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SINDH KATCHI ABADIS LAWS

Code No.

SGL - 018

THE SINDH KATCHI ABADIS LAWS

CONTAINING:

1. The Sind Katchi Abadis Act, 1987
2. The SKAA (Regularisation, Improvement and Development) Regulations, 1993
3. The SKAA Low-Cost Housing Scheme Regulations, 2008
4. The SKAA Governing Body Conduct of Business Regulations, 2008
5. The SKAA (Petrol Stations, CNG Stations, Mobile Towers, Multistoried Buildings and Change of Land Use) Bylaws, 2008
6. Lease Rates for the Katchi Abadis in Sindh

THE IDEAL PUBLISHERS

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THE SINDH KATCHI ABADIS LAWS

Amended & Corrected

by

ZAKA ALI

(ADVOCATE HIGH COURT)

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THE SINDH KATCHI ABADIS ACT, 1987*

(SINDH ACT NO. II OF 1987)

Notification No. PAS/Legis-B-1/87, dated 26-3-1987. – The Sindh Katchi Abadis Bill, 1987 having been passed by the Provincial Assembly of Sindh on 19th February, 1987 and assented to by the Governor of Sindh on 11th March, 1987 is hereby published as an Act of the Legislature of Sindh.

An Act to make provision for the development and improvement of the areas of the Katchi Abadis and regularization of such Katchi Abadis and to establish an Authority for the purpose

Preamble. – Whereas it is expedient to make provision for the development and improvement of the areas of the Katchi Abadis and regularization of such Katchi Abadis and to establish an Authority for the purpose :

It is hereby enacted as follows : –

CHAPTER – I

PRELIMINARY

1. Short title, extent and commencement. – (1) This Act may be called the Sindh Katchi Abadis Act, 1987.

(2) It shall extend to the whole of the Province of Sindh.

(3) Government may by notification exclude any area from operation of all or any of the provisions of this Act.

*Published in the Sindh Govt. Gaz., Extr., Pt. IV, dt. 26th March, 1987.

(4) It shall come into force at once and shall be deemed to have taken effect on and from the 7th day of April, 1986.

2. **Overriding effect.** – This Act shall have effect notwithstanding anything to the contrary contained in any other law for the time being in force.

3. **Definitions.** – (1) In this Act, unless there is anything repugnant in the subject or context –

- (i) “Authority” means the ¹[Human Settlement Authority] established under section 4;
- (ii) “budget” means the official statement of annual income and expenditure of the Authority;
- (iii) “Chairman” means the Chairman of the Governing Body;
- (iv) “Committee” means a Coordination Committee set up under this Act;
- (v) “Council” means a Metropolitan Corporation, Municipal Corporation, Municipal Committee, or a Town Committee constituted under Sindh Local Government Ordinance, 1979*;
- (vi) “Director General” means the Director General of the Authority;
- (vii) “Fund” means the fund of the Authority;
- (viii) “Governing Body” means the Governing Body constituted under section 6;

¹Substituted for the words “Sindh Katchi Abadis Authority” by the Sindh Katchi Abadis (Second Amdt.) Act, 2022 (Sindh Act No. VI of 2023), dt. 7th March, 2023.

*Since Repealed – Please see the Sindh Local Government Act, 2013.

- (ix) "Government" means the Government of Sindh;
- (x) "Katchi Abadi" means a Katchi Abadi declared as such under this Act and includes the Katchi Abadis so declared under any law before the coming into force of this Act;
- (xi) "Member" means a member of the Authority and includes the Chairman;
- (xii) "prescribed" means prescribed by rules or regulations;
- (xiii) "regulations" means regulations made under this Act;
- (xiv) "rules" means rules made under this Act;
- (xv) "Scheme" means a scheme prepared, undertaken or executed under this Act;
- (xvi) "Tribunal" means a Tribunal established under this Act.

(2) Words and expressions not defined in this Act shall, unless the context otherwise requires, have the meanings assigned to them in the Sindh Local Government Ordinance, 1979*.

CHAPTER - II

ESTABLISHMENT OF THE AUTHORITY AND CONSTITUTION OF THE GOVERNMENT BODY

4. Establishment of the Authority. - (1) There shall be

*Since Repealed - Please see the Sindh Local Government Act, 2013.

established an Authority to be known as the ¹[Human Settlement Authority], for carrying out the purposes of this Act.

