



## **DECISION**

Complaint No.: POS/1259/2024/30/KHS/F-191

Name and address of the complainant : Mr. Ghazanfer Rehman R/o Flat No. 05, 2<sup>nd</sup> Floor, Talpur Mansion, Plot No. 248, Aram Bagh Quarter, M.A. Jinnah Road, Karachi

Name of the Agency Complained against : Sindh Building Control Authority (SBCA)

Name & Designation of Investigating Officer : Syed Ali Mumtaz Zaidi, (PAS), Advisor-F.

Subject :- **ALLEGED INACTION ON THE COMPLAINTS REGARDING ILLEGAL CONSTRUCTION OF 3<sup>RD</sup> FLOOR AT PLOT NO.248, ARAM BAGH QUARTERS, M.A. JINNAH ROAD, KARACHI.**

### **THE COMPLAINT:**

Mr. Ghazanfar Rehman filed a complaint on 06.03.2024 stating therein that he is residing on the 2<sup>nd</sup> floor of Talpur Building, Plot No. 248, Aram Bagh Quarters, Karachi. He alleged that the third floor of this building has been illegally constructed in which owner of Ahsan Sports has built a godown. The third floor is not RCC and is made by placing wooden planks along-with the TR Garder\*. This building was built in 1800's AD and is in a very dilapidated condition at present. He made several applications to the Deputy Commissioner and Sindh Building Control Authority in this regard but of no avail. He therefore, sought intervention of this Institution for relief.

### **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) and case was heard on four different dates.

3) Reports were sought from Sindh Building Control Authority (SBCA) and Association of Builders and Developers (ABAD) to ascertain whether the building is dangerous or otherwise. It was found that the SBCA's earlier Show Cause Notice No.SBCA/DD/District South/2022/05 dated 06.01.2022 mentions the venue as a protected heritage with partly unauthorized construction of IIIrd Floor.

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\*[TR Garder is a popular type of Steel that finds extensive use in construction projects]



**FINDINGS:**

- 4)
- (a) Respondent is running a sports shop at ground level, Talpur Building, Plot No. 248, Aram Bagh Quarters, Karachi.
  - (b) Building is not dangerous as per reports of Sindh Building Control Authority and Association of Builders and Developers;
  - (c) Violation of SBCA Laws has taken place due to illegal construction on third floor;
  - (d) SBCA has failed to take any action against the violation.

**DECISION:**

5) I, 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 necessary action within 45 days and demolish the portion constructed in violation of its codes.

- 6) The complaint stands disposed of accordingly.

*Given under my hand and seal of office*



SD/-  
(MUHAMMAD SOHAIL RAJPUT)  
Sitara-e-Imtiaz. PAS  
Ombudsman Sindh

Karachi, dated 25~~th~~ November, 2024