised 1985 map	Not Found	
	COM-3	It exists in the map as one plot (COM-3)	It exists in the map as one plot (COM-3) (plot details given by Land Department, KDA on 13 th August 2021)	COM-3 (9680.0 SQYDS). Allotted to M/S M&J Construction Company in 1979	
	COM-4	It exists in the map as one plot (COM-4)	It does not exist in the Revised 1985 map		Not Found

ST = Special Type

ST PLOTS

All STs are amenity usage i.e., for the public at large

ANNEXURE-K

Kehkashan Scheme-5, Clifton Block-1 = Measures 225 Acres Survey dates: 06.07.2021 and 08.07.2021					
#	Plot	Revised 1972 Map Usage	Revised 1985 Map Usage	Present Usage 2021	
1	ST-1 0.18 Acres	Public Building	Public Building	This area is being used as a parking lot by Ziauddin Hospital visitors	 Photograph taken on 06/07/21
2	ST-2	Park	Plot has been bifurcated into two plots as ST- 2 & ST-2/A	ST-2 Undeveloped Park with boundary wall only	 Photograph taken on 06/07/21
				ST-2/A Mosque	 Photograph taken on 06/07/21
3	ST-3	Mosque	Re- numbered as ST-2	Mosque	 Photograph taken on 06/07/21
4	ST-4	Not found	Not found	Not found	-

5	ST-5 1.27 Acre	Primary School	Primary School	Govt. Boys & Girls Secondary School (Primary Section)	
6	ST-6 0.27 Acre	Not defined	Not defined	Vacant plot	
7	ST-7 1.69	High School	Plot has been re-numbered & bifurcated into three ST's – ST-8/C ST-8/D ST-8/E	ST-8/C – 0.66 acres Memon Degree College	
				ST-8/D – 0.83 acres The Indus Academy	
				ST-8/E – 0.66 acres Hampton School	
8	ST-8 0.53 Acres	Public Building (P. B)	Re-numbered as ST-13 & 14 Public Building (P.B)	National Research Institute for Fertility Care (NRIFC)	

9	ST-9 0.30 Acres	Park	Plot has been Re-numbered & bifurcated into two STs	ST-15 Park	
				ST-15 ST-15/A	ST-15 Mosque Jama Masjid Ahsan
10	ST-10 2.33 Acres	Park	Re-numbered as ST-18	Dumpsite	
11	ST-11 0.29 Acres	Park	Re-numbered as ST-15	Undeveloped park	
12	ST-12 0.58 Acres	Park	Re-numbered as ST-17	Undeveloped Park & Playground	
13	ST-13 0.53 Acres	Public Building	It has been Re-numbered & Status changed as ST-9 - & ST-9/A as Primary School	Altamash General Hospital, on site	
				Primary School	Not found

14	ST-14 0.40 Acres	Park	Re- numbered as ST 10 – Park & Play Ground	Undeveloped Park/Playground	
15	ST-15 3.30 Acres	Park	Re- numbered as ST 20 – Park & Play Ground	Karachi United Stadium	
16	ST-16	Park	Not found	Undeveloped Park	
17	ST-17 0.32 acres	Primary School	Re- numbered as ST-17, usage not defined	Vacant plot - dumpsite	
18	ST-18, 0.42 Acres	Public Building (P.B.)	Re- numbered Status Changed as ST-22 Public School (P.S)	Vacant Plot	

19	ST-19 0.42 Acres	Park	Re- numbered as ST-21 Park	Vacant plot with boundary wall	
20	ST-20 3.30 Acres	Park	Not defined	Undeveloped Park	
21	ST-21 0.18 Acres	Park	Re- numbered as ST-23 Children Park	Vacant plot	
22	ST-22 0.17 Acres	High School	Re- numbered as ST-25 High School	Empty plot No School	
23	ST-23	Mosque	Re- numbered as ST-6 Mosque	Not found	
24	ST-24	Not found	Not found	Not found	

25	ST-25 1.82 Acres	High School	High School	It is being used as a site for park old & damaged oil and water tankers	
26	ST-26 0.97 Acres	Park	Re- numbered as ST-27 Park	Undeveloped Park	
27	ST-27 0.67 Acres	Park	Re- numbered as ST-28 Park	Undeveloped Empty Plot – dumpsite for old cars	
28	ST-28 0.39 Acres	Public Building	Re- numbered as ST-32 usage not defined	Post office – Which is working	
29	ST-29, 0.35 Acres	Mosque	Re- numbered as ST-31 Mosque	Jama Masjid Ali Bin Khalifa	
30	ST- 30 1 Acres	Park	Re- numbered as ST-34 Usage not defined	Undeveloped Vacant plot - used as old cars dumpsite.	

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Analysis of the Survey Clifton Block-1 – Kehkashan Scheme – 5

BLOCK 1	COMMERCIAL		PUBLIC BUILDING	EDUCATION			RELIGIOUS	PARKS & PLAYGROUND
	ST	PLOT		COLLEGE	HIGH SCHOOL (H.S)	PRIMARY SCHOOL (P.S)		
1972 Map	15	111	4	1	2	4	4	11
Ground Reality 2021	36	-	2	0	0	1	2	1
Difference	Extra 21	-	Less 2	-	Less 2	Less 3	Less 2	Less 10

ST means Special Type and all STs are amenities for public use

Kekakhasan Scheme 5 Cliton Block 2 – measures 215 acres Survey Dates: 31. 07. 2021 , 03.08.2021					
#	Plot	Revised 1972 Map Usage	Revised 1985 Map Usage	Present Usage 2021	Present Status – Pictures Survey date 31.07.2021
1	ST-1 0.43 Acres	Not defined	Parking		
2	ST – 2 Bifurcated into ST 1, ST 1 A , ST. 2 & PP-1	Not defined	Not defined	<p>ST-1 Jama Masjid + Nusrat Trust for Special Children + Ayesha Islamic Academy is also running</p> <p>ST 1A IAP House (Institute of Architects of Pakistan)</p> <p>ST 2 Empty Plot with boundary wall</p> <p>PP-1</p>	  
3	ST-3 0.33 Acres Re-numbered as ST-6	Park	Not defined	Developed Park	
4	ST-4 0.64 Acres	Park	Park	Park In Bad Condition	

5	ST-5 0.91 Acres	Primary School		Public Building	Empty /unutilized	
6	ST-6 1.14 Acres	Park		Park	Developed Park	
7	ST-7 0.38 Acres Re- numbered as COM-4	Park		Not defined	Open plot	
8	ST-8 0.72 Acres	Park		Park	Not maintained	
9	ST-9 Bifurcated and renumbered as ST 9/A 0.18 acres ST- 9 / B 0.38 acres	Park		Commercial Activities	Empty Plot	
				Park	Used as a Parking lot by area residents	

10	ST-10 0.24 Acres ST- 32	Park	Not defined	Undeveloped Park with boundary wall	
11	ST-11 0.54 Acres (2420 sq. yards)	High School	Bifurcated into ST-11/A 0.45 Acres 2178 sq. yards	Aga Khan University Hospital – Given extra 242 sq. yards	
			High School	Clifton High School 2178 sq. yards	
12	ST-12 2.32 Acres	Mosque	Mosque	Mosque	
13	ST-13 2.48	Park	Park	Park well maintained	

14	ST-14 1.03 Acres	Public Building (P.B)	This plot was bifurcated into ST-14 A: 0.31 acres St-14 B: 0.11 acres	ST-14/A, Pakistan Engineering Council (PEC), office	
				ST -14/ B Empty plot with boundary wall	
				0.61 acres missing area	
15	SOT-15 1.00 Acres	High School	High School	Empty plot with boundary wall	
16	ST-16 0.85 Acres	Park	Park	Usman Family Park	
17	ST-17 0.47 Acres	Park	Park	Developed Park	

18	ST-18 016 Acres	Usage not defined	Usage not defined	Used as a parking lot by surroundings building residents of Mariene Center	
19	ST-19 0.52 Acres	Public Building (P.B)	Public Building (P.B)	Office of the Postmaster-General & Post Office	
20	ST-21 0.52 Acres	Public Building (P.B)	Public Building (P.B)	Investigation Wing-2, NAB Karachi office	
21	ST-22 0.30 Acres	Public Building	Public Building	Population Welfare Department, Govt. of Sindh They have taken over ST-21/22	
22	ST-22 0.30 acres	Public Building			
			Bifurcated and numbered	ST – 22 Pakistan Taxation Club – marked as	

			ST-22 & ST-22 A	ST-22-A – empty plot with boundary wall	
23	ST-23 Area not available	Reserved for Mosque	Mosque	Mosque	
24	ST-24 0.87 acres	Park	Park	J.I. Public High School, Clifton	
25	ST-25 0.34 Acres	Park	Park	Not developed-Park	
26	ST-26 0.33 acres	Park	Park	Park	

27	ST-27 0.60 acres	Park	Park	Undeveloped Park- is being used as a garbage dumpsite	
28	ST-27 0.60	Park	Park	Undeveloped Park – being used as a garbage dumpsite	
29	ST-28 3.17 Acres	Park	Park	Construction work going on for Development of Park	
30	ST-29	Park	Park	undeveloped Park	
31	ST-29 0.36	Park	Park	Developed Park with Boundary wall	

32	ST-30 0.36 Acres	Park	Park	Undeveloped Park with boundary wall	
33	ST-31 0.36 Acres	Public Building	Public Building	Anjuman Qamar ul Islam Sulemania Maddarsa	
34	ST-32 0.71 Acres	Park	Park	Indus Valley School of Art and Architecture - Nusserwanje e Park	
35	ST-33 0.31 Acres	Primary School	Primary School	Taken over by Indus Valley School of Arts & Architecture	
36	ST-34 1.06 Acres	Park	Park	Indus Valley School of Arts & Architecture - Sculpture Park	

Analysis of the Survey Clifton Block-2 – Kehkashan Scheme – 5
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BLOCK 2	COMMERCIAL		PUBLIC BUILDING	EDUCATION			RELIGIOUS	PARKS & PLAYGROUND
	ST	PLOT		COLLEGE	HIGH SCHOOL (H.S)	PRIMARY SCHOOL (P.S)		
1972 Map	14	-	8	-	1	2	2	19
Ground Reality 2021	16		10		2	1	3	16
Difference	Extra 2	-	Extra 2	-	Extra 1	Less 1	Extra 1	Less 3

ST means Special Type and all STs are amenities for public use

Khekashan Scheme-5 Clifton Block- 3 = Measures 200 Acres Survey dates: 10. 08. 2021					
#	Plot	Revised 1972 Map Usage	Revised 1985 Map Usage	Present Usage 2021	Present Status – Pictures Survey Date 10.08.2021
1	ST-1 0.70 Acres	Public Building	Public Building (P.B)	Encroached by South City Hospital	
2	ST-2 0.15 Acres	Not defined	Not defined	Altamash Dental Hospital	
3	ST-3 0.73 Acres	Primary School (P.S)	Primary School (P.S)	Vacant Plot	
4	ST-4 0.44 Acres	Public Building (P.B)	Public Building (P.B)	Developed Park	
5	ST-5 1.37 Acres	Primary School	Primary School	Taken over by Anti-Terrorist Court	
6	ST-6 1.10 Acres	Nursery	Nursery	Amusement Park – half of the park has encroached for commercial use (fun land)	