(2) The Authority shall be a body corporate, having perpetual succession and a common seal with power, subject to the provisions of this Act, to acquire, hold and dispose of property, both movable and immovable and shall by the said name, sue and be sued.

(3) The headquarters of the Authority shall be at Karachi.

5. Administration of the Authority. – (1) The general direction and administration of the Authority and its affairs shall vest in a Governing Body which may exercise all powers and do all acts and things which may be exercised or done by the Authority.

(2) The Governing Body in discharging its functions shall act on sound principles of planning, development and re-development of and housing and rehousing in the Katchi Abadis and shall be guided on question of policy by such directions as Government may, from time to time, give.

(3) If a question arises as to whether any matter is of policy or not, the decision of Government shall be final.

6. Constitution of the Governing Body. – (1) The Governing Body shall consist of –

- ²[(i) Minister or Advisor or Special Assistant to Chief Minister, as the case may be, for Human Settlement/Katchi Abadis. Chairperson]

¹In section 4, in sub-section (1), substituted for the words "Sindh Katchi Abadis Authority" by the Sindh Katchi Abadis (Second Amdt.) Act, 2022 (Sindh Act No. VI of 2023), dt. 7th March, 2023.

²Clause (i) substituted, *ibid*.

(ii) Secretary, Local Government Department.	Official Member
(iii) Member (Land Utilization) Board of Revenue.	" "
(iv) Commissioner, Karachi Division.	" "
(v) Commissioner, Hyderabad Division.	" "
(vi) Commissioner, Sukkur Division.	" "
(vii) Director General.	" "
(viii) Director, Finance and Administration of the Authority.	" "
(ix) Mayor, Metropolitan Corporation Karachi.	Non-Official Member
(x) Mayor, Municipal Corporation, Hyderabad.	" "
(xi) Mayor, Municipal Corporation, Sukkur.	" "
(xii) Four Members of the Provincial Assembly to be appointed by Government.	" "

(2) The Director, Finance and Administration shall be the Secretary of the Governing Body.

(3) Government may at any time change the constitution of

the Governing Body by appointing any person as official or non-official member in place of an existing member or otherwise.

(4) The Governing Body may coopt any person as a member for a particular purpose but no such person shall have right of vote.

(5) The Chairman may nominate any member to act as Chairman in his absence.

(6) An official member appointed by virtue of his office shall cease to be member on vacating such office.

(7) A non-official member appointed by Government shall hold office at the pleasure of Government but may at any time resign from membership by addressing a letter to Government.

7. Disqualification of the members. – No person shall be or continue to be a member who –

- (i) has been removed or dismissed from Government service or from the service of a statutory body;
- (ii) is or has been mentally or physically incapacitated;
- (iii) is or has been convicted for an offence involving moral turpitude;
- (iv) has acted or is acting in contravention of the provisions of this Act;
- (v) has financial interest directly or indirectly in any project or scheme of the Authority;
- (vi) has any interest directly or indirectly in conflict with the interest of the Authority.

8. Remuneration and allowance to members. – The Authority may allow such remuneration, allowance or other privilege

to the non-official members as it may determine with the approval of Government.

9. **Appointment and removal of Director-General.** - (1) Government shall appoint a person as Director-General possessing such qualifications and on such terms and conditions as it may determine.

(2) The Director-General shall be a whole time officer of the Authority.

(3) Government may remove the Director General if he -

- (a) refuses or fails to discharge or becomes incapable of discharging his functions and responsibilities under this Act;
- (b) abuses his position as Director-General;
- (c) has directly or indirectly acquired or attempted to acquire any share or interest in any property, scheme or other concern of the Authority.

(4) The Director General shall not be removed from his office without affording him an opportunity of being heard.

10. **Appointment of Officers, Advisors and employees.** - (1) The Authority may for efficient performance of its functions appoint such advisors, officers including Director Finance and Administration and Deputy Directors-General and other staff possessing such professional, technical, ministerial or secretarial qualifications and experience in such manner and on such terms and conditions as may be prescribed by rules.

(2) The officers, staff and employees of the Authority shall be liable to such disciplinary action and in such manner as may be prescribed by rules.

