



## **DECISION**

Complaint No. :

POS/838/2024/KC

Name and address  
of the complainant :

Mr. Muhammad Zakir Jangda,  
R/o. Flat No. G-001, Ground Floor, Block A, Ayesha  
Nagar, Liaquatabad.

Name of the Agency  
complained against :

Malir Development Authority (MDA)

Name & Designation of  
Investigating Officer :

Mr. Iqbal Nafees Khan  
Regional Director, Karachi Central.

Subject :-

**ALLEGED ENCROACHMENT UPON COMPLAINANT'S PLOT  
NO. R-136, SECTOR 31-B, TAISER TOWN, SCHEME-45,  
KARACHI**

### **COMPLAINT**

Mr. Muhammad Zakir Jangda lodged a complaint on 06.02.2024, stating that he was allotted Plot No. R-136, measuring 120 square yards, situated in Sector 31-B, Taiser Town, Scheme-45, Karachi, by the Malir Development Authority (MDA) through Allotment Order No. 4072/10 dated 22.04.2010. He alleged that the said plot had been encroached upon through the unauthorized establishment of a settlement known as "Ghoram Goth" across the entire area where the plot is located. Despite multiple representations to the concerned Agency, neither possession was handed over, nor an alternate plot was allotted to him. He, therefore, sought this office's intervention for redressal of his grievance.

### **PROCEEDINGS**

2. The complaint was admitted under Section 10 of the Establishment of the Office of Ombudsman for the Province of Sindh Act, 1991 (as amended in 2020), after condonation of delay and submission of an affidavit on Form "A" by the complainant. The matter was taken up with the concerned Agency.
3. During hearings held on 06.08.2024 and 07.11.2024, the Deputy Director, MDA, confirmed that the entire sector, including the complainant's plot, was under encroachment due to the establishment of a Goth, and, therefore, possession could not be handed over.
4. The Executive Engineer, Taiser Town, Scheme-45, Karachi, vide letter dated 08.04.2025, furnished the Site Plan of the complainant's plot. However, in his rejoinder dated 16.04.2025, the complainant submitted that the Site Plan served no practical purpose and reiterated his request for allotment of an alternate plot.
5. Subsequently, the Deputy Director, Taiser Town, Scheme-45, MDA, vide letter dated 29.05.2025, requested that the complainant be advised to apply for issuance of a Possession Order on the prescribed proforma, in accordance with the Land Department's procedures. A copy of the proforma was also provided.
6. In response, the complainant, vide letter dated 10.06.2025, reiterated that taking possession of an encroached plot was futile and reaffirmed his request for allotment of an alternate plot.



### **FINDINGS**

7. **Upon examination of the case, the following observations are made:**
- i. The encroachment upon the complainant's plot appears to have resulted from negligence and maladministration on the part of the Agency.
  - ii. The Malir Development Authority (MDA), therefore, holds the responsibility to provide effective redress to the complainant.

### **DECISION**

8. In view of the foregoing and in exercise of powers conferred under Section 11 of the Establishment of the Office of Ombudsman for the Province of Sindh Act, 1991 (as amended), the Director General, Malir Development Authority (MDA), is hereby directed to:
- i. Either remove the encroachment from the complainant's plot and hand over its vacant and peaceful physical possession to him,
  - OR
  - ii. Allot the complainant an alternate plot of equal size and value within the same or any other developed scheme.
  - OR
  - iii. To refund the payment to the complainant at the bank rate from the date of deposit to the date of return.
9. Compliance shall be reported to this office within sixty (60) days from the date of issuance of this order without fail.

***Given under my hand and seal of this office.***



**Sd /-**  
**(MUHAMMAD SOHAIL RAJPUT)**  
**Sitara-e-Imtiaz (PAS)**  
**OMBUDSMAN SINDH**  
Karachi, dated; 6<sup>th</sup> August, 2025