7	130 Acres Land of	Not defined	Not defined	Bagh Ibn e Qasim Park	
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Analysis of Survey Clifton Block 3 – Kehkashan Scheme 5

BLOCK 3	COMMERCIAL		PUBLIC BUILDING	EDUCATION			RELIGIOUS	PARKS & PLAY GROUND
	ST	PLOT		COLLEGE	HIGH SCHOOL (H.S)	PRIMARY SCHOOL (P.S)		
1972 Map	12	-	3	-	-	2	2	1
Ground Reality 2021	6	-				0	0	1
Difference	Less 6	-		-	-	Less 2	Less 2	0

ST means Special Type and all STs are amenities for public use

Kehkashan Scheme-5					
Clifton Block-4 = Measures 227 Acres					
Survey Date: 17.08.2021					
#	Plot	Revised 1972 Map Usage	Revised 1985 Map usage	Present Usage 2021	Present Status – Pictures
1	ST-1 4.55 Acres	College	College	Encroached - Jama Masjid Diwan-e-Mustaque – at old Clifton behind Mohatta Palace	
2	ST-2 4.03 Acres	Playground	Playground	Encroached by Katchi Abadi	Neelum colony – Shah Rasool Colony {4.03 acres}
3	ST-3 3.77 Acres	High School	High School	Encroached by Katchi Abadi	Neelum Colony – Shah Rasool Colony {3.77 acres}
4	ST-4 6.41 Acres	Park	Park	Encroached by Katchi Abadi	Neelum colony – Shah Rasool Colony {6.41 acres} Total = 14.21 Acres
5	ST-5 1.98 Acres	Park	Park	National Bank Cricket Stadium, same road as Abdullah shah Ghazi Mazar going towards DHA	
6	ST-6 0.6 Acres	Not defined	Not defined	Has been as a fountain attached to Amir Khusro Park	
7	ST-7 1.81 Acres	Park	Park	Amir Khusro Park – ST-4 – Hatim Alvi Road	
8	ST-8 0.76 Acres	Public Building	Public Building	Police Station, Clifton, and Boat Basin	
9	ST-9 1.46 Acres	Ziarat Mosque	Not defined	Abdullah Shah Ghazi Mazar	

10	ST-10 0.71 Acres	Park	Not defined	Neighbourhood Park – Shahrah-e Attar going from Abdullah Shah Ghazi to Dolmen Mall	
11	ST-11	High School	High School	Empty Plot – on Shahrah -e- Attar next to Russian Embassy	
12	ST-12	Park	Park	Empty plot – This plot behind the High school Plot off Shahrah-e-Attar, opp. Russian Embassy	
13	ST-13	Public Building	Public Building	Empty Plot with boundary wall – situated on-off. main Shahrah Attar	
14	ST-14	Public Building	Public Building	Empty Plot with boundary wall – situated on-off. main Shahrah Attar	
15	ST-15	Public Building	Public Building	Empty Plot – situated on main Shahrah-e-Attar	
16	ST-16 3.66 Acres	Primary School	Not defined	Boundary wall Reserved plot empty- situated on main Khayaban-e- Firdousi going towards DHA	
17	ST-17	Not found on the map	Not found on a map	Not found on physical inspection	

18	ST-18 1.53 Acres	Public Building	Not defined	Encroached – on main Shahrah-e- Attar opp. Abdullah Shah Ghazi going towards Dolmen	
19	ST-19 0.41	Park	Park	Taken over by the Pakistan Institute of Tourism and Hotel Management, the Government of Sindh has taken over the site, and no park on site	
20	ST-20 1.68	Primary School	Primary School	Chinese Consulate – has been built upon this primary school plot	
21	ST-21 0.89 Acres	Park	Marked as ST-22	Developed Park opp. Café Alyanto – Restaurant	
22	ST-22	Park	Marked as ST-22 Park	Developed Park opp. The Deli - Restaurant	
23	ST HC/3 1.59	Jurist Complex	Jurist Complex	Office of the Controller Directorate of Tourist Services, Culture, Tourism & Antiquities Department, Government of Sindh, has been built on this plot	

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Analysis of the Survey Clifton Block-4 – Kehkashan Scheme – 5

BLOCK 4	COMMERCIAL		PUBLIC BUILDING	EDUCATION			RELIGIOUS	PARKS & PLAYGROUND
	ST	PLOT		COLLEGE	HIGH SCHOOL (H.S)	PRIMARY SCHOOL (P.S)		
1972 Map	12	-	8	1	2	1	1	9
Ground Reality 2021			4	0	0	0	1	4
Difference			Less 4	Less 1	Less 2	Less 2		Less 5

Kehkashan Scheme-5 , Clifton Block 5 = Measures 308 Acres Survey Date : 26.08.2021					
#	Plot	Revised 1972 Map	Revised 1985 Map	Present Usage 2021	
1	ST-1 0.11 Acre	Not defined	Not Defined	Not found	
2	ST-2 0.08 Acre	Not defined	Not defined	Encroached by a parking lot	
3	ST-3	Not defined	Not Defined	Encroached by a parking lot	
4	ST-4 0.20 Acre	Park	Park	Encroached by a parking lot	
5	ST-5 0.44 Acre	Park/Mosque	Park/Mosque	Undeveloped Park	
6	ST-5 0.44 Acre	Park/Mosque	Park/Mosque	Mosque	
7	ST-6 1.02 Acre	Park	Park	Arif Hussain Shaheed Park opp. Bakhtawar Family Park	

8	ST-7 0.95 Acre	Park	Park	Maintain Park	
9	ST-8 1.00 Acre	Park	Park	Empty plot	
10	ST-9 0.93 Acre	Park	Park	Undeveloped Park	
11	ST-10 1.87 Acre	Bakhtawar Park	Park	Developed Park (Bakhtawar Park)	
12	ST-11 2.74 Acre	Park	Park	Empty Plot	
13	ST-11/A 0.32 Acre			Not found	
14	ST-12 0.68 Acre			Not found	
15	ST-13 3.98 Acre	Park	Park	Adopt A park – Shahzad Qureshi	

16	ST-14	Primary School	Primary School	Underdeveloped park opp. Shahzad Qureshi Adopt A park	
17	ST-15 4.39 Acres	Park	Map showing Field Office	Metro Library & Research Center & family Park	
18	ST-15/A 0.14 Acre	Not specified	Encroached by a parking lot	Metro Library & Research Center	
19	ST-16	Public Building	Field Office	Kehkashan Bungalow Town Houses KDA	
20	ST-17 0.52 Acre	Mosque	Not Defined	Masjid Al Siddique	
21	ST-18 0.89 Acre	Not Defined	College	Not found	
22	ST-19 5.02 Acre	College		College KGS	
23	ST-20 3.15 Acre	High School		High School KGS	

24	ST-21 4.22 Acre	Park	Park	Park & Squash Complex	
25	ST-22 7.03 Acre	Park	Park	(Aunty Park) Park	
26	ST-23 3.94 Acre	Park	Park	Park	
27	ST-24 0.40 Acre	Public Building	Not Defined	Not found	
28	ST-25 0.08 Acre	Park	Park	Park	
29	ST-26 0.86 Acre	Public Building	Public Building	Public Building (Afghan Consulate)	
30	ST-26/A 1.56 Acre	Not Defined	Not Defined	Public Building (Sindh Achieves)	

30	ST-27 1.56 Acre	Not Defined	Not Defined	Park Towers	
31	ST-28 2.16 Acre	Public Building	Public Building	Public Building Federation House (FPCCI)	
32	ST-29 3.22 Acre	Bagh-e-Rustam	Park	Park (Bagh-e-Rustom)	
33	ST-30 3.09 Acre	Park	Park	Coconut park	
35	ST-30/A 0.68 Acre				
36	ST-31 1.85 Acre	Public Building	Primary School	office of the Pakistan Airline Pilot Association (PALPA)	
36	ST-32 0.42 Acre	Primary School	Public Building	Not found	

Analysis of the Survey Clifton Block – 5 – Kehkashan Scheme 5
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BLOCK 2	COMMERCIAL		PUBLIC BUILDING	EDUCATION			RELIGIOUS	PARKS & PLAYGROUND
	ST	PLOT		COLLEGE	HIGH SCHOOL (H.S)	PRIMARY SCHOOL (P.S)		
1972 Map		-	9	5	4	3	1	57
Ground Reality 2021			4	1	1	0	2	15
Differenc e		-	Less 5	Less 4	Less 3	Less 3	Extra 1	Less 42

Kehkashan Scheme-5, Clifton Block-6 = measures 247 Acres Survey date :15.07.2021					
#	Plot	Revised 1972 Map Usage	Revised 1985 Map Usage	Present Usage 2021	
1	ST-1	Not defined Space overlooking Boat Basin	Not defined	Entrance gate of Shaheed Benazir Bhutto Park along Khayaban- e-Saadi	
2	ST-2	Not defined	Not defined	Part of Shaheed Benazir Bhutto Park	
3	ST-3	Public Lavatory	Public Lavatory	Not found	
4	ST-4,	Hospital	General Hospital	Ziauddin Hospital (Private Hospital)	

Analysis of the Survey Clifton Block 6 – Kehkashan Scheme – 5

BLOCK 6	COMMERCIAL		PUBLIC BUILDING	EDUCATION			RELIGIOUS	PARKS & PLAYGROUND
	ST	PLOT		COLLEGE	HIGH SCHOOL (H.S)	PRIMARY SCHOOL (P.S)		
1972 Map		-	10	-	-	-	-	-
Ground Reality 2021								
Difference			Less 10					

ST means Special Type and all STs are amenities for public use

Kehkashan Scheme-5, Clifton Block 7 = Measures 138 Acres Survey Date: 1.09.2021					
#	Plot	Revised 1972 Map usage	Revised 1985 Map Usage	Present Usage 2021	
1	ST-1 0.15 Acre	Not defined	Not defined	It is being used for parking in front of paradise store	
2	ST-2 0.14 Acre	Not defined	Not defined	It is being used for parking – Khayaban-e- Iqbal	
3	ST-3 2.39 Acre	park	Not defined	Aga Khan Park	
4	ST-4 1.25 Acre	Not defined	Not defined	Jamat Khana	
5	ST-5 2.82 Acre	Public School	Public School	High School (St. Michael's School)	
6	ST-6 1.29 Acre	Monument	Not defined	Vacant Plot	

7	ST-7 0.42 Acre	Designated for religious purposes	Designated for religious purposes	Mosque (Masjid Farooq Azam)	
8	ST-8 0.59 Acre	park	park	Developed Park	
9	ST-9 0.45 Acre	Public Building	Public building	Vacant plot with gate and boundary wall	
10	ST-10 0.23 Acre	Park	park	Developed Park – adjacent to Jason Paradise Apartment	
11	ST-11 1.56 Acre	Park	Park	Police Officer Club & Residence	
12	ST-12 0.43 Acre	Park	Park	Police Officer Club & Residence	
13	ST-13 0.22 Acre	Park	Park	Vacant Plot	

Analysis of the Survey Clifton Block 7 – Kehkashan Scheme – 5
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BLOCK 7	COMMERCIAL		PUBLIC BUILDING	EDUCATION			RELIGIOUS	PARKS & PLAYGROUND
	ST	PLOT		COLLEGE	HIGH SCHOOL (H.S)	PRIMARY SCHOOL (P.S)		
1972 Map		-	3		3	2	2	6
Ground Reality 2021			0		1	0	1	3
Difference			Less 3		Less 2	Less 2	Less 1	Less 3

