



DECISION

Complaint No. : POS/520/HYD/2025

Name and address of the complainant : Mr. Irfan Baig S/o Mirza Mushtaque Baig,
R/o House No. 653/E, Muhalla Makhi Narain Das Line,
Hyderabad.

Name of the Agency Complained against : Regional Director, Sindh Building Control Authority, Hyderabad.

Name & Designation of Investigating Officer : Syed Muhammad Sajjad Hyder, Regional Director,
Regional Office, Hyderabad.

Vetted by : **Muhammad Naseer Jamali, Advisor-N**

Subject : COMPLAINT ALLEGING INACTION OF THE AGENCY
AGAINST COMMERCIAL CONSTRUCTION OF PLAZA ON
A RESIDENTIAL PLOT ADJACENT TO THE HOUSE OF
THE COMPLAINANT

Complaint

Mr. Irfan Baig filed a complaint against Sindh Building Control Authority, Hyderabad on 26.06.2025 alleging that his neighbor Mr. Hafeez is constructing a plaza and completed it upto 3rd floor. He has illegally encroached upon a portion of street also. He sent the complaint to the Regional Director, Sindh Building Control Authority Hyderabad but no action has been taken. Aggrieved by that, he solicited intervention of this Institution.

Proceedings

2. This complaint was admitted for investigation u/s 10 (3) of the Establishment of the office of Ombudsman for the Province of Sindh Act, 1991 (amended up to date) subject to submission of mandatory affidavit on Form "A" and other relevant documents.
3. This office issued a notice dated 08.07.2025 to the Regional Director, Sindh Building Control Authority, Hyderabad for report. In response, the Deputy Director, SBICA Taluka City informed vide letter dated 21.07.2025 that the SBICA has approved building plan for G+2 storied residential building on plot CS No. E-653/1-1, situated at long Bhagat Lane, Ward-E, Taluka City, Hyderabad, in favor of Mr. Muhammad Sharif & others. The complainant has filed a complaint against the builder for constructing a commercial building on a residential plot. He has heard the parties and the grievance of complainant has been resolved amicably. The authority has issued notices in respect of unauthorized construction of 3rd floor and the case is under process for approval or sealing or demolition of unauthorized construction.

Findings

4. The complainant appeared before Investigating Officer on 01.08.2025 and submitted his written statement that his objections have been addressed and his grievance has been redressed.

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Decision

5. In view of the above and in exercise of powers vested in me under section 11 of Establishment of the office of the Ombudsman for the Province of Sindh Act, 1991 (amended up to date), the instant complaint is disposed of as redressed. Further, I, hereby direct the Regional Director, SBCA Hyderabad for taking immediate legal action against illegal construction of 3rd floor on said plot under relevant laws under intimation to this office within 30 days hereof.

6. This also disposes of the complaint No.POS/538/HYD/2025 filed by another complainant Mr. Rizwan with regard to same subject against the same agency.

Given under my hand and seal of the office



Sd /-

(MUHAMMAD SOHAIL RAJPUT)

Sitara-e-Imtiaz, PAS

Ombudsman Sindh

Karachi dated 17th October, 2025

