

MASTER PLAN DEPARTMENT
SINDH MASTER PLAN AUTHORITY

9TH FLOOR, CIVIC CENTER, UNIVERSITY ROAD, GULSHAN-E- IQBAL, KARACHI-75300, PAKISTAN



No. MPD/Com/SMPA/2023

Dated: 26/09/2023

The Assistant Director,
One Window Cell / Architectural & Planning,
Head Quarters, SBCA
Karachi.



SUBJECT: REVIEW FOR PROPOSED BUILDING PLAN IN RESPECT OF ALREADY CONVERTED PLOTS BY MASTER PLAN DEPARTMENT IN PURSUANCE OF HONORABLE SUPREME COURT ORDERS IN C.P NO. 815-K OF 2016.

Reference: Letter No. SBCA/AD/OWC/Arch.&Planning/2023/120 dated: 14-04-2022.

Reference to above, it to inform that the Plot No. C-17, Block No. 17, Federal 'B' Area, Karachi admeasuring 600.00 Sq.Yds was converted from Residential to Commercial vide this office letter No. KMC/MPD/COM/2013/462/1., dated: 06-09-2013.

The NOC has been reviewed, found genuine and does not affect the orders dated 22-01-2019 of Honorable Supreme Court of Pakistan in C.P No. 815-K of 2016.

The letter of NOC Attached herewith, the same is still valid / intact.

ASSISTANT DIRECTOR
Master Plan Department
SMPA

Copy to:

1. The Director General, SBCA.
2. The Director (MP), MPD, SMPA.



KARACHI METROPOLITAN CORPORATION
MASTER PLAN DEPARTMENT (KDA WING)

9th Floor, Civic Centre Complex, Tel: 99231159

No. KMC/MPD/COM/2013/462/L

Dated: 6-9-2013

The Director,
Land Management-I,
(KDA WING) KMC,
Karachi.

SUBJECT: ISSUANCE OF ADMINISTRATIVE LETTER FOR
COMMERCIALIZATION/CHANGE OF LAND USE OF PLOT #
C-17, BLOCK # 17, FEDERAL B.AREA, KARACHI.

In compliance of Honourable Provincial Ombudsman
(Mohtasib) Sindh's Decision in Complainant
POS/818/2011/KC-5917 in May-2012, I am directed to
inform that the subject case may be finalized on old
rates and old rules basis i.e. in accordance with KB&TP
Regulations-1979 as the NOC has already been issued by
the then KBCA regarding commercialization of said plot
vide No.FR/PC-8/MP/89/10, dated: 02/01/1990.

This office has no objection for issuance of
administrative letter by your office on old rates
and old rules basis prior to KB&TP Regulations-2002.

Copy to:

Addl. Director (Com)

- 1- PS to Senior Director MPD-KMC for information
of Senior Director MPD.
- 2- Director-DB/Com for information please
- 3- Regional Director Provincial Ombudsman Sindh
(Central) with respect to his letter #
POS/818/2011/MC-5917, dated: 17/12/2012.


ATIF-UR-REHMAN
B-CRP (Town Planning)
Member of PCATP Reg. P.0721
S.B.C.A Licence TP 07-41

Civic Centre Annex, University Road,
Gulshan-e-Iqbal, Karachi-5 (Pakistan)
Phones: 411983, 411984 & 425838.

Dated: 2.1.90

کراچی بلڈنگ کنٹرول

No: FB/PC-8/MP/89/10

Mr. Mohammad Maqsood Malik,
C-17, Block No: 17,
Federal 'B' Area,
Karachi.

Subject: Commercialization of Plot No: C-17 Block 17, Scheme 16,
Federal 'B' Area, Karachi-38.