<p style="text-align: center;">Kehkashan Scheme- 5, Clifton Block 8 = Measures 124 Acres Survey Dates: 10.09.2021 & 12.09.2021</p>					
#	Plot	Revised 1972 Map Usage	Revised 1985 Map Usage	Present usage 2021	
1	ST-1 1.19 Acre	Public School (P.S)	Public School (P.S)	Cote Rotie, Restaurant – <i>Alliance Française de Karachi</i>	
2	ST-2 2.73 Acre	Park	Park	Clifton Cantonment Park	
3	ST-3	Not found	Not Found		
4	ST-4 5.87 Acre	Park	(Sadiq Sports Ground) Park (Half part has developed, the other half is undeveloped)	Undeveloped Park (approx. 3/4 area of total 5.87 acres)	
				Portion developed park (approx. 1/4 area of total 5.87 acres)	
5	ST-5 0.39 Acre	Mosque	Mosque	(Moti Masjid)	
6	ST-6 5.87 Acre	Park	Park	Developed Park	
7	ST-7	Not found	Not Found	Not Found	

8	ST-8 0.36 Acre	Park	Park	Clifton Edhi Center	
9	ST-9 0.17 Acre	Not Defined	Not Defined	Parking	
10	ST-10 0.14 Acre	Not Defined	Not Defined	Parking lot in front of Jamalistan Shopping Center – on Khayaban e Iqbal	
11	ST-11 0.53 Acre	Public Building	Public Building	Public Building	
12	ST-12 0.35 Acre	Public Building	Public Building	Petrol Pump	
13	ST-13 0.76 Acre	Public building	Public building	Bureau of Statistics	

Analysis of the Survey Clifton Block-8 – Kehkashan Scheme – 5

BLOCK	COMMERCIAL	PUBLIC BUILDING	EDUCATION	RELIGIOUS	PARKS & PLAYGROUND
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8	ST	PLOT		COLLEGE	HIGH SCHOOL (H.S)	PRIMARY SCHOOL (P.S)		
1972 Map		-	2	-	-	1	1	15
Ground Reality 2021			2			0	1	3
Difference		-		-		Less 1		Less 12

<p style="text-align: center;">Kehkashan Scheme -5, Clifton Block 9 = Measures 166 Acres Survey Date :12.09.2021</p>					
#	Plot	Revised 1972 Map Usage	Revised 1985 Map Usage	Present Usage 2021	
1	ST-1 1.78 Acre	High School	High School	Eden college	
2	ST-2 1.40 Acre	Not defined	Plot has been bifurcated into two plots as ST- 2/A and ST- 2/B	ST-2/A The Islamic Chamber of Commerce, Industries, and Agriculture	
				ST-2/B Dr. Salima R. Ahmed Women Complex (working women hostel)	
3	ST-3	Sindh Park	Sindh Park	Navy Housing Scheme, Zamzama	Navy housing scheme has been built on this park ST plot. The plot is situated behind the Ocean Mall on Khayaban-e-Iqbal, Clifton Block- 9

4	ST-4	Public Building	Public Building	Sui Southern gas Company, Customer facilitation centre	
5	ST-5 1.45 Acre	Park	Plot has been bifurcated into three plots ST-5, ST-5/A and ST-5/B	ST-5 Developed Park	
				ST-5/A The plot has been used as a nursery	
				ST-5/B The plot has been used as a dumpsite by KMC	
6	ST-6	Park	Park	Plot has been converted into a parking lot	
7	ST-7	Not Found	Not Found		
12	ST-8	Not Found	Not Found		

13	ST-9 0.70 Acre	Public Building	Public Building	Fire station	
14	ST-10 2.42 Acre	Park	Park	Developed Park (Lasso Park)	
15	ST-11 0.09 Acre	Not Defined	Not Defined	This plot is situated at the corner where the Khyaban-e-Jami road ends.	
16	ST-12 0.13 Acre	Not Defined	Not Defined	The plot is being used by surrounding shops as a parking lot	
17	ST-13 1.13 Acre	Public Building	Not Found	The plot is being used by surrounding shops and as a parking lot (DanishGah, Bukhari Travel)	
18	ST-14 0.18 Acre	Public Building	Not Found	Not Found	

Analysis of the Survey Clifton Block 9 – Kehkashan Scheme – 5
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BLOCK 9	COMMERCIAL		PUBLIC BUILDING	EDUCATION			RELIGIOUS	PARKS & PLAYGROUND
	ST	PLOT		COLLEG E	HIGH SCHOO L (H.S)	PRIMARY SCHOOL (P.S)		
1972 Map		-	3	-	2	1	1	6
Ground Reality 2021			2		1		0	2
Difference		-	Less 1	-	Less 1	Less 1		Less 4

BLOCK-1 (225.0 Acres)

