

Resolution No 20/99  
Subject; MINUTES OF THE (22+)9th MEETING OF OVERSEE COMMITTEE ON K.B.C.A HELD ON 06.10.1999 AT 2.00 P.M. AT CONFERENCE ROOM K.D.A. CIVIC CENTRE, KARACHI.

PRESENT ( MEMBERS OR THEIR SUBSTITUTES)

1. Mr. Allah Rakha Asi, DG, KDA
2. Mr. Ardeshir Cowasjee
3. Mr. Syed Kalimuddin, Chairman, PCATP
4. Mr. M.M.I. Hussain, Nominee of ABAD
5. Dr. S.Raza Ali Gardezi, Shehri
6. Mr. Nooruddin Ahmed, Nominee of PEC
7. Mr. Saleem Thariani, Indus Valley
8. Prof. M.Amin Shaikh, Nominee of Dawood College.
9. Mr. Amanullah Chachar, PD, MDA.
10. Mr. Iqbal Memon, LA, KBCA

(PRESENT (BY INVITATION))

1. Mr. S.M.R. Zaidiul Wasti, Co-ordinator, Overseer Committee
2. Mr. Muntaz Ahmed Hashmi, DCB
3. Mr. Mirza Yousuf Ali, PRO.

1. Meeting started with the recitation of Holy Quran by Mr. Saleem Thariani. Mr. Ardeshir Cowasjee chaired the meeting on the proposal by Dr. Raza Gardezi seconded by Mr. Saleem Thariani.

2. Minutes of the 22+(8<sup>th</sup>) meeting were confirmed with the following corrections/ addition.

- a) In item No.1, the proposal to chair the meeting was moved by Mr. Gardezi instead of Mr. Roland deSouza.
- b) Item No.3 line No.5 in consultation with changed with ' as per report'
- c) In item No.6 line (3) after according, the deletion of 'to seniority list' and addition of 'to tentative seniority list till such time the seniority is finalized'

Action: All Members

3. It was informed by KBCA that the meeting of the sub-committee on seniority has held several times and the matter is under process for finalization of report regarding seniority for the Officers. It was decided that KBCA shall supply all required documents including notification regarding the promotion of the officers of Grade-19 & 20 to the Sub-Committee. On the pointation of Dr. Gardezi, regarding KDA service rule book, Mr. Wasti stated that KDA has supplied them with only 3 rule books, copies of which are being made for distribution to the Members.

Action: CCOB/Member of  
the sub-Committee

4. Resolution No.20/99

In the light of notification of Government dated 28.12.99, it was clarified that the sanctioned/approved posts of COBs are six. It was therefore resolved that Item No.5 & 6 of the minutes of meeting dated 22.9.99 should be implemented immediately. Further DG,KDA informed that matter regarding the assigning of the duties to the Officers specially Mr. Akhtar Iqbal Usmani, COB, shall automatically be solved with the implementation of item No.5 & 6.

Action: Chief COB.

5. Resolution No.21/99

It was resolved that the word 'officiating' shall always be mentioned with all the officiating officers in order to distinguish them from the regular ones in accordance with the law.

Action: Chief COB

6. It was decided that KBCA shall supply the compliance report on the minutes of the special meeting dated 22.09.99 in the next meeting of Overseer Committee.

Action: Chief COB.

7. Resolution No.22/99

The Member of Overseer Committee showed their concern for non implementation of decision of Overseer Committee regarding computerization of KBCA. Therefore, it was resolved that the computerization of KBCA as recommended by the Overseer Committee shall immediately be implemented from the available resources till that time the amount for net working system of computerization is sanctioned by the Competent Authority.

Action: Chief C.O.B

8. Resolution No.23/99

It was resolved that all the details regarding plans/NOC's submitted approvals, file movement, objections conveyed (if any) action taken on unauthorised construction complaints, legal status and all the details of the plot shall be feed into the computer alongwith record of other miscellaneous activities of the circle. This record shall be up-dated on day to day basis and shall be readily available as and when required.

Action: Chief COB

9. Resolution No. 24/99

It was resolved that plans /NOCs/ complaints/ requests submitted at the public counter shall be forwarded to the concerned circle alongwith all the information within 12 working hours.

Action: Chief COB.

10. Resolution No.25/99

Consolidated objections/observations shall be conveyed by KBCA within 15 days to the concerned professionals and a meeting shall be held with the owner professionals to discuss such objections and rectified objections shall be submitted to the Authority.

Action: Chief COB.

11. Resolution No.26/99.

It was resolved that after the receipt of rectified objections the plans/NOCs etc. shall be processed within 3 days from each officer ACB/DCB/COB/ CCOB. No file shall be sent without proper diary / despatch and the same shall be recorded in the Computer.

Action: Chief COB

12. Resolution No.27/99

In case the plans/ NOCs pertain to plots where sub-division/ amalgamation or change of land use is involved, all the stipulations of Schedule 'D' Part-I & II as given on pages 48-51 of Karachi Building & Town Planning Regulations as well as KDA order No.5 of 1957 will be fulfilled.