Reference: Your application No: M/L dated: 25-11-1989;

With reference on the above mentioned subject I am directed to issue No Objection Certificate from residential into commercial with the following conditions:

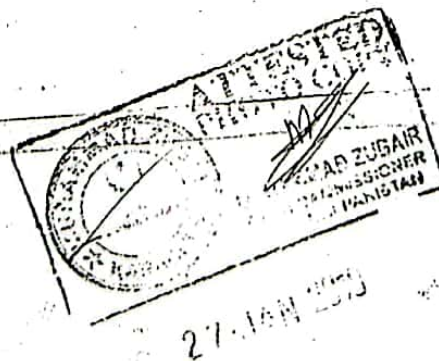
- 1- 7'-6" wide arcade and compulsory open space should be left as marked on the plan.
- 2- Full covered area shall be ~~left~~ ^{allowed} except compulsory open space.
- 3- Ground and two upper floor shall be allowed.
- 4- Shop shall be allowed on ground floor and offices/flats, shall be allowed on upper floor.
- 5- Car parking should be provided within the plot as per rules.
- 6- Building plans should be got approved from Karachi Building Control Authority.
- 7- In case of any complaint/dispute the KBCA/KDA shall not be the party and shall not be responsible.

Encl: One Plan :

c. c. to:

- 1- The Director, (Planning & Urban Design) KDA
Civic Centre, Gulshan-e-Iqbal, Karachi.
- 2- The Director (Land Management) KDA Civic Centre, Karachi.
- 3- DCB (V-B) KBCA.
- 4- The Assistant Director (Urban Design) Master Plan Department
Civic Centre, Karachi.
- 5- Technical Record (Planning Control) KBCA.

DY. Controller of Buildings
(Planning Control)



MASTER PLAN DEPARTMENT
SINDH MASTER PLAN AUTHORITY

9TH FLOOR, CIVIC CENTER, UNIVERSITY ROAD, GULSHAN-E- IQBAL, KARACHI-75300, PAKISTAN



No. MPD/Com/SMPA/2023

Dated: 25/09/2023

The Assistant Director,
One Window Cell / Architectural & Planning,
Head Quarters. SBCA
Karachi.



SUBJECT: REVIEW FOR PROPOSED BUILDING PLAN IN RESPECT OF ALREADY CONVERTED PLOTS BY MASTER PLAN DEPARTMENT IN PURSUANCE OF HONORABLE SUPREME COURT ORDERS IN C.P NO. 815-K OF 2016.

Reference: Letter No. SBCA/AD/OWC/Arch.&Planning/2023/79 dated: 07-06-2022.

Reference to above, it to inform that the Plot No. C-18, Block No. 17, Federal 'B' Area, Karachi admeasuring 600.00 Sq.Yds was converted from Residential to Commercial vide this office letter No. CDGK/MPGO/COM/07/199/L., dated: 23-04-2007.

The NOC has been reviewed. found genuine and does not affect the orders dated 22-01-2019 of Honorable Supreme Court of Pakistan in C.P No. 815-K of 2016.

The letter of NOC Attached herewith, the same is still valid / intact.

ASSISTANT DIRECTOR
Master Plan Department
SMPA

Copy to:

1. The Director General, SBCA.
2. The Director (MP), MPD, SMPA.

SBCA/TITLEREVER/PROP-20210115-2/1

PROP-20210115-2



CITY DISTRICT GOVERNMENT KARACHI

MASTER PLAN GROUP OF OFFICES

No: CDGK/MPGO/Com/07/199/L

Dated: 23-4-2007

The District Officer (Land)
Land Management Cell,
KDA (Wing), CDGK

**SUBJECT: N.O.C. FOR CONVERSION OF LAND USE OF PLOT NO.C-18,
BLOCK -17, F. B. AREA, KARACHI**

Reference: 1. No.CDGK/KDA Wing/Sch-16/ 2007/371, dated 10-03-2007
2. NOC issued from Nazim UC-4 Gulberg Town Ref No. 217/L
Dated 07-03-2007
3. Application No. 0728, Dated 27-01-2007.