(Kahkashan Sch-5, Clifton)
1972 Revised Map

Residential
60.0 Acre

Commercial
7.0 Acre

23.5 Acre Park/(11)
Playground

2.5 Acre Public (04)
Building

5.0 Acre Primary (04)
School

6.0 Acre High (02)
School

Undefined

1.0 Acre Mosque (04)
Religious

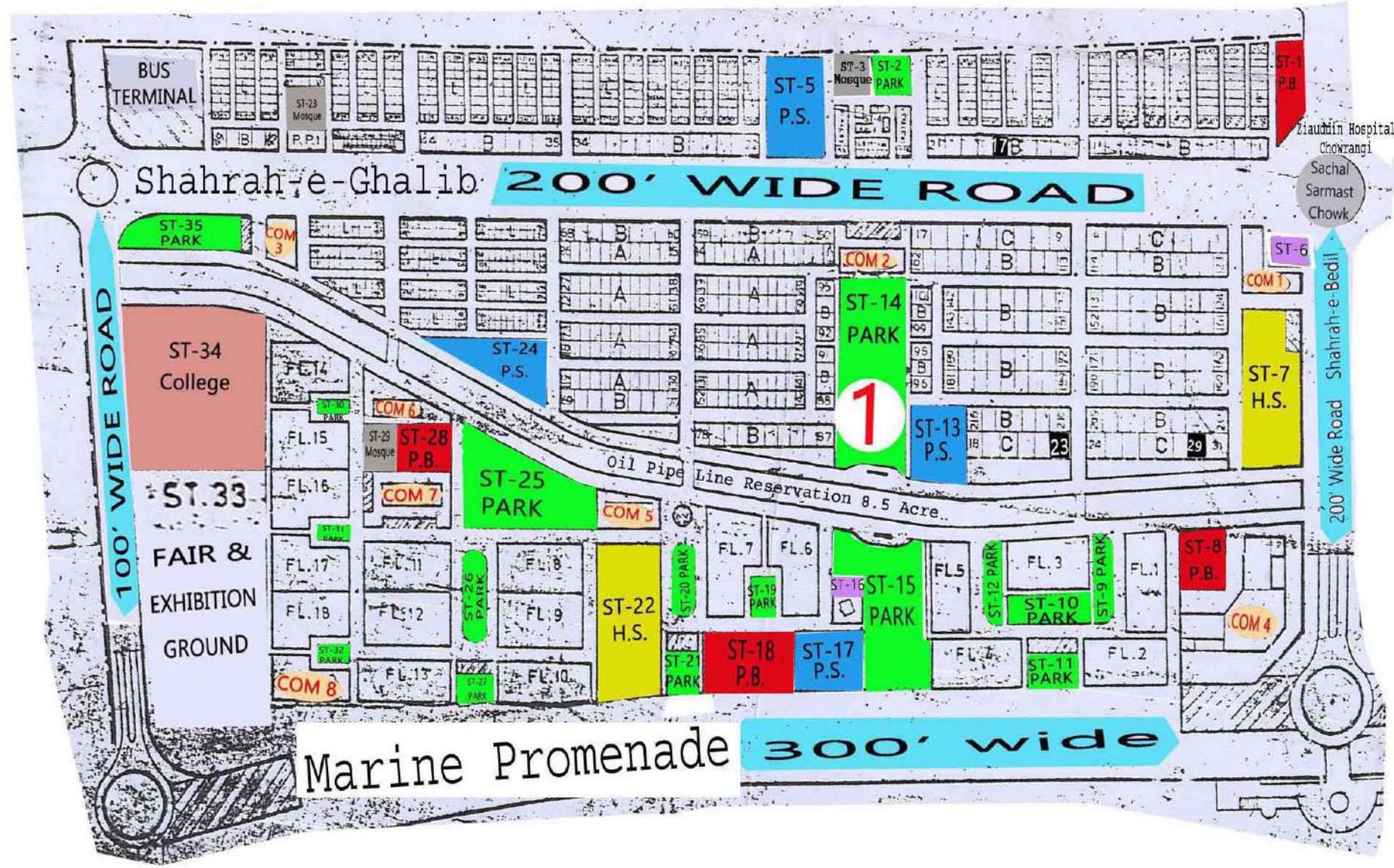
4.5 Acre COMM

4.5 Acre (01)
College

Marine Promenade 28.0 Acre

Oil Pipe Line Reservation 8.5 Acre

Road/Parking 79.0 Acre



Ziauddin Hospital
Chowrangi
Sachal Sarmast
Chowk

Shahrah-e-Bedil
200' Wide Road

100' WIDE ROAD

Shahrah-e-Ghalib 200' WIDE ROAD

Marine Promenade 300' wide

1

Oil Pipe Line Reservation 8.5 Acre

Block-2 Clifton (215.0 Acre) KDA Sch-5, Revised Map 1972

Residential 6.0 Acre

Commercial 9.0 Acre

21.5 Acre Park & (19) Playground

7.0 Acre Public (08) Building

2.5 Acre Primary (02) School

3.0 Acre High (01) School

Undefined

0.5 Acre (02) Mosque

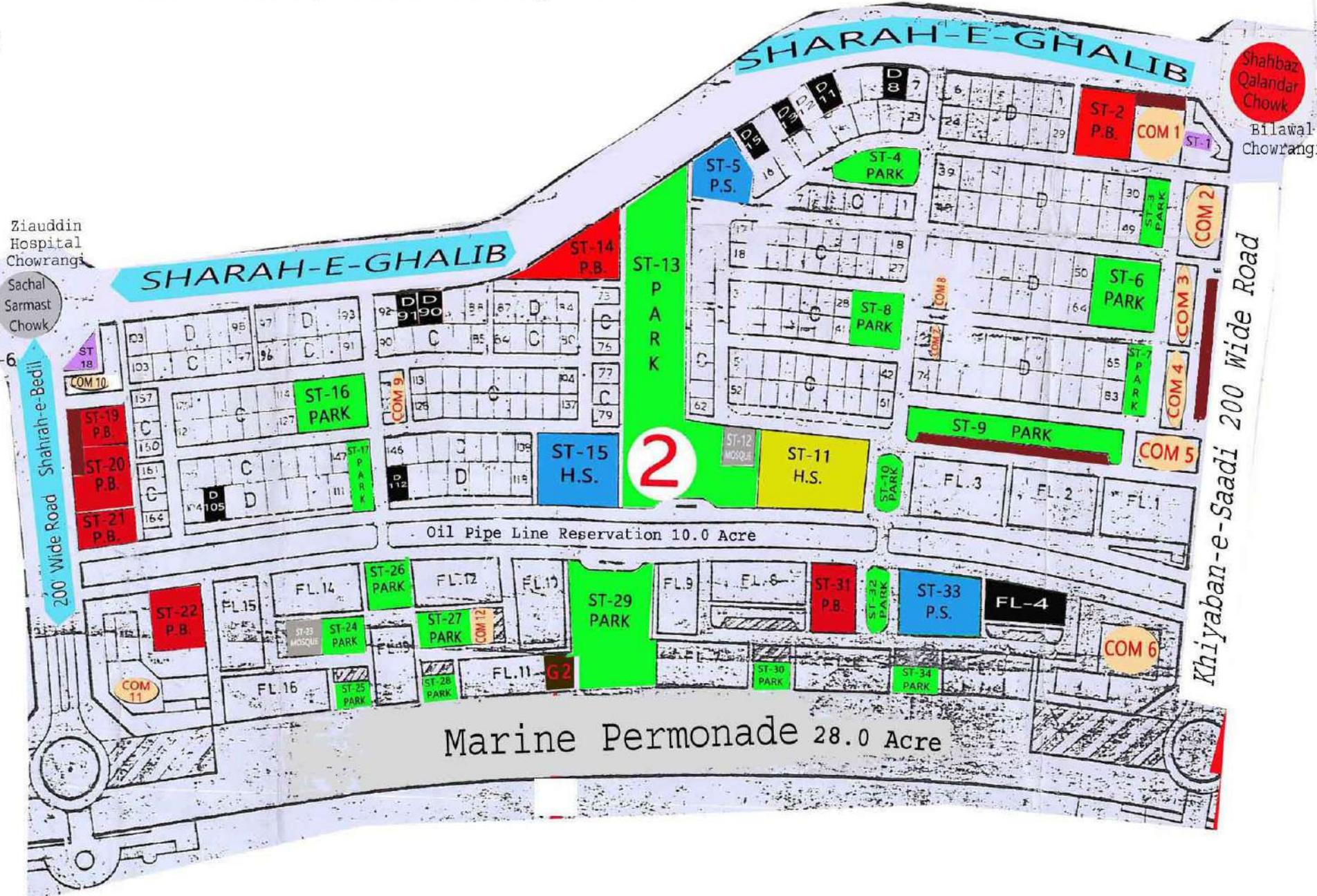
(12) COMM

Parking

Marine Promenade 28.0 Acre

Oil Pipe Line Reservation 10.0 Acre

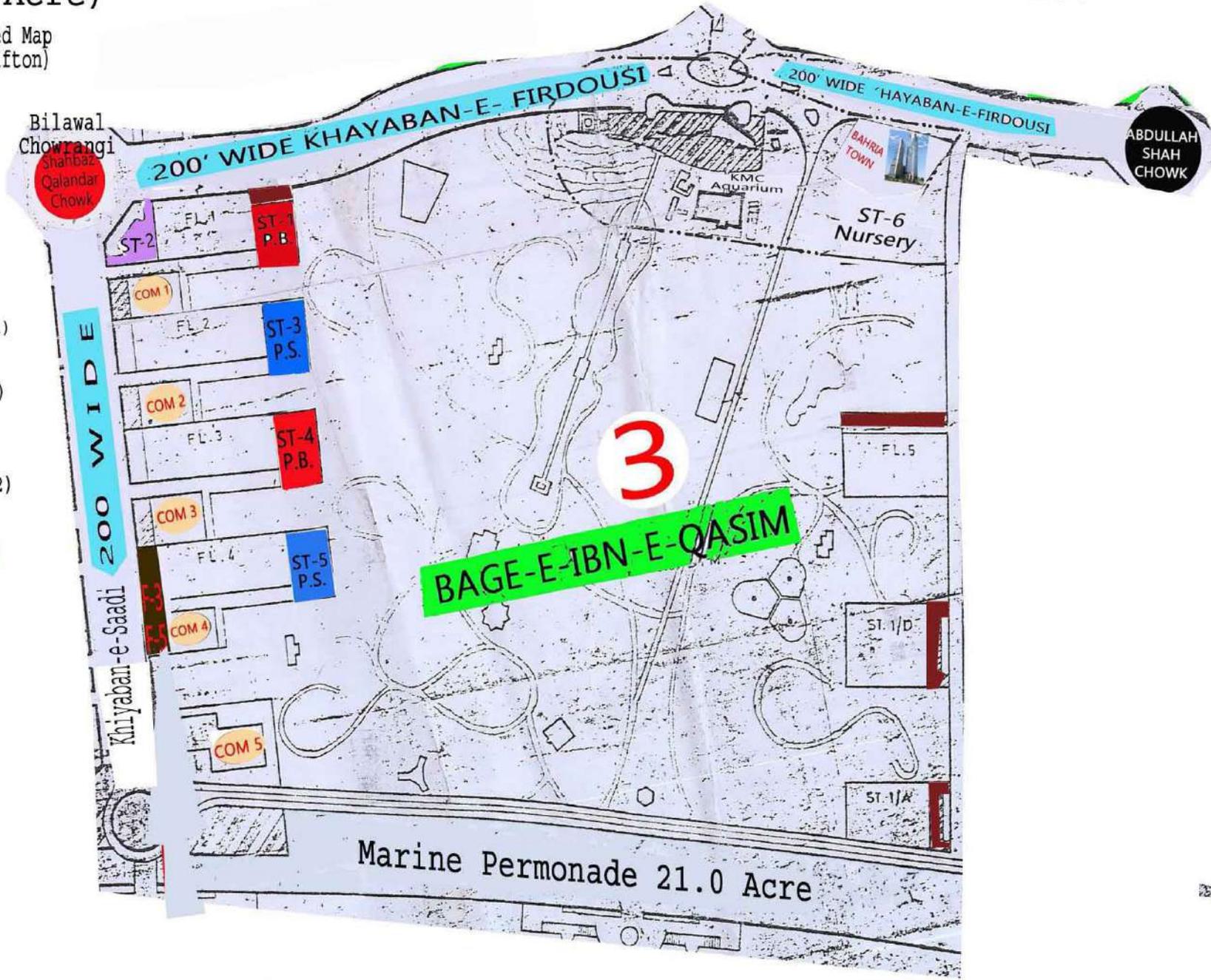
Roads/Parking 70.5 Acre



Clifton Block-3 (200.0 Acre)

1972 Revised Map
(Sch-5, Clifton)

- Residential
11.5 Acre
- Commercial
10.5 Acre
- 132.0 Acre Park & (01)
Playground
- 3.5 Acre Public (03)
Building
- 1.5 Acre Primary (02)
School
- Undefined
- COMM (05)
- Parking
- Oil Pipe Line
Reservation
6.5 Acre
- Marine Permonade
21.0 Acre
- Road & Parking
13.5 Acre



(KAKASHAN SCH-5, CLIFTON)

1972 REVISED MAP

Residential 57.00 Acre Commercial 14.0 Acre

25.0 Acre Parks & Playgrounds (09)

12.0 Acre Public Building (08)

2.0 Acre Primary School (01)

6.0 Acre High School (02)

5.0 Acre (01) College

6.0 Acre Religious/ (01) Mosque

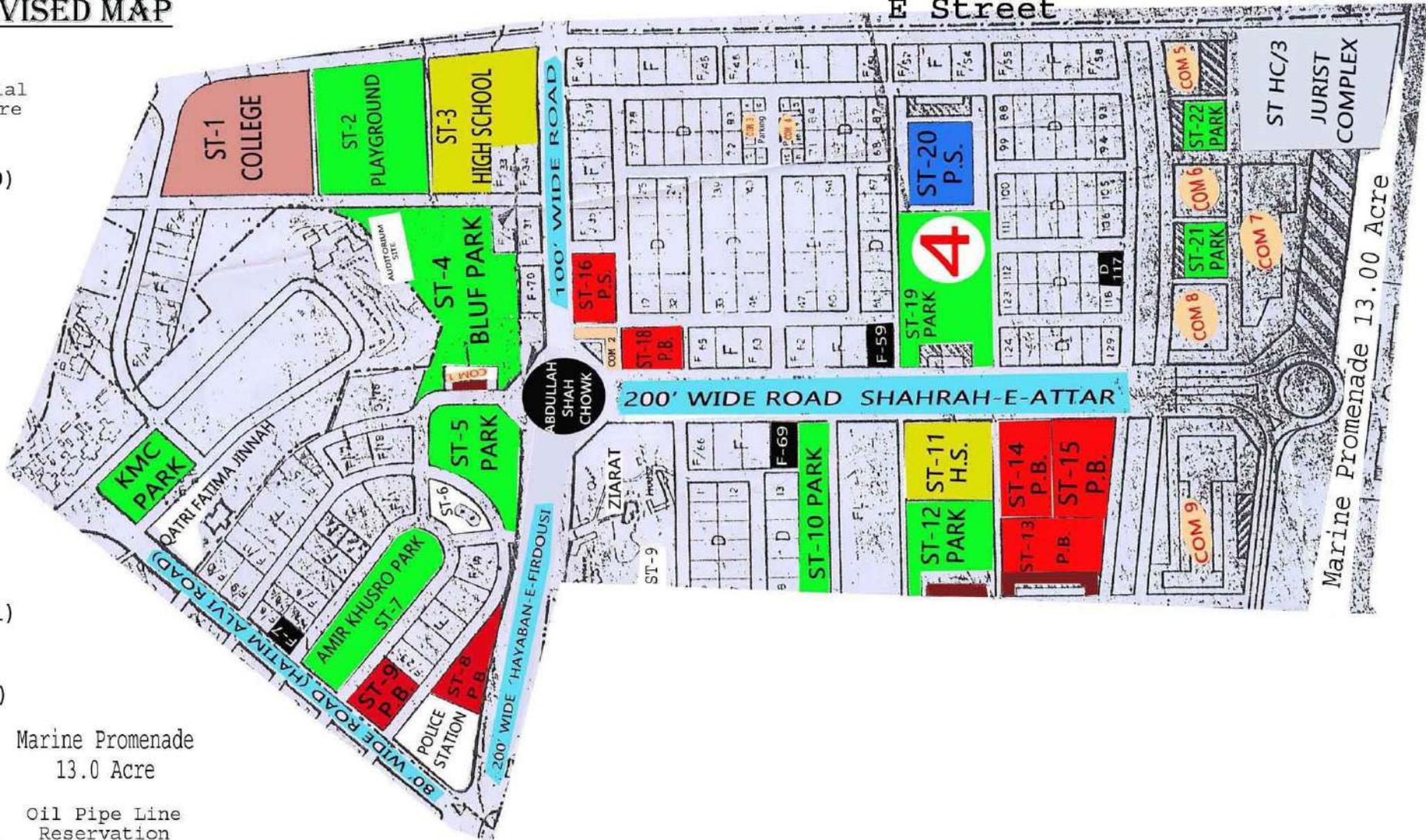
COMM (09)