CHAPTER – III

POWERS AND FUNCTIONS OF THE AUTHORITY AND ITS FUNCTIONARIES

11. Powers and Functions of the Authority. – (1) Subject to the provisions of this Act the Authority shall exercise such powers and perform such functions as may be necessary for carrying out the purposes of this Act.

(2) Without prejudice to the generality of the foregoing powers, the Authority may –

- (i) implement policies formulated by Government for the development or improvement of the areas of the Katchi Abadis and regularization of such Katchi Abadis;
- (ii) lay-down guidelines for the implementation of such policies by the concerned authorities;
- (iii) identify the Katchi Abadis or areas thereof which may be developed, improved or regularized under this Act and also identify the Katchi Abadis or areas which cannot be regularized as Katchi Abadis;
- (iv) arrange or carry out detailed physical surveys, census of occupants of the Katchi Abadis and prepare or cause to be prepared plans and amelioration plans and designs of infrastructural works in connection with the regularization and development of the Katchi Abadis;
- (v) formulate development and financial programmes in respect of the Katchi Abadis and determine implementation strategy of such programmes;
- (vi) oversee the operation of the fund;

- (vii) evict or cause to be evicted unauthorized person or remove or cause to be removed encroachments from a Katchi Abadi or any area which is not regularizable as Katchi Abadi in accordance with the law for the time being in force;
- (viii) acquire, hold, control and administer, movable or immovable property or dispose of such property;
- (ix) prepare or cause to be prepared scheme or schemes and execute or cause to be executed such scheme or schemes;
- (x) undertake, where necessary, low cost housing and re-development schemes for resettlement of shiftees from the Katchi Abadis and the areas which are not regularizable as Katchi Abadis;
- (xi) enter into and perform contracts;
- (xii) incur expenditure for carrying out the purposes of this Act;
- (xiii) arrange civic amenities and civic services in the Katchi Abadis through the Councils or other concerned agencies;
- (xiv) take such steps as may be necessary or conducive to the attainment of the objects of the Authority.

12. Disposal of the business and Meetings of the Authority. - (1) All business of the Authority shall, to the extent and in the manner prescribed by regulations, be dispose of at the meetings of the Governing Body.

(2) The meeting of the Governing Body shall be held in such manner and at such time and place as may be prescribed by regulations :

Provided that until regulations are made in this behalf, the business shall be disposed and meetings shall be held as and when convened and in the manner as directed by the Chairman.

(3) Any matter required to be decided by the Authority shall be decided in a meeting of the Authority by vote of majority of members present in such meeting.

(4) Each member shall have one vote and in the case of equality of votes, the Chairman shall exercise a casting vote.

(5) One-third of the total membership of the Authority shall form a quorum for a meeting.

13. Powers and Functions of the Chairman. - The Chairman shall discharge such duties and perform such functions as are assigned to him by or under this Act.

14. Powers and Functions of Director-General. - (1) The Director-General shall be the Chief Executive of the Authority.

(2) Subject to the provisions of this Act and rules and the general control of the Chairman, the Director-General shall -

- (a) exercise effective control over and be responsible for smooth functioning of the day to day affairs of the Authority;
- (b) supervise the financial and executive administration of the Authority and perform functions assigned and exercise powers conferred on or delegated to him by or under this Act;
- (c) be responsible for instituting or contesting legal proceedings for and on behalf of the Authority and for matters incidental thereto;
- (d) be responsible for and have the authority for over-

seeing and implementing the orders of the Authority;

- (e) have powers to exercise administrative control over the personnel of the Authority.

15. Constitution of the Coordination Committee. - (1) There shall be a Coordination Committee in each Division.

(2) The Committee shall consist of the Commissioner of the Division who shall be its Chairman and such other official and non-official members as may be appointed by Government.

(3) The Committee may coopt any person as its member for any particular purpose.

16. Functions of the Coordination Committee. - (1) The Committee shall -

- (i) assist the Authority in the performance of its functions;
- (ii) be responsible for effective coordination of activities of the Authority with other concerned agencies in the Division;
- (iii) ensure prevention of encroachments in the Katchi Abadis;
- (iv) take such steps as may be necessary or conducive to the attainment of the objectives of the Act;
- (v) perform such other functions as may be assigned to it by the Authority.

(2) The Committee shall function in the manner as may be perscribed by regulations; provided that until such regulations are framed the Committee shall function in the manner as directed by the Chairman of the Committee.

