

Subject:

MINUTES OF THE 1st MEETING OF SUB COMMITTEE OF OVERSEE COMMITTEE ON SBCA HELD UNDER THE CHAIRMANSHIP OF DIRECTOR GENERAL, SBCA ON 14.10.2020 AT 10.00 A.M AT CONFERENCE ROOM, SBCA.

PRESENT

1. Engr. Ashkar Dawar, Director General, SBCA
2. Engr. Sohail Bashir, Chairman IEP
3. Arh. Amir Nazir Chaudhary, Nominee of PCATP

PRESENT (BY INVITATION)

1. Mr. Nadeem Rasheed, Director (Design), SBCA
2. Mr. Benish Shabbir, Director (Structure), SBCA
3. Mrs. Asma Ghayyor, Director (IT), SBCA

1. The meeting started with the recitation of Holy Quran by Mr. Nadeem Rasheed. The Director General, SBCA welcomed the participants and stated that as per the decision of Oversee Committee on SBCA in its meeting dated 05.10.2020, a Sub-Committee has been constituted consisting of above-mentioned members with the ToRs to propose and record the role and functions of License Architect / Structure Engineer, Vetting Firms and also enlistment of A-1 Architectural Firms. The sub-committee deliberated on the ToRs and observed that roles and responsibilities of professionals, builders & developers are defined in clause 4-13 of KB&TPR which may further be elaborated as under:

A. Role and Responsibilities of Design Architect:

- i) The Design Architect will enter into a Legal Agreement with the Licensed Builder / Owner / Sponsor of the project for design and detail full time supervision of the project in accordance with the responsibilities mentioned thereon. It will be mandatory for the Builder/Developer to have such an agreement.
- ii) The Design Architect will be responsible for development and submission of proposed Architectural Drawings along with specifications as per KB&TPR to the SBCA.
- iii) Design Architect will further be responsible for detailed full time supervision from Architectural point of view to the minimum extent of ensuring that the construction is being carried out as per approved building plan and specifications throughout the construction till the completion of project.
- iv) Design Architect will also be responsible for development and submission of completion drawing as per KB&TPR to SBCA before the occupancy of project.

Sohail
Bashir

- v) In case of any violation made by the builder during execution of the project, the Design Architect will also be responsible to immediately notify the same to the Builder in writing with copy to SBCA within 48 hours on of occurring of illegality / violation.

B. Role and Functions of Certifying Architect:

The Certifying Architect will be enlisted with SBCA in A-1 Category as per the procedure recommended by the PCATP which include the following:

- i) Submission of Proposed Application Form duly signed and stamped by Architectural Firm along with the required documents. Form will be verified by PCATP.
- ii) The Certifying Architect will be responsible to verify that the drawings and specification submitted and developed by design architect are in accordance with KB&TPR.
- iii) The Certifying Architect will also be responsible to check the accuracy of Completion Drawing in accordance with as built site position before submission of the same to SBCA for approval.
- iv) In case of non-fulfillment of responsibilities by Certifying Firm, Architect, the action will be taken against on receipt of a complaint. The mode and procedure of action will be recommended by PCATP.

C. Roles and Responsibilities of Licensed Structure Engineer:

- i) The Licensed Structure Engineer will be responsible for development and submission of drawing along with specifications as per KB&TPR to the SBCA.
- ii) Licensed Structure Engineer will further be responsible for detailed full time supervision from structure point of view to the minimum extent of ensuring that the construction is being carried out as per approved building plan and specifications *throughout the construction till the completion of project.*
- iii) Licensed Structure Engineer will also be responsible for developing and submission of completion drawings as per KB&TPR to SBCA assuring quality of construction, stability of structure etc. before the occupancy of project.
- vi) The Licensed Structure Engineer will enter into a Legal Agreement with the Licensed Builder / Owner / Sponsor of the project for design and detail of full time supervision of the project in accordance with the responsibilities mentioned thereon. It will be mandatory for the Builder/Developer to have such an agreement.
- vii) In case of any violation made by the builder during execution of the project, the Licensed Structure Engineer will also be responsible to immediately notify the same to the Builder in writing with copy to SBCA within 48 hours on of occurring of illegality/violation

D. Roles and Responsibilities of Proof Engineer:

- i) The Proof Engineer duly registered with PEC as Consulting Engineer and having License of Proof Engineer from SBICA will be responsible for vetting and certifying the Structural Drawings and specifications submitted by Structural Engineer in accordance with KB&TPR and requirements of specified code.
- ii) Proof Engineer will also be responsible to develop and submission of completion drawing as per KB&TPR to SBICA before the occupancy of project.
- iii) In case of non-fulfillment of responsibilities by Proof Architect, the action will be taken against him. The mode and procedure of action will be recommended by PEC before finalizing the role of Proof Architect.

2. The view point of the Sub-committee is that in the absence of MEP Engineer and Contractor duly registered with PEC as Consulting Engineer, the desired quality of construction of Public Sale Projects cannot be achieved, the sub-committee suggested that MEP Engineer and Contractor Firm registered with PEC should also be engaged by the Licensed Builder for each Public Sale Project to fulfill the responsibility as mentioned in KB&TPR. The MEP firms should be responsible for ensuring adherence to relevant regulations similar to the cases of architects and structural engineers mentioned above.

3. Additionally, the Sub-committee also of the opinion that similar to those for Design Architect and Design Engineers criteria for issuance of License, to assign categories of capacity and permission to construct various sizes of the projects should also be defined for registration of Builders and Developers. Registration cannot be based solely on the criteria of owning plot / land and membership of ABAD. This is criteria to ensure quality of construction and built environment of the province.

(ENGR. ASHKAR DAWAR)
DIRECTOR GENERAL SBICA /
SECRETARY OVERSEE COMMITTEE

No.SBICA/ Oversee Committee/Secy-DG/2020

Dated: _____/2020

Distribution:

1. All Members of Sub-Committee.