Undefined

80.0 Acre Road & Parking

Marine Promenade 13.0 Acre

Oil Pipe Line Reservation 7.00 Acre



Marine Promenade 13.00 Acre

Block-5 Clifton (308 Acre)
(Kahkashan KDA Sch-5)
1972 Revised Map

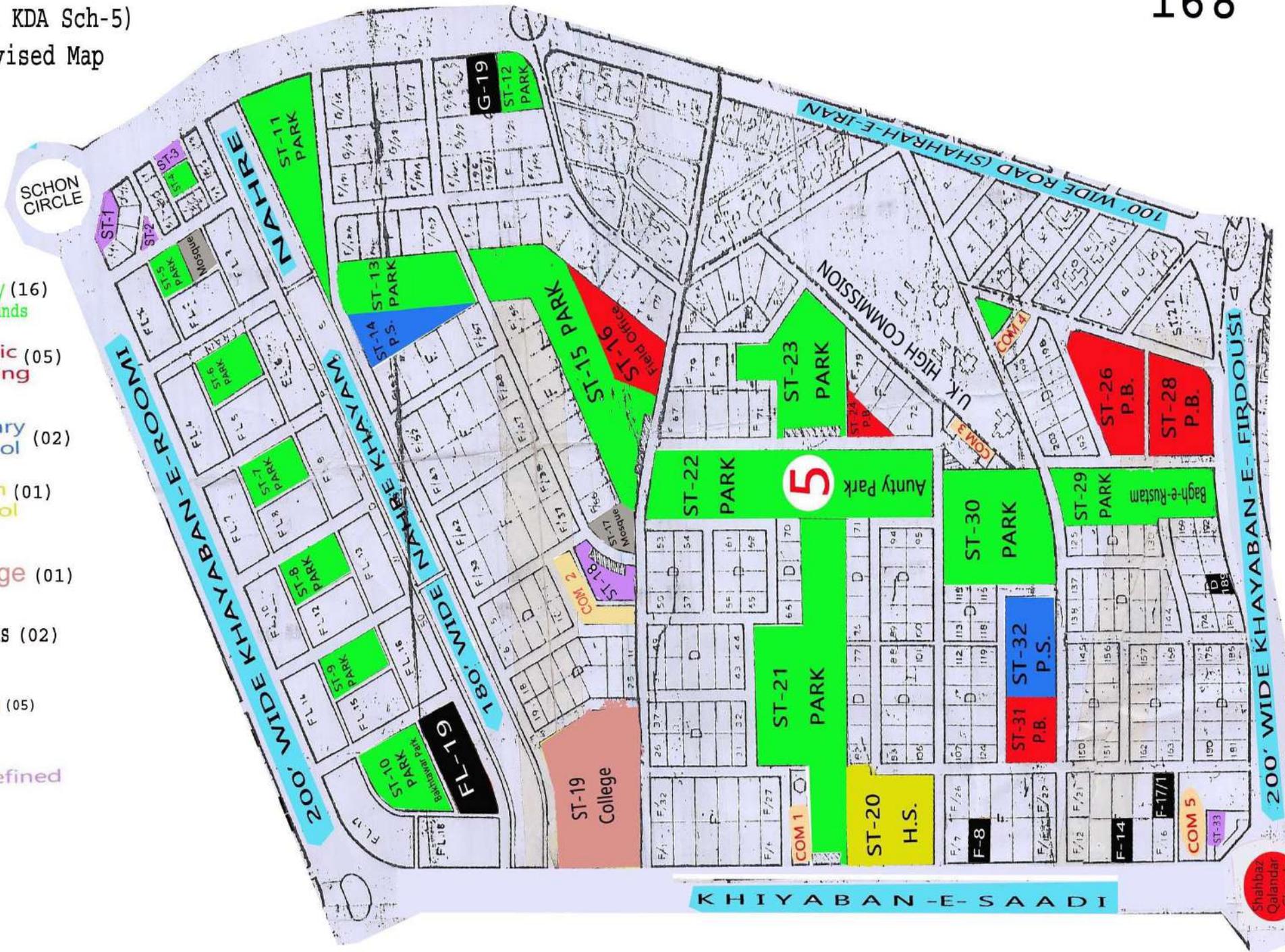
Residential
120.0 Acre

Commercial
4.0 Acre

- 57.0 Acre Parks/ (16)
Playgrounds
- 9.0 Acre Public Building (05)
- 3.5 Acre Primary School (02)
- 4.0 Acre High School (01)
- 5.5 Acre College (01)
- 1.0 Acre Religious (02)
- COMM (05)
- Undefined

Boating Channel
13.0 Acre

Roads/Parking
91.0 Acre



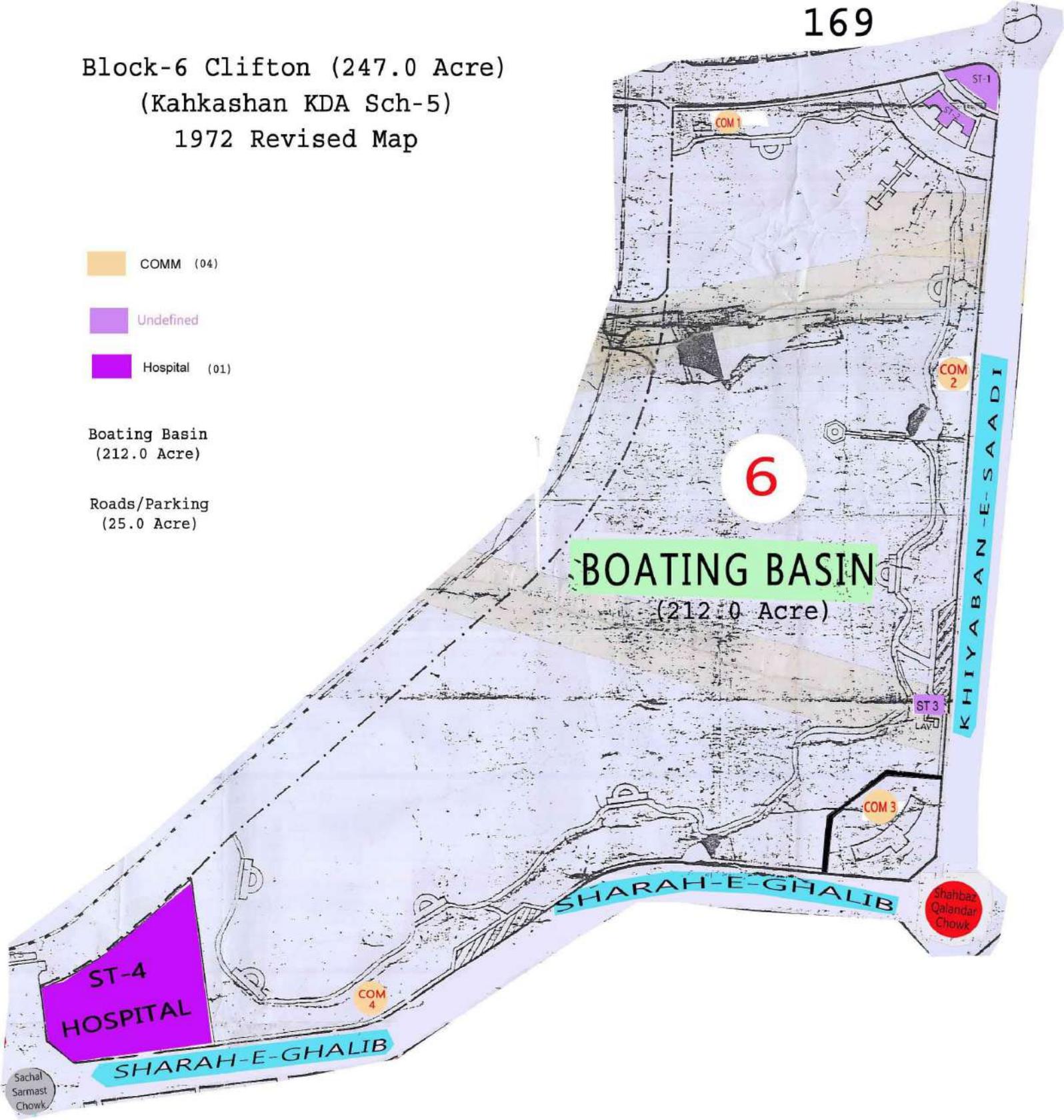
Shahbaz Qalandar Chowk

Block-6 Clifton (247.0 Acre)
(Kahkashan KDA Sch-5)
1972 Revised Map

- COMM (04)
- Undefined
- Hospital (01)

Boating Basin
(212.0 Acre)

Roads/Parking
(25.0 Acre)



6

BOATING BASIN
(212.0 Acre)

KHIYABAN-E-SAAD

SHARAH-E-GHALIB

Shahbaz Qalandar Chowk

ST-4
HOSPITAL

SHARAH-E-GHALIB

Sachal Sarmast Chowk

Block-7 Clifton (138.0 Acre)
(Kahkasan KDA Sch-5)
1972 Revised Map

6.5 Acre Parks/ (09)
Playgrounds

3.0 Acre Public (04)
Building

Residential
76.5 Acre

2.5 Acre Primary (01)
School

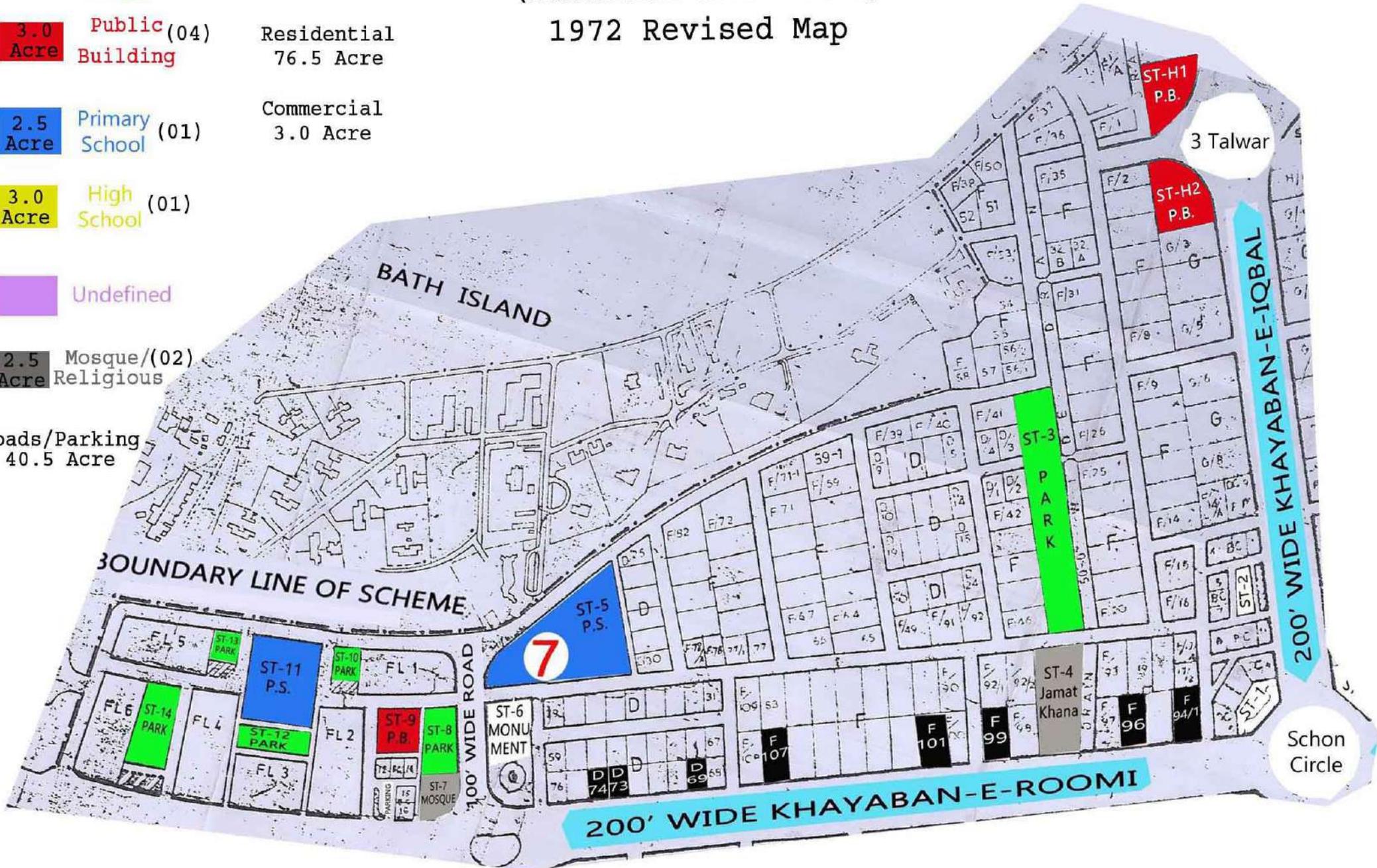
Commercial
3.0 Acre

3.0 Acre High (01)
School

Undefined

2.5 Acre Mosque/(02)
Religious

Roads/Parking
40.5 Acre



ST-H1 P.B.
3 Talwar

ST-H2 P.B.

