



Sindh Building Control Authority

DIRECTOR GENERAL SECRETARIAT

No.SBCA/Secy to DG/2020/144

Dated: 01.10.2020

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1. Secretary, Local Government & Housing Town Planning Department/ Chairman.
2. Chairman, Association of Builders And Developers /Vice Chairman.
3. Chairman, Pakistan Engineering Council / Ex Officio Member.
4. Chairman, Pakistan Council of Architects & Town Planners or his nominee / Ex Officio Member.
5. President, Institute Architects Pakistan / Ex Officio Member.
6. President, Institute of Engineers Pakistan / Ex Officio Member.
7. Mr. Hameer Soomro, Architect / Civil Activist / Member.
8. Mrs. Amber Ali Bhoy, Shehri NGO / Member.

Subject: **1st MEETING OF OVERSEE COMMITTEE ON SBCA**

In pursuance to notification No:SO(G)/HTP/SBCA/Oversee Committee/7-40/2020 dated: 24.08.2020, the 1st meeting of the Oversee Committee on SBCA is scheduled to be held on Monday 05.10.2020 at 10:00 am under the Chairmanship of Secretary LG&HTP Deptt: at conference room of SBCA Office, Civic Centre, Gulshan-e-Iqbal Karachi.

AGENDA:

- Introduction.
- Presentation on SBCA.
- Registration of Architectural Firms and SOP for Public Sale Projects under Ease of Doing Business.
- Enhancement of Penalties under Section-19 of SBCO.
- Any other item with the permission of Chair.

(ENGR. ASHKAR DAWAR)

DIRECTOR GENERAL/
SECRETARY OVERSEE COMMITTEE

A copy is forwarded for information to:-

- (1) P.S to Secretary, LG&HTP Deptt: GoS.
- (2) Director Administration SBCA.
- (3) Director (Maintenance) SBCA.
- (4) Director (R&R), SBCA.

WORKING PAPER FOR 1st MEETING OF OVERSEE COMMITTEE

05.10.2020

With reference to notification No.SO(G)/HTP/SBCA/Oversee Committee/7-40/2020 dated: 24th August 2020 , 1st meeting of the Oversee Committee is scheduled at 10:00 a.m. on Monday 5th October, 2020 at Conference Hall, SBCA. The constitution and ToRs of the Committee are as under;

1. Secretary, Local Govt: & Housing Town Planning Deptt.	Chairman
2. The Chairman, Association of Builders and Developers.	Vice Chairman.
3. Director General, SBCA.	Member / Secretary
4. Chairman, Pakistan Engineering Council or his nominee.	Ex Officio Member
5. Chairman, Pakistan Council of Architects and Town Planners or his nominee.	Ex Officio Member
6. President, Institute Architects Pakistan or his nominee.	Ex Officio Member
7. President, Institute of Engineers Pakistan or his nominee.	Ex Officio Member
8. Mr. Hameer Soomro, Architect / Civil Activist.	Member
9. Mrs. Amber Ali Bhoy, SHEHRI - NGO.	Member

ToRs:

- (i) To Oversee all affairs of the SBCA and monitor the grant of permission for High Rise Buildings in accordance with the, Sindh Building Control Ordinance, 1979, Karachi Building and Town Planning Regulation 2002 and other laws of the land.
- (ii) To take measures to ensure that the provisions for amenity parks, playgrounds public services and recreational areas in various housing and other schemes are properly utilized and allotted.
- (iii) To make recommendations for the effective preservation and restoration of buildings of architectural, cultural or historical interest.
- (iv) To coordinate with any Task Force, advisors, experts or others persons performing any functions under the Sindh Building Control Ordinance 1979.
- (v) To recommend further amendments in laws, Building Regulations and Services Rules / Review, the previous KBTP&R or other rules or notifications with a view to achieve the object of the promulgation of SBCO-1979, KBTP&R 2002 and other laws of the land in letter and spirit.
- (vi) To monitor and make sure to comply the Orders or Judgments or the Honourable Supreme Court of Pakistan and High Court of Sindh strictly in accordance with the spirit of the said orders and judgments.
- (vii) To examine the professional obligations or statutory duties of the all officers or officials of the authority (SBCA) and submit their respective recommendations to all the Government for perusal and necessary action.
- (viii) Any other assignment as assigned by the Government of Sindh.