Action: Chief COB

13. Members showed their concern that KBCA is not taking proper action against unauthorized construction. In this regard pointed out the following plot No. where the unauthorized construction is in progress:-

Plot No.427, GRE,  
Plot No.61-S,BI-2,PECHS  
Plot No.73, JM

Plot No.76, Block-2,PECHS  
Plot No.572, JM  
Plot No.259 GRE.

KBCA to supply a compliance report on these plots in the next Oversee Committee meeting.

Action: Chief COB

14. Resolution No.28/99

Shehri pointed out the case of Plot No.427, where it was reported by Magistrate, KBCA that the Member of Area Khidmat Committee was sitting their on the site with Arms and obstructing KBCA from performing their official duties , therefore demolition action could not be taken.

It was therefore resolved that DG,KDA shall write a letter to Chief Secretary ,Sindh and other concerned for taking immediate action in this regard so that the KBCA can perform its duties without any obstruction. Further it was also decided that FIR and prosecution case against those persons who obstructed the KBCA from performing their duties shall immediately be registered.

Action: DG,KDA/CCOB

15. It was decided that the committee formed to scrutinize the cases of high rise buildings shall scrutinize the proposal submitted by the owner of 'Coasta Livina' Clifton Karachi in its meeting to be held on 12.10.99 in the light of Supreme Court /High Court decision. The copy of the decision shall also be supplied to the Members of Sub-Committee within 3 days.

Action: CCOB

(ENGR.S.M.R.ZAIDIUL WASTI) 30/10/1999  
CO-ORDINATOR  
OVERSEE COMMITTEE ON KBCA

No.KBCA/Oversee/99 / 239  
Dt: 30/10/1999

Distribution:

All concerned.

Action: CCOB/Member of  
the sub-committee

BRIEF REPORT REGARDING THE IMPLEMENTATION  
OF OVERSEE COMMITTEE DECISION DATED.06.10.1999.

S.No.	Decision	Action taken
1.	Meeting started with the recitation of Holy Quran by Mr. Saleem Thariani. Mr. Ardeshir Cowasjee chaired the meeting on the proposal by Dr. Raza Gardezi seconded by Mr. Saleem Thariani.	Noted
2.	<p>Minutes of the 22+(8<sup>th</sup>) meeting were confirmed with the following corrections/ addition.</p> <p>a) In item No.1, the proposal to chair the meeting was moved by Mr. Gardezi instead of Mr. Roland deSouza.</p> <p>b) Item No.3 line No.5 in consultation with changed with ' as per report'</p> <p>c) In item No.6 line (3) after according, the deletion of 'to seniority list' and addition of 'to tentative seniority list till such time the seniority is finalized'</p>	Complied
3.	<p>It was informed by KBCA that the meeting of the sub-committee on seniority has held several times and the matter is under process for finalization of report regarding seniority for the Officers. It was decided that KBCA shall supply all required documents including notification regarding the promotion of the officers of Grade-19 &amp; 20 to the Sub-Committee. On the pointation of Dr.Gardezi, regarding KDA service rule book, Mr. Wasti stated that KDA has supplied them with only 3 rule books, copies of which are being made for distribution to the Members.</p> <p align="center"><u>Resolution No.20/99</u></p>	<p>Supplied.</p> <p>As regard the other documents Secretary, KDA has been asked to supply the same.</p>
4.	<p>In the light of notification of Government dated 28.12.99, it was clarified that the sanctioned/approved posts of COBs are six. It was therefore resolved that Item No.5 &amp; 6 of the minutes of meeting dated 22.9.99 should be implemented immediately. Further DG,KDA</p>	<p>Report has been submitted to the DG, KDA.</p>

informed that matter regarding the assigning of the duties to the Officers specially Mr. Akhtar Iqbal Usmani, COB, shall automatically be solved with the implementation of item No.5 & 6.

Resolution No.21/99

It was resolved that the word 'officiating' shall always be mentioned with all the officiating officers in order to distinguish them from the regular ones in accordance with the law.

Instruction issued.

6. It was decided that KBCA shall supply the compliance report on the minutes of the special meeting dated 22.09.99 in the next meeting of Overseer Committee .

Supplied.

Resolution No.22/99

7. The Member of Overseer Committee showed their concern for non implementation of decision of Overseer Committee regarding computerization of KBCA . Therefore, it was resolved that the computerization of KBCA as recommended by the Overseer Committee shall immediately be implemented from the available resources till that time the amount for net working system of computerization is sanctioned by the Competent Authority.

The work of computerization has been started two computers as decided have been purchased KDA has already been requested to provide Rs. 30 lacs in the KBCA budget.

Resolution No.23 99

8. It was resolved that all the details regarding plans/NOCs submitted approvals, file movement, objections conveyed (if any) action taken on unauthorised construction/complaints, legal status and all the details of the plot shall be feed into the computer alongwith record of other miscellaneous activities of the circle. This record shall be up-dated on day to day basis and shall be readily available as and when required.