200' WIDE KHAYABAN-E-IQBAL

7
ST-5 P.S.

ST-4 Jamat Khana

Schon Circle

200' WIDE KHAYABAN-E-ROOMI

100' WIDE ROAD

BOUNDARY LINE OF SCHEME

BATH ISLAND

ST-6 MONUMENT

ST-7 MOSQUE

ST-11 P.S.

ST-12 PARK

ST-14 PARK

ST-9 P.B.

ST-8 PARK

ST-10 PARK

ST-13 PARK

FL 5

FL 4

FL 2

FL 3

FL 1

FL 2

Residential
69.0 Acre

Commercial
5.5 Acre

Block-8 Clifton (124.0 Acre)
Kahkasan KDA Sch-5
1972 Revised Map

15.5 Acre Parks/(06)
Playgrounds

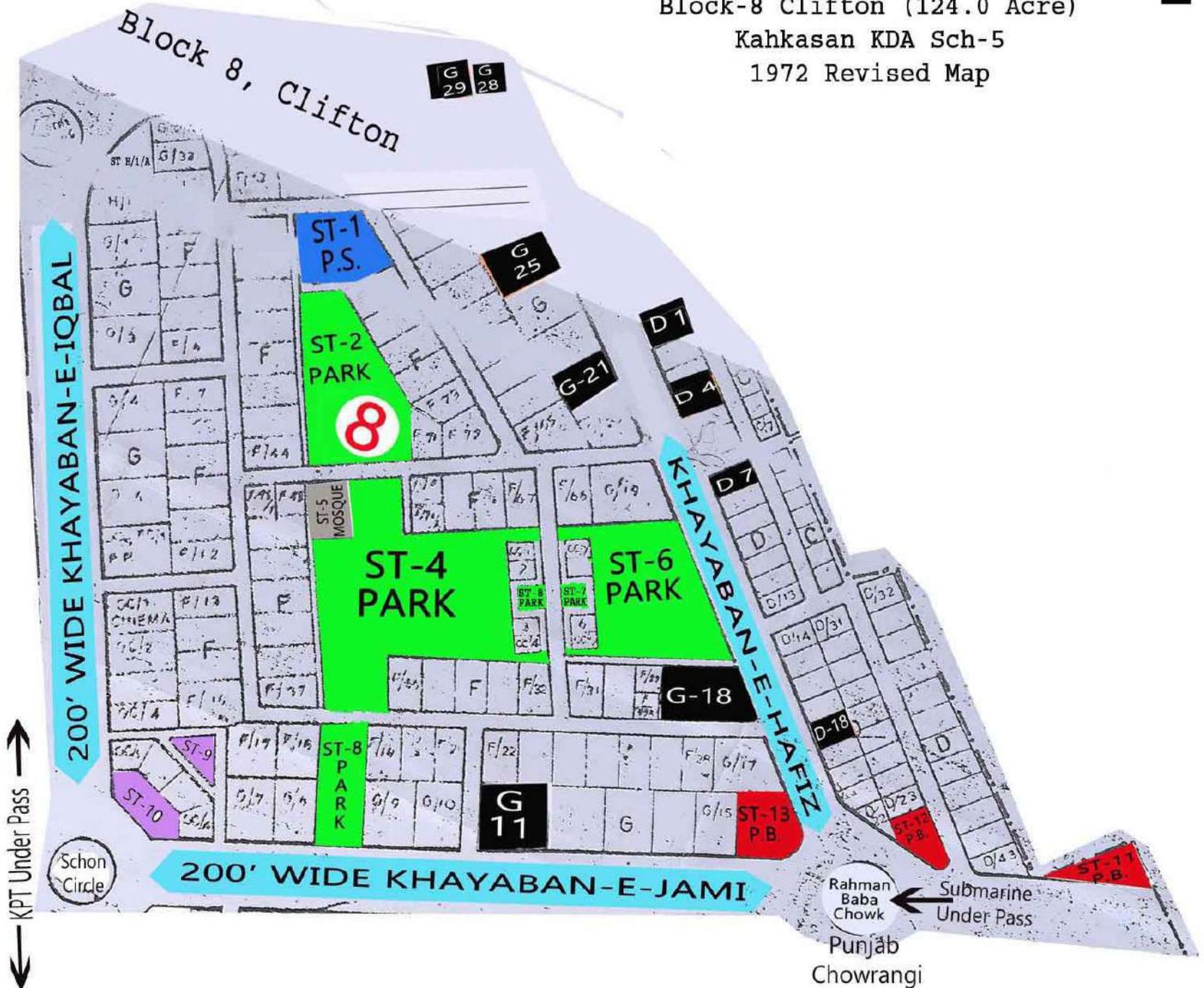
2.5 Acre Public(03)
Building

1.5 Acre Primary
School (01)

Undefined

0.5 Acre Mosque/(01)
Religious

Roads/Parking
29.5 Acre



KPT Under Pass

Rahman Baba Chowk
Punjab Chowrangi
Submarine Under Pass

Block-9 Clifton (166.0 Acre)
(Kahkashan KDA Sch 5)
1972 Revised Map

Punjab
Chowrangi

172

Residential
44.0 Acre

Commercial
2.0 Acre

67.0 Acre Park/(05)
Playground

3.0 Acre Public
Building (04)

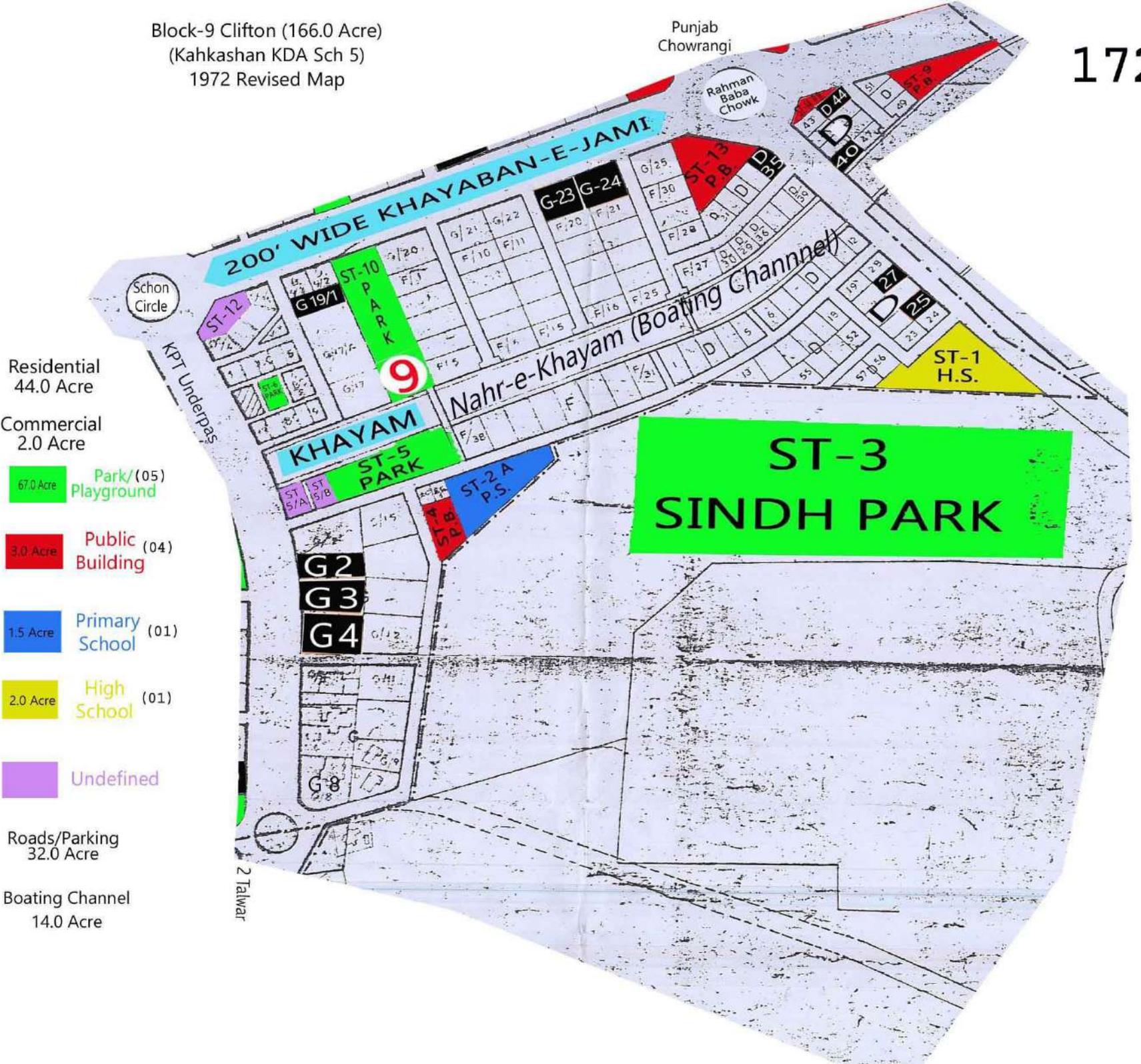
1.5 Acre Primary
School (01)