Previously the Oversee Committee under Section 4-B of SBCO was notified, the brief of which is as under;

S.No	Date	Notification No.	Chairman	No.of Other Members
1	23.12.1996	S.O.Law(KDA)/HTP/3-89/96	Secretary LG&HTP Department.	15
2	04.07.1998	S.O.Law(KDA)/HTP/3-89/96	Secretary LG&HTP Department.	08
3	09.03.1999	S.O.Law(KDA)/HTP/3-89/99	Secretary LG&HTP Department.	15
4	04.04.2002	S.O (HTP)/KBCA/6-756/96	De-notified	

Accordingly the following is the agenda;

1. Introduction

- The Chairman of the Committee is Mr. Najam Ali Shah, an officer of PAS (BS-20). He is Secretary Investment Deptt: holding additional charge of Secretary LG&HTP Department.
- Mr. Fayyaz Ilyas is the present Chairman of the ABAD, He is the Vice Chairman of the Committee.
- Mr. Ashkar Dawar is the officer of SBCA (BS-20), and is the Director General of the SBCA. He is also notified as the "Authority" under Section 4 of SBCO.
- Chairman PCATP, has nominated Mr. Arif Chaudhry to represent him. Mr. Arif Chaudhry is the Vice Chairman of PCATP.
- Chairman PEC, has nominated Mr. _____ to represent PEC. Mr. _____ is _____.
- President IAP has nominated Mr. Arif Changezi to represent him, Mr. Arif Changezi is an Architect.
- Mr. Sohail Basheer is the President of IEP.
- Mr. Hameer Soomro is an Architect and Civil Activist. Mr. Hameer Soomro has been HoD of the Architecture Deptt: Indus Valley School of Arts and Architecture, Karachi.
- Mrs. Amber Ali Bhoy is the Civil Activist. She is the General Secretary of SHEHRI an NGO.

2. Construction Package of Prime Minister

(Presentation will be made on following):

- Brief of reforms.
 - One Window Cell.
 - Automation of Approval Regime
- Presentation shall be made by Secretary Investment in detail.

(d) Registration of Architectural Firms.

- (i) Amendments in procedure of approval in KB&TPR-2002 (**Annexure-I**).
- (ii) Provision of third party firms vetting of Architectural in KB&TPR-2002 (**Annexure-II**).

The draft SOP has been prepared (**Annexure-III**). As per the ToR (i) of the Oversee Committee, it is now the mandate of the Committee to recommend amendment in KB&TPR-2002, and other Laws of the Land. Therefore issue is placed before the forum.

3. Increase of Penalties (Amendments in SBCO)

The SBCA had submitted the proposed amendments in SBCO in three different summaries. The two summaries have been approved by the Chief Minister and one is pending in Law Deptt: (**Annexure-IV**). It is proposed that keeping in view the ongoing reforms in SBCO, the all three proposals be consolidated and the increase in penalties (amount & imprisonment) with any further suggestion may be obtained from the forum. If agreed, the detailed working paper will be presented in next meeting.

4. Dangerous Building.

The Technical Committee on Dangerous Buildings SBCA has so far declared 468 buildings dangerous/un-safe in the Karachi region, some of them demolished but still a lot to be demolished pending due to non-cooperation from the occupants to evacuate such buildings. Around fifty (50) buildings which have been declared as dangerous/un-safe are protected Heritage sites. The cultural Heritage Dept. GOS has been informed accordingly. Majority of declared dangerous buildings are located in the old city area (Lyari & Saddar Town) whereas Liaquatabad Town has also considerable numbers.

PROBLEMS AND ISSUES

Main problem of non-evacuation of these buildings is ownership which is mostly on Good-will or tenancy basis. The occupants are reluctant to vacate knowing that they do not have the ownership rights. In December, 2016, SBCA moved a summary to the Hon CM, Sindh suggesting short term and long term measures.

It is further informed that the main issue is the rehabilitation and reconstruction of the dangerous buildings. There are multiple issues involved. At one end around 50 buildings are declared to be Dangerous, required to be demolished under the provisions of SBCO, whereas Sindh Cultural and Heritage Act 1994 requires the buildings to be the protected Heritage. Acquisition of Land and earning the trust of the occupants is the main challenge. Besides the allowable floor area ratio viz constructed floor area also differs which need to be

worked out holistically. The most suitable arrangement for addressing the issue and to attract private expertise / capital is through Public Private Partnership arrangement under Public Private Partnership Framework. The execution of proposed model can be taken up under Sindh Special Development Board Act 2014. The matter is placed before the Committee for recommendations.

DIRECTOR GENERAL, SBCA
/ SECRETARY OVERSEE COMMITTEE