17. Delegation of powers by the Authority, Chairman and Director-General. - (1) The Authority may, with the previous approval of Government and subject to such conditions as it may impose, delegate any person, agency or authority any of its powers, duties or functions under this Act, rules or regulations.

(2) The Chairman or Director General may delegate to any officer or employee of the Authority any of his powers, duties or functions under this Act or the rules or regulations, not being the powers delegated to him under sub-section (1).

18. Financial, Technical, Advisory Committee. - (1) The Authority may, constitute financial technical or advisory committees with such constitution and functions as may be prescribed by regulations.

CHAPTER - IV

DECLARATION OF KATCHI ABADIS AND ACQUISITION OF LAND

19. Declaration of Katchi Abadi. - (1) Subject to sub-sections (2), (3) and (4) and directions of Government, if any, the Authority may, after such enquiry as deemed fit, by notification in the official Gazette, declare any area or part thereof which is partially or wholly occupied unauthorisedly before the *[31st day of December, 2011] and continues to be occupied to be Katchi Abadi.

(2) No area which is owned by the Federal Government shall be declared as Katchi Abadi without obtaining consent of the Federal Government.

(3) No area owned by a private person or a cooperative society shall be declared as Katchi Abadi except with the consent

*In section 19(1), substituted for "30th day of June, 1997" by the Sindh Katchi Abadis (Amdt.) Act, 2022 (Sindh Act No. VI of 2022), dt. 27th July, 2022.

of such person or society and the Katchi Abadi so declared shall be subject to such terms and conditions as may be agreed to between such person or, as the case may be, society and the Authority.

(4) Except as otherwise directed by Government, no area which is reserved for the purposes of roads, streets, water supply arrangements, sewerage or other conservancy arrangements, hospitals, schools, colleges, libraries, playgrounds, gardens, mosques, graveyards, railways, high tension lines, or such other purposes or is not safe from flood hazard, shall be declared to be a Katchi Abadi.

(5) Any area declared to be a Katchi Abadi shall, subject to the agreement referred to in sub-section (3), vest in the Authority.

(6) Where the Authority is of the opinion that the area referred to in sub-section (3) cannot be acquired by consent or agreement, the area may be acquired and compensation therefor be paid in accordance with the provisions contained in Chapter IV of the Hyderabad Development Authority Act, 1976 which shall be deemed to have been modified for the purpose of this Act as follows : -

- (a) References to the Authority, its Chairman and Member shall respectively be construed as the references to the Authority constituted under this Act, its Chairman and Member;
- (b) The compensation for acquisition of the area shall be determined and award in that behalf shall be made by a Tribunal;
- (c) The Tribunal shall have all the powers of a Collector exercisable by him while determining the compensation or making award;
- (d) Reference to Collector in sections 44, 45 and 46 shall respectively be construed as reference to the Tribunal.

(7) Government may appoint any officer in BS-17 or 18 as Tribunal.

(8) Government may, by notification in the official Gazette, establish a Tribunal and specify the area in which such Tribunal shall exercise its jurisdiction.

CHAPTER - V

DEVELOPMENT, IMPROVEMENT AND REGULARIZATION OF KATCHI ABADIS AND SCHEMES THEREFOR

20. **Development and improvement of Katchi Abadis.** - (1) Subject to sub-section (2), the Authority shall develop, improve or regularize the Katchi Abadis in accordance with the provisions of this Act.

(2) The Katchi Abadis declared as such before the coming into force of this Act shall continue to vest in the Council in which such Katchi Abadis are situated for the purpose of improvement, development or regularization.

(3) The Authority may at any time take over the Katchi Abadis referred to in sub-section (2), whereupon all rights and interests enjoyed, possessed or vested in the Council and such liabilities legally subsisting against that Council as may be determined by Government shall pass to the Authority.

21. **Schemes.** - (1) The Authority shall prepare or cause to be prepared scheme or schemes for development, improvement or regularization of the Katchi Abadis and the scheme or schemes so prepared shall be submitted to Government for approval.