2.0 Acre High
School (01)

Undefined

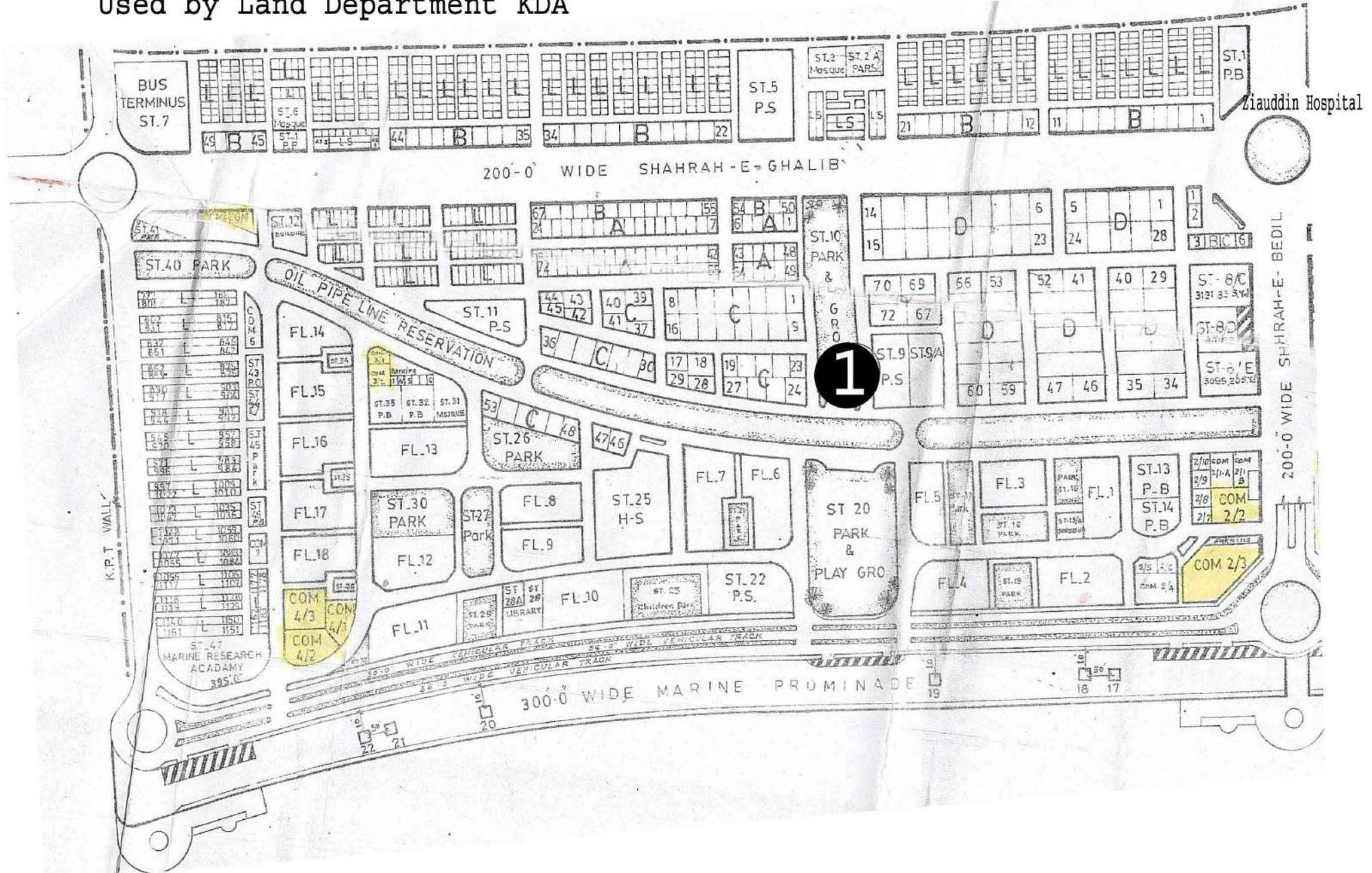
Roads/Parking
32.0 Acre

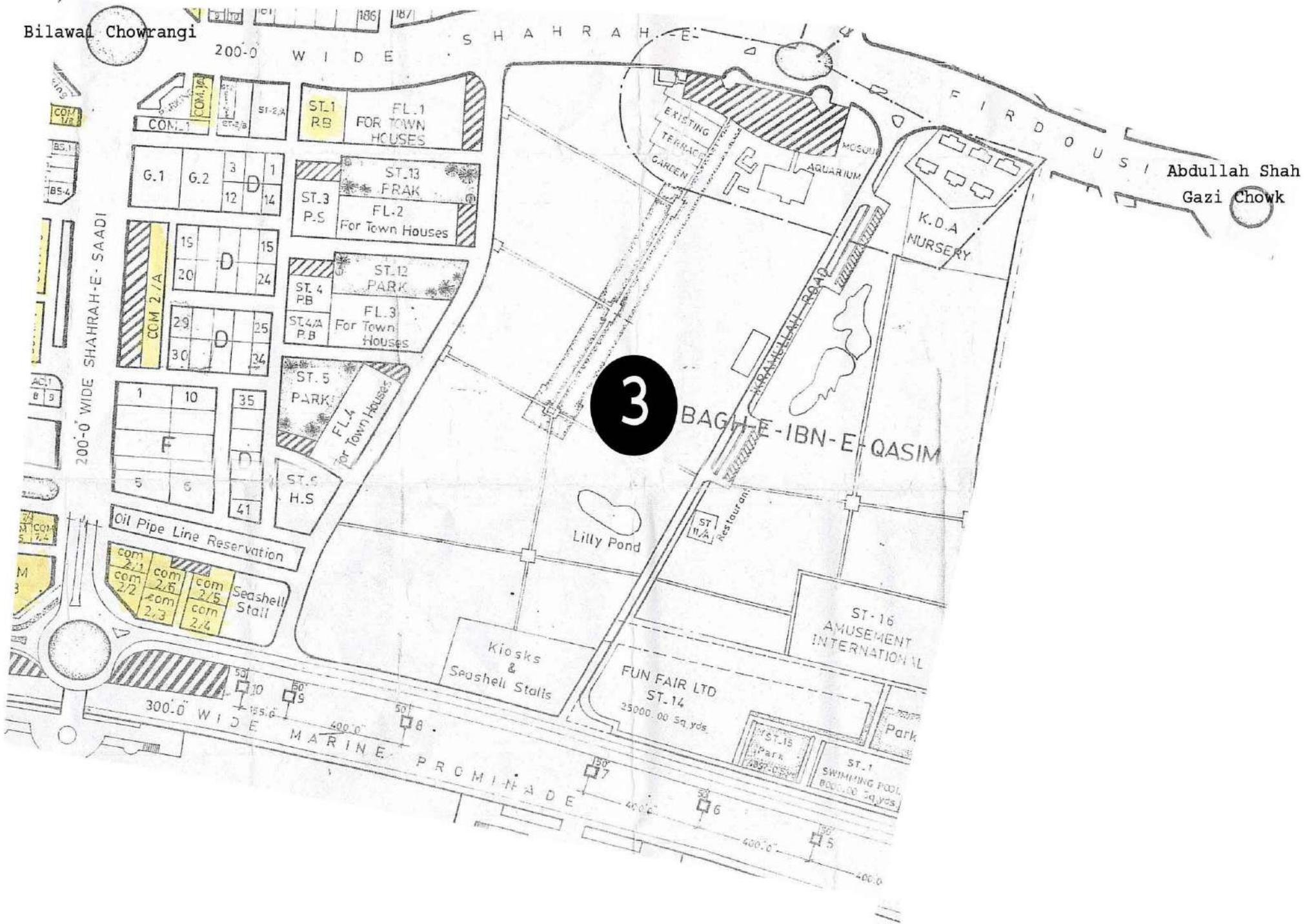
Boating Channel
14.0 Acre



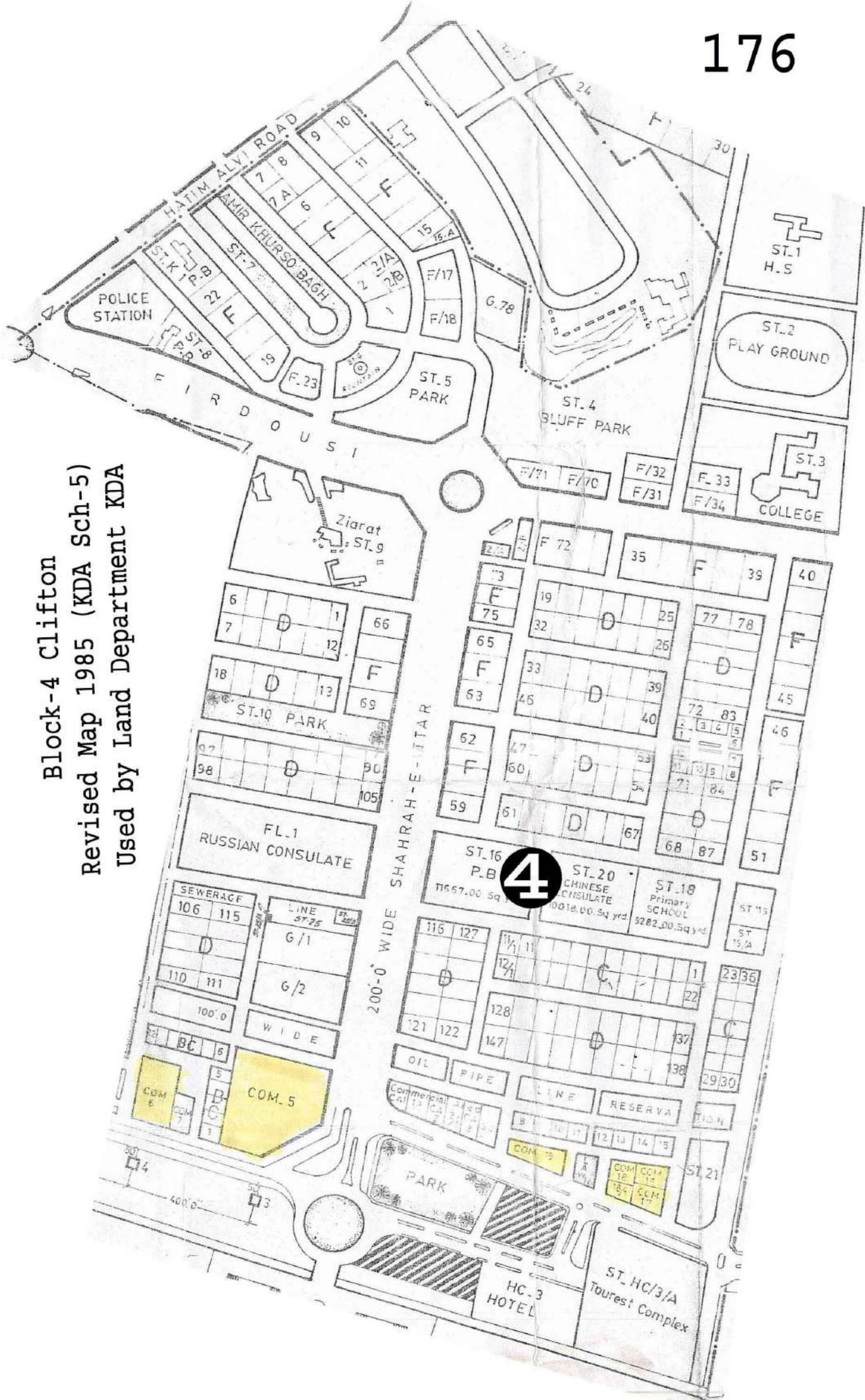
2 Talwar

Block-1 Clifton
 Revised Map 1985 (KDA Sch-5)
 Used by Land Department KDA





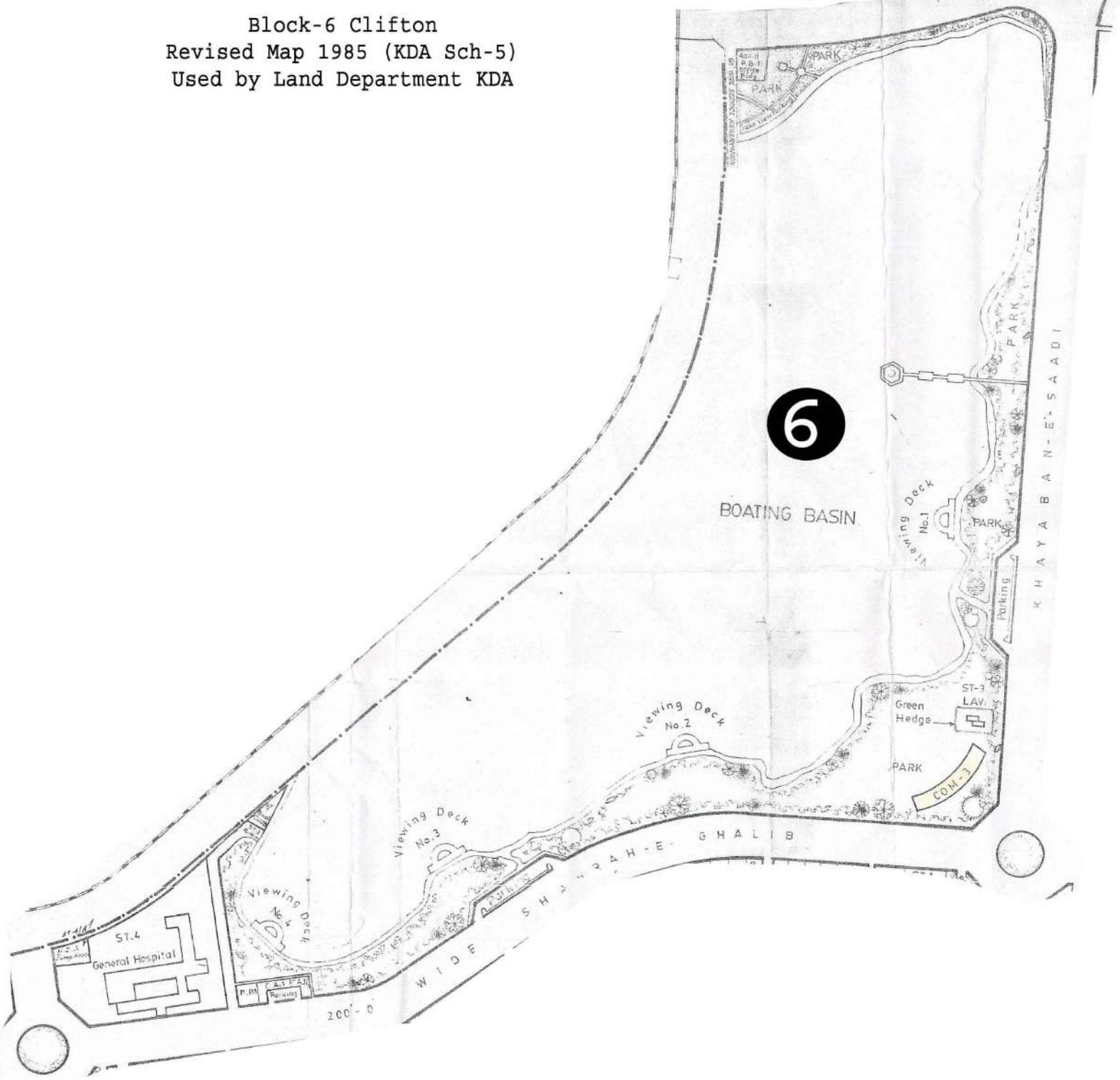
Block-4 Clifton
Revised Map 1985 (KDA Sch-5)
Used by Land Department KDA



