



DECISION

Complaint No.:

POS/3197/2024/KC/F-174

**Name and address
of the complainant :**

Mr. Nadeem Ahmed s/o Wazeer Ali, R/o Flat No. 520, 5th
Floor, Pano Rama Centre, Saddar, Karachi.

**Name of the Agency
Complained against :**

Sindh Building Control Authority

**Name & Designation of
Investigating Officer :**

Syed Ali Mumtaz Zaidi, (PAS),
Advisor-F.

Subject :-

**ALLEGED INACTION BY SINDH BUILDING CONTROL
AUTHORITY (SBCA) ON COMPLAINANT'S
APPLICATIONS FOR SEALING AND DEMOLITION OF
BUILDING CONSTRUCTED ON PLOTS NO. 330/330-A,
MACHHI PARA, GIZRI, WHICH HAS BEEN DECLARED
"DANGEROUS" IN THE YEAR 2022.**

THE COMPLAINT:

Mr. Nadeem Ahmed filed a complaint dated 04.07.2024 on the subject cited above. He stated that he has been pursuing the matter with different agencies but of no avail hence, he has approached this Institution.

PROCEEDINGS:

- 2) The complaint was admitted under Section 10 of the Establishment of the Office of Ombudsman for the Province of Sindh Act, 1991 (amended up to date).
- 3) The parties were called and heard. In response, the Sindh Building Control Authority (SBCA) has reported that completion of some formalities is required before demolition as per law/rules/ regulations.
- 4) The subject building was declared dangerous as conveyed by Deputy Director, District South, SBCA vide his letter dated 09.09.2024 annexing report to this effect by the Technical Committee on Dangerous Building (TCDB) of SBCA dated 23.08.2022. Since then the SBCA has failed to demolish the dangerous building in question.
- 5) On constant persuasion, building's vacation and demolition was scheduled on 16.10.2024 and then again on 05.11.2024 by SBCA as conveyed vide their letters dated 08.10.2024 and 29.10.2024, respectively.

6) The latest document on this matter is the complainant's application dated 06.11.2024 stating therein that no action has taken place except the demolition of the 7th floor. There is no report from SBCA in this regard.

FINDINGS:

7). The building has been declared dangerous in 2022 by the Technical Committee on Dangerous Building of SBCA but it has not been demolished. The SBCA initiated some action on intervention of this Institution but whatever action is taken seems to be insufficient in view of feedback by the Complainant as quoted above.

DECISION:

8) I, therefore, in exercise of the powers vested in me under Section 11 of the Establishment of the Office of Ombudsman for the Province of Sindh, Act 1991 (amended up to date), hereby direct the Director General, Sindh Building Control Authority to take an urgent action as per applicable law/rules/regulations for demolition of subject dangerous structure in order to ensure safety of human lives and report compliance in 45 days to this office.

9) In view of above, complaint stands disposed of accordingly.

Given under my hand and seal of office



(MUHAMMAD SOHAIL RAJPUT)

Sitara-e-Imtiaz. PAS

Ombudsman Sindh

Karachi, dated 19th November, 2024