(2) The scheme may relate to -

(a) community planning, housing, re-housing including low cost housing and amelioration;

- (b) rehabilitation of the authorised or unauthorised occupants of a Katchi Abadi in the same Katchi Abadi or where it is not possible in some other area or locality;
- (c) community facilities including water supply sewage disposal, electricity supply, gas and other public utilities or amenities;
- (d) roads and streets;
- (e) terms and conditions of lease including period and procedure of lease and transfer of lease rights;
- (f) lease money and development charges;
- (g) any subject or matter incidental or ancillary to the purposes of this Act.

(3) Government may, by notification in the Official Gazette, alter or amend the list of subjects given in sub-section (2), and any such addition or modification shall take effect as if it had been enacted in this Act.

(4) All schemes shall be prepared in such manner and form as Government may specify, and shall contain among other things the following information, namely : -

- (a) description of the scheme and the manner of its execution;
- (b) estimate of costs and benefits;
- (c) allocation of costs to the various purposes to be served by the scheme;
- (d) date of commencement;
- (e) date of completion.

(5) At any time after sanctioning any scheme but before its completion, Government may on its own or on the recommendation of the Authority alter it.

(6) The Authority shall execute or cause to be executed the approved scheme or schemes and take such measures and exercise such powers including the power of removal of encroachments in accordance with the law for the time being in force as may be necessary for the purpose.

CHAPTER – VI

FINANCE, AUDIT AND ACCOUNTS

22. Fund. – (1) There shall be a separate fund of the Authority known as "Sind Katchi Abadis Authority Fund".

(2) The Fund shall consist of –

- (a) grants and subsidy received from the Federal Government, Provincial Government or any local authority;
- (b) loans raised or obtained by the Authority;
- (c) contributions or donations, aids or gifts received by the Authority;
- (d) fees, premium, lease money, development charges, commissions, rates, rent recovered under this Act and other charges for services rendered by the Authority;
- (e) all other sums as are receivable by the Authority.

23. Loans, grants, aids and gifts. – The Authority may, with the previous sanction of and on such terms and conditions as may be approved by Government, obtain –

- (i) loans from banks or other sources for carrying out the purposes of this Act;
- (ii) grants, aids, or gifts from donor agencies of Pakistan or foreign origin.

24. Investment and utilization of the fund. - (1) The amount credited in the fund shall be deposited in a Scheduled Bank approved by the Authority.

(2) The Authority may invest its funds in any security of the Federal Government or Provincial Government or any other security approved by Government.

(3) The Authority shall utilize the fund for carrying out the purposes of this Act including payment of -

- (a) charges in connection with the regularization and development of Katchi Abadis and execution of a scheme;
- (b) compensation for any property acquired under this Act;
- (c) loans and interest thereon;
- (d) salaries, and other remuneration to the members, officers including Director-General, experts, consultants agencies employed for any work under this Act and other employees of the Authority.

25. Budget. - (1) The Authority shall prepare a statement of estimated receipts and expenditure for every financial year and submit such statement to Government at least two months before the commencement of such financial year.

(2) Government may sanction the budget submitted under sub-section (1) with or without modification.

(3) If the budget duly sanctioned by Government is not received before the commencement of the financial year, it shall be deemed to have been sanctioned.

26. Accounts and Audit. - (1) The Authority shall maintain or cause to be maintained complete and accurate accounts of the fund in such manner or form as may be prescribed by rules.

(2) The accounts of the Authority shall be audited at least once in every financial year by such auditors, as may be approved, by Government.

(3) A statement of the finally audited accounts under subsection (2) in every financial year by such auditors as may be approved, Governing four months after the end of every financial year.

27. Betterment Fee. - (1) Where the Authority is of the opinion that in consequence of the execution of any scheme the value of any property involved in such scheme has increased or will increase, it may levy upon such property a betterment fee and collect the same from the owner thereof or any person in possession thereof or having interest therein.

(2) The betterment fee shall be levied at such rate as may be determined by the Authority with the approval of Government, provided that such fee shall not be more than half of the amount by which the value of the property on the completion of the execution of the scheme exceeds the value of the property prior to such execution.

(3) When it appears to the Authority that any scheme is sufficiently advanced to enable the determination of the betterment fee, the Authority may, by an order made in this behalf, declare, for the purpose of levying the betterment fee, the execution of the scheme to be deemed to have been completed and thereupon give notice in writing to the owner of the property or any person in possession thereof or having interest therein that the

Authority proposes to determine the betterment fee in respect of such property.