With reference to the application of the owner of Plot No. C-18 Block-17, F.B. Area), please note that City Council Resolution No. 383 dated 06-01-2004 allows the Conversion of plots located on declared Shahrah-e-Pakistan (as in the above case Plot NO. C-18 Block-17, F.B. Area, Karachi)

Accordingly, the NOC for Conversion from Residential to Commercial/Hospital/ Shops/Offices/Flats use is granted to the said plot with the following **General and Special Terms and Conditions** which must be strictly adhered to:

A. GENERAL CONDITIONS

1. Subject to the clear title of land, by the applicant.
2. In case of any dispute arising in future concerning the plot, MPGO – CDGK shall not be responsible.
3. Subject to the payment of relevant dues, if any, and clearance from relevant authorities.
4. In case of any misinterpretation of facts, found at a later stage, this approval shall be withdrawn without any notice.
5. Building Plans shall be submitted for approval to KBCA - CDGK as per the relevant and applicable Rules and Regulations contained in KB&TPR-2002 and City Council Resolution No. 383 dated 06-01-2004.
6. All other terms and conditions applicable on the conversion of plots shall strictly be observed.
7. This approval is also subject to the conditions agreed by the owner/applicant in affidavit/undertaking submitted by the applicant, dated 08-05-2007.

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8. Mandatory provision of underground shelter shall be made as per order of Home Department, Government of Sindh letter No. SO (PDPC) /1-29/2002 Dated: 15-03-2004 and Ministry of Science & Technology, Government of Pakistan letter No. 7(1)/2002-ASA(P&C) Vol.II Dt: 22-01-2004 for all buildings with 3 storeys and above height.

B. SPECIAL CONDITIONS:

Special Conditions to Implement on the Strategy of *Responsible Conversion in Karachi*: In order to provide maximum possible relief to residents of plots in the vicinity, in particular, and the citizens of Karachi, in general, the following Special Conditions are also imposed as part of a *Strategy for Responsible Conversion in Karachi*, and must be strictly adhered to by the owner/developer/applicant:



1. As far as possible, and till such time as adequate electricity is available from the KESC supply system, Self-generation and Co-generation capacity shall be provided for, in the building design. The building design should encourage natural ventilation as far as possible; thus reducing air conditioning loads to meet minimum requirements.
2. No on-street Parking shall be allowed and all parking for permanent users and visitors to the building shall be provided for within the building and/or plot boundaries.
3. Compulsory open spaces shall not be violated under any circumstances, and all building Regulations regarding built up area, FAR, and footprints as applicable, shall be strictly followed in all respects.
4. Adequate fire escapes / Emergency stairs, and fire fighting equipments must be made available on each floor
5. To the extent possible, water used in the building shall be re-cycled for its green areas and water arrangements made without unduly taxing the surrounding system, and until such time as adequate supplies are available from the KWSB system. Separate tanks for storing re-cycled water may be built.
6. Sewerage disposal from the building shall be integrated into the KWSB system without the load generated by the building becoming an obstacle to the proper flows of the existing System in the neighborhood and beyond. Holding tanks which would release the load at specific non-peak flow hours may be considered.

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7. Proper and adequate garbage disposal from the building must be ensured, and this disposal will be the responsibility of the owner/developer/applicant.
 8. Additionally, the footpaths, public spaces, and the open public areas within and without the building shall be maintained and landscaped by the owner/developer/applicant without obstruction to pedestrian/public use of the public areas outside the boundaries of the plot. Such development will confer no ownership rights to the owner of the plot/building but shall be considered a continuing service by the owner to their own city, Karachi. The addition of the building on the cityscape should be source of pride and joy for the citizens who use it, or those who pass by it, and not a source of annoyance.

As resources dwindle and demands increase we must now think and act on the above strategy in order to continue to encourage the sustained growth of a humanistic city where unbridled profit margins are not the only criteria, and are used to generate happiness and pride, rather than misery and crime.

A copy of plan duly signed and stamped is attached.