Computerization of the legal department has been started. The work of computerization of the building plans is in progress.

Resolution No. 24 99.

9. It was resolved that plans NOCs complaints/ requests submitted at the public counter shall be forwarded to the concerned circle alongwith all the information within 12 working hours.

It is being done.

Resolution No.25 99

10. Consolidated objections observations shall be conveyed by KBCA within 15 days to the concerned professionals and a meeting shall be held with the owner professionals to discuss such objections and rectified objections shall be submitted to the Authority.

Instructions has been issued.

Resolution No.26 99.

11. It was resolved that after the receipt of rectified objections the plans/NOCs etc. shall be processed within 3 days from each officer ACB DCB COB CCOB. No file shall be sent without

-do-

proper diary / despatch and the same shall be recorded in the Computer.

Resolution No.27/99

12

In case the plans/ NOCs pertain to plots where sub-division/ amalgamation or change of land use is involved, all the stipulations of Schedule 'D' Part-I & II as given on pages 48-51 of Karachi Building & Town Planning Regulations as well as KDA order No.5 of 1957 will be fulfilled.

Instructions has been issued.

13.

Members showed their concern that KBCA is not taking proper action against unauthorized construction. In this regard pointed out the following plot No. where the unauthorized construction is in progress:-

Report attached.

Plot No.427, GRE,  
Plot No.76,BI-2,PECHS  
Plot No.61-S,BI-2,PECHS  
Plot No.572, JM  
Plot No.73, JM  
Plot No.259 GRE.

KBCA to supply a compliance report on these plots in the next Oversee Committee meeting.

Resolution No.28/99

14.

Shehri pointed out the case of Plot No.427, where it was reported by Magistrate, KBCA that the Member of Area Khidmat Committee was sitting their on the site with Arms and obstructing KBCA from performing their official duties , therefore demolition action could not be taken.

Report attached.

It was therefore resolved that DG,KDA shall write a letter to Chief Secretary ,Sindh and other concerned for taking immediate action in this regard so that the KBCA can perform its duties without any obstruction. Further it was also decided that FIR and prosecution case against those persons who obstructed the KBCA from performing their duties shall immediately be registered.

It was decided that the committee formed to scrutinize the cases of high rise buildings shall scrutinize the proposal submitted by the owner of 'Coasta Livina' Clifton Karachi in its meeting to be held on 12.10.99 in the light of Supreme Court /High Court decision. The copy of the decision shall also be supplied to the Members of Sub-Committee within 3 days.

It is under consideration of the High Rise Committee.

15.

In the light of notification of Government dated 28.12.99, it was clarified that the sanctioned/approved posts of COBs are six. It was therefore resolved that item No.5 & 6 of the minutes of meeting dated 22.9.99 should be implemented immediately. Further DG,KDA

Report has been submitted to the DG, KDA.

proper diary / despatch and the same shall be recorded in the Computer.

Resolution No.27/99

12

In case the plans/ NOCs pertain to plots where sub-division/ amalgamation or change of land use is involved, all the stipulations of Schedule 'D' Part-I & II as given on pages 48-51 of Karachi Building & Town Planning Regulations as well as KDA order No.5 of 1957 will be fulfilled.

Instructions has been issued.

13.

Members showed their concern that KBCA is not taking proper action against unauthorized construction. In this regard pointed out the following plot No. where the unauthorized construction is in progress:-

Report attached.

Plot No.427, GRE,  
Plot No.76,BI-2,PECHS  
Plot No.61-S,BI-2,PECHS  
Plot No.572, JM  
Plot No.73, JM  
Plot No.259 GRE.

KBCA to supply a compliance report on these plots in the next Oversee Committee meeting.

Resolution No.28/99

14.

Shehri pointed out the case of Plot No.427, where it was reported by Magistrate, KBCA that the Member of Area Khidmat Committee was sitting their on the site with Arms and obstructing KBCA from performing their official duties , therefore demolition action could not be taken.

Report attached.

It was therefore resolved that DG,KDA shall write a letter to Chief Secretary ,Sindh and other concerned for taking immediate action in this regard so that the KBCA can perform its duties without any obstruction. Further it was also decided that FIR and prosecution case against those persons who obstructed the KBCA from performing their duties shall immediately be registered.

It was decided that the committee formed to scrutinize the cases of high rise buildings shall scrutinize the proposal submitted by the owner of 'Coasta Livina' Clifton Karachi in its meeting to be held on 12.10.99 in the light of Supreme Court /High Court decision. The copy of the decision shall also be supplied to the Members of Sub-Committee within 3 days.

It is under consideration of the High Rise Committee.

15.

In the light of notification of Government dated 28.12.99, it was clarified that the sanctioned/approved posts of COBs are six. It was therefore resolved that item No.5 & 6 of the minutes of meeting dated 22.9.99 should be implemented immediately. Further DG,KDA

Report has been submitted to the DG, KDA.