(4) The Authority shall at the expiry of fifteen days after the service of the notice under sub-section (3) or if any representation is received by the Authority against the determination of betterment fee, after rejection of such representation proceed to levy and collect betterment fee in such manner and in accordance with such procedure as may be prescribed by rules.

28. **Recovery of Dues.** – All sums due to the Authority from any person, or body of persons or agency shall be recoverable as arrears of land revenue.

CHAPTER – VII

OFFENCES AND THEIR COGNIZANCE

29. **Penalty.** – (1) Whoever obstructs or causes to obstruct any person in the discharge of his duties of execution of any scheme or work under this Act or contravenes, attempts to contravene or abets the contravention of the order or direction given under this Act, rules or regulation in connection with the execution of such scheme or work shall be punished with imprisonment for a term which may extend to one year or with fine which may extend to twenty thousand rupees or with both.

(2) Where the person referred to in sub-section (1) is a company or firm, the Director concerned, officer or agent thereof, who fails to prove that the offence was committed without his knowledge or that he exercised due diligence to prevent commission of such offence shall be deemed to be guilty of such offence.

30. **Cognizance of offence.** – (1) No Court shall take cognizance of any offence under this Act except on a complaint in writing made by the Director-General or by a person duly authorised by him in this behalf.

(2) No Court, inferior to that of a first class Magistrate shall be competent to take cognizance of an offence under this Act, rules or regulations.

CHAPTER – VIII

MISCELLANEOUS PROVISIONS

31. Power of Government to give directions. – (1) Government may require the Authority to furnish to it any document, returns, statement, statistics or any other information regarding any matter, under the control of the Authority and the Authority shall comply with such requisition.

(2) Government may, from time to time, give such directions as it considers necessary for the guidance of and compliance by the Authority.

32. Report on the conduct of the affairs of the Authority. – The Authority shall within three months of the expiry of a financial year furnish a report to Government on the conduct of its affairs for that financial year.

33. Transfer of Katchi Abadi. – Notwithstanding anything contained in this Act, the Authority may with the approval of Government, transfer the management and control of a Katchi Abadi to the Council in which such Katchi Abadi is situated and the Council shall deal with such Katchi Abadi in accordance with the provisions of this Act until its management and control is taken back by the Authority.

34. Validation of acts and proceedings. – No act or proceeding of the Authority shall be invalid merely by reason of any vacancy in the Governing Body or defect in its constitution.

35. Exercise of powers of other Statutory Bodies. – Notwithstanding anything contained in any law for the time being in

force, the Building Control Authority, Karachi Development Authority, Hyderabad Development Authority or other councils shall on and from the date as Government may by notification specify cease to perform in a Katchi Abadi all or any of its functions as mentioned in that notification and such functions shall, to the extent and subject to such conditions and restrictions as may be specified in the said notification be performed by the Authority.

36. Appeals. - (1) Any person aggrieved by an order passed under this Act, rules or regulations excluding the order or award made under sub-section (6) of section 19, may appeal to such authority in such manner and within such period as may be prescribed by rules.

(2) The appeal shall be disposed of in the manner as may be prescribed by rules and the order passed in appeal shall be final.

37. Functionaries of the Authority deemed to be public servants. - All persons including members of the Governing Body and any other Committee constituted under this Act, advisors, experts, consultants and employees of the Authority shall while acting or purporting to act under this Act, rules or regulations, be deemed to be public servants within the meaning of section 21 of the Pakistan Penal Code.

38. Bar of Jurisdiction. - No Court shall have jurisdiction to entertain any proceeding, grant any injunction or make any order in relation to anything done or purported to have been done or intended to be done under this Act.

39. Idemnity. - No suit, prosecution or other legal proceedings shall lie against the Authority or any member, officer employee or functionary of the Authority; or any person acting under the direction of the Authority or any of its functionaries in respect of anything done or intended to be done in good faith under this Act, rules or regulations.

40. **Rules.** – Government may make rules for carrying out the purposes of this Act.

41. **Regulations.** – Subject to the provisions of this Act and the rules, the Authority may make regulations for carrying out the purposes of this Act.

42. **Removal of difficulties.** – If any difficulty arises in giving effect to any of the provisions of this Act, Government may make such order as may appear to it to be necessary or expedient for the purpose of removal of the difficulty.