- Authority:**
1. City Council Resolution No. 383 dated 06-01-2004.
 2. NOC issued from Nazim UC-4 Gulberg Town Ref No. 217/L Dated 07-03-2007


Addl. District Officer
MPGO - CDGK


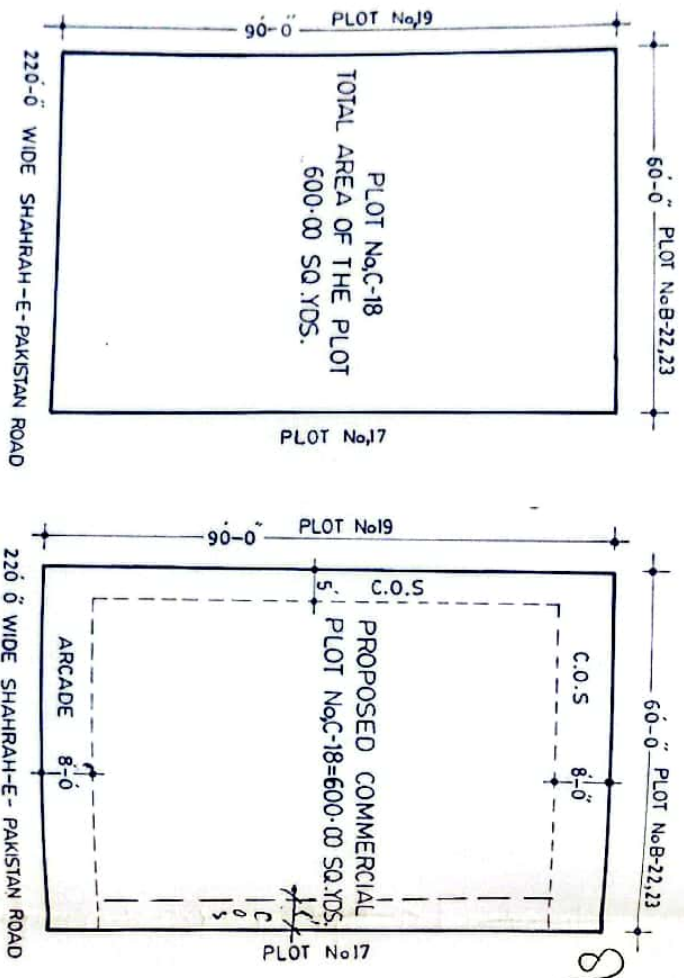
Copy to:

1. PS to City Nazim for kind information of City Nazim, CDGK.
2. PS to DCO for kind information of DCO - CDGK.
3. Chief Controller of Buildings, KBCA for information, please..
4. Addl. District Officer (PC) MPGO - CDGK
5. Nazim UC-4 Gulberg Town Karachi
6. The owner

SCHEDULE OF AREA
TOTAL AREA OF PLOT No.C-18=600.00 sq.yds. or 5400.00 sq.ft.
PROPOSED COMMERCIAL PLOT No.C-18=600.00 SQ. YDS.

NO OBJECTION FROM MPDQ-CDQK,
POINT OF VIEW WITH THE
CONDITION VIDE LETTER,
No. 23-4-2007
CDG/M/20/cent/07/199/L

ADDITIONAL DISTRICT OFFICER
Master Plan Group of Office
City District Govt, Karachi.



SITE PLAN.

COMMERCIALIZATION PLAN.

COMMERCIALIZATION PLAN ON PLOT No.C-18
BLOCK No.17 K.D.A SCHEME No.16 FEDERAL 'B'
AREA K A R A C H I.
FOR:- DR. MUHAMMAD FAROOQ MAMJI.

[Signature]

OWNER.

[Signature]

ABDUL HAMEED
M.A. (BSC) M.Sc (TP)
MRCA & TP Reg. No.P-118
United Planning Consultants
LIC. TOWN PLANNER
NDA P-07-07 NDA 07-01

LIC. TOWN PLANNER.