



DECISION

Complaint No. : POS/117/KHE/17

Name and Address of the Complainant : Mr. Iftikhar Ahmed, R-12/2, Ayaz Town, Gulshan-e-Iqbal, Karachi.

Name of the Agency Complained against : Layari Development Authority (LDA)

Name & Designation of Investigation Officer : Syed Farrukh Habib
Director, Regional Office, Karachi (East)

Subject :- **INORDINATE DELAY IN ALLOTMENT OF ALTERNATE PLOT IN LIEU OF FLAT NO. B-213, BEACH AVENUE PROJECT, LDA.**

THE COMPLAINT

Mr. Iftikhar Ahmed in his complaint dated 06.03.2017 stated that he had booked a Flat No. B-213 in Beach Avenue Project, Hawks Bay Housing Scheme-42, Layari Development Authority (LDA), Karachi in 1998 and paid Rs. 2,05,000/- in 15 installments. He further stated that in 2009 LDA published notice in Newspapers that the said project has been declared abandoned, while allottees were given 04 options viz;

- Proposal i.** LDA will refund deposited amount plus premium at the bank rates.
- Proposal ii.** Allottees (if interested) would be adjusted by allotment of residential plot in Hawksbay Scheme 42.
- Proposal iii.** Allottees who are interested for adjustment in new proposed highrise buildings would be adjusted on the basis of deposited premium.
- Proposal iv.** Any other suitable proposal which is agreeable mutually by both allottees and LDA.

2. The complainant opted for option No. 2 & 3 and furnished requisite papers. He stated that he visited office of LDA in this regard several times, LDA staff kept assuring him that such proposal was under consideration. In 2015 the LDA asked him to submit fresh application, which the complainant did on 20.05.2015, but still no action was taken. He, therefore, solicited intervention of this office in the matter.

PROCEEDINGS

3. After admission of complaint by condoning delay under Section 10 of the Establishment of the Office of Ombudsman for the Province of Sindh Act, 1991, (amended up to date), as well as receiving mandatory Affidavit on Form "A" and other relevant documents, report was called from the Agency. In response, Deputy Director Land, LDA, vide letter dated 12.04.2017 stated that the flat No. B-213 was allotted to Mr. Iftikhar Ahmed s/o Raees-ul-Ghani, through a ballot held in 1998 against application No. 00143. However, with the approval

Contd.....

of the Governing Body LDA, the Beach Avenue Project was abandoned, and no further construction was carried out at the site. The Agency report elaborated further that as per public notice published in the *Daily Dawn* on 17.04.2009 and in order to compensate the allottees they were given four options. The applicant chose proposal No. 2, requesting the allotment of a suitable plot in Hawksbay Scheme No. 42. Mr. Iftikhar Ahmed (complainant) submitted the application along with paid challans amounting to Rs. 2,05,000/- without attestation. The work thereafter went at snail's pace on account of non-availability of complainant in the City to further pursue the matter.

4. The Investigating Officer continued correspondence with the Agency and the complainant and also heard the case on different dates. In the hearing held on 25.11.2021 Mr. Umer Maqsood, Assistant Director, LDA requested the complainant to visit his office for completion of formalities so that his case could be submitted before the competent authority for approval. The complainant agreed to visit the Agency's office.

5. In a subsequent hearing held on 17.08.2023, Mr. Umar Maqsood, Assistant Director, LDA, informed that he was in touch with the complainant, who was in Punjab and as soon as he would return to Karachi, his case would be finalized. Subsequently, the complainant vide letter dated 14.10.2024 intimated that with the continuous efforts / intervention of this office the LDA has given him an alternate plot measuring 400 sq. yds. in the same scheme. All payment has been made and he has received allotment letter. He extended gratitude to this Institution and requested for closing the matter.

FINDING

6. As a result of intervention and constant pursuance by this Institution, complainant's grievance has been resolved.

CONCLUSION

7. In view of the above, the complaint is disposed of as redressed.

Given under my hand and seal of the office



Sd/-

(Muhammad Sohail Rajput)
Sitara-e-Imtiaz. PAS
Ombudsman Sindh

Karachi, dated 23-12-, 2024