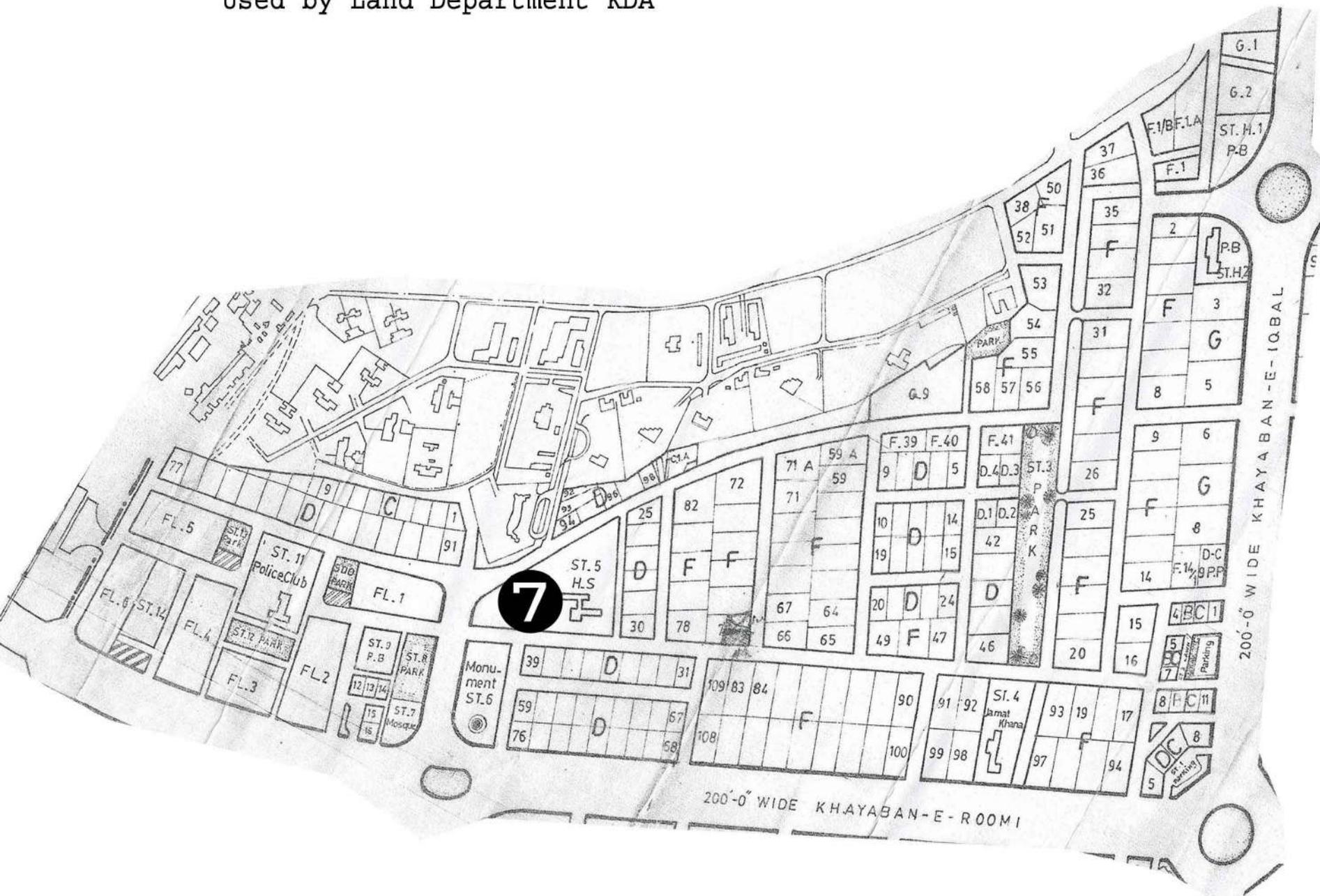
Block-5 Clifton
Revised Map 1985 (KDA Sch-5)
Used by Land Department KDA



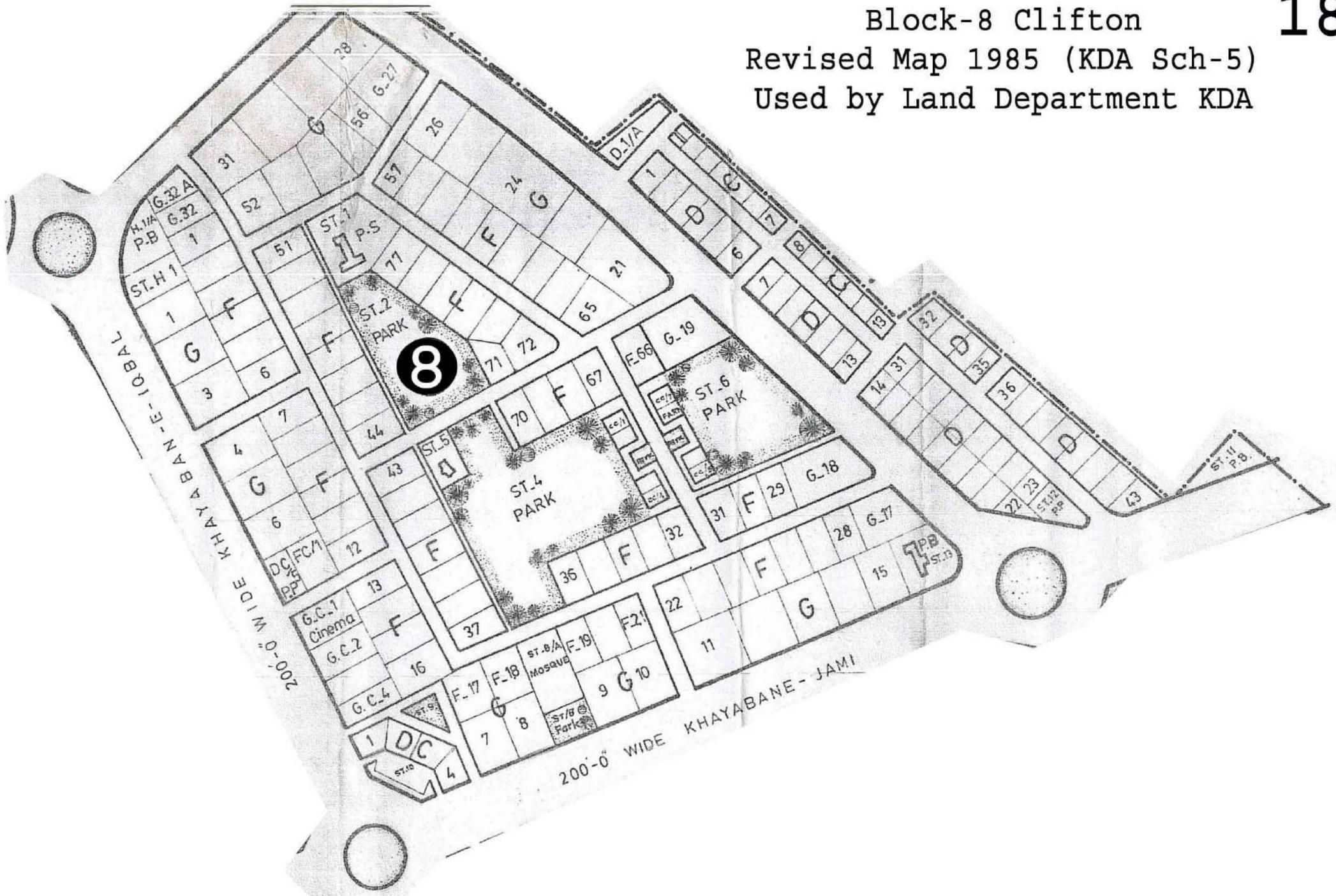
Block-6 Clifton
Revised Map 1985 (KDA Sch-5)
Used by Land Department KDA



Block-7 Clifton
 Revised Map 1985 (KDA Sch-5)
 Used by Land Department KDA



Block-8 Clifton
Revised Map 1985 (KDA Sch-5)
Used by Land Department KDA



Block-9 Clifton
Revised Map 1985 (KDA Sch-5)
Used by Land Department KDA