43. **Repeal.** – The Sindh Katchi Abadis Ordinance, 1986 is hereby repealed.

The Sindh Katchi Abadis Authority (Regularisation, Improvement And Development) Regulations, 1993

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THE SINDH

Katchi Abadis Authority

(Regularisation, Improvement & Development) Regulations, 1993*

[Karachi, the 20th November, 1993]

Notification No. SKAA/ADM/NOT/220/1240, dated 20-11-1993. – In exercise of the powers conferred under section 41 of the Sindh Katchi Abadis Act, 1987, (Sindh Act No. II of 1987) and in suppressions of all previous orders, directives and instructions issued in this behalf, the Sindh Katchi Abadis Authority make the following Regulations : –

CHAPTER – I

1. **Short title and commencement.** – (1) These Regulations may be called the Sindh Katchi Abadis Authority (Regularisation, Improvement and Development) Regulations, 1993.

(2) They shall come into force at once.

2. **Definitions.** – (1) In these regulations, unless the context otherwise provides, the following words shall have the respective meanings assigned to them as under : –

- (a) "Act" means the Sindh Katchi Abadis Act, 1987;
- (b) "Authority" means the Sindh Katchi Abadis Authority established under section 4 of the Act, 1987;
- (c) "Amelioration Plan" means the improvement plan of a katchi abadi;

*Published in the Sindh Govt. Gaz., Extr., Pt. I, P. No. 13, dt. Jan. 13, 1994.

- (d) "Committees" mean the departmental advisory or working committees constituted by the Director-General;
- (e) "Council" means the metropolitan or municipal corporation, municipal committee or town committee;
- (f) "Dwelling unit or housing unit" means a structure where an occupant is residing;
- (g) "Government" means Government of Sindh;
- (h) "Katchi Abadi" means a katchi abadi declared under section 19, sub-section (1) of the Act;
- *[(i) "Proof of occupation" means the document (s) showing possession of land before 23rd March, 1985;]
- (j) "Present unauthorised occupant" means a person who has occupied a piece of land in katchi abadi unauthorisedly after 23rd March, 1985 or is a non-owner occupant of land belonging to an "original unauthorised occupant";
- (k) "Regularization" means the regularisation of land in any katchi abadi, by the authority under a regularisation scheme, prepared under the Act;
- (l) "Scheme" means scheme prepared by the Authority under section 21 of the Act;
- (m) "Section" means a section of the Act, 1987;

*Clause (i) substituted by the Sindh Katchi Abadis Authority (Regularisation, Improvement and Development) (Second Amdt.) Regulations, 1997, the Sindh Govt. Gaz., Extr., Pt. I, P. No. 326, dt. September 28, 1998.

- (n) "Schedule" means a schedule attached to the Regulations;
- (o) "Shiftee" means an unauthorised occupant who is not accommodated in the katchi abadi and is, therefore, required to be shifted to any other location under other scheme;
- (p) "Unauthorised occupant" means a person who has been occupying any piece of land in any katchi abadi unauthorisedly from any date before 23rd March, 1985.

CHAPTER - II

KATCHI ABADIS MASTER LIST

3. Preparation of a master list and survey. - (1) *[Updating of master list of katchi abadis should be a continues process but this should be done as per provisions of the Act, regulations made under the Act, and on the basis of feasibility report(s) furnished by the divisional heads.]

(2) Every katchi abadi consisting of 40 (forty) or more dwelling units which fulfils the requirements laid down under the Act, after reconnaissance survey of such katchi abadi and listing such unauthorised occupants, prior to 23-3-1985, shall be included in the Master List.

(3) The Authority may ask the unauthorised occupants to submit the following documents in order to prove their occupancy of land in the katchi abadi prior to 23rd March, 1985 : -

- (i) N.I.C.;

*Substituted by the Sindh Katchi Abadis Authority (Regularisation, Improve-ment and Development) (Second Amdt.) Regulations, 1997, the Sindh Govt. Gaz., Extr., Pt. I, P. No. 326, dt. September 28, 1998.

- (ii) Name in the voters' list of the area pertaining to of 1985 or prior to that;
- (iii) Electric, gas, telephone bill, if any;
- (iv) Ration card issued prior to 23rd March, 1985 on the present address;
- (v) Area school certificate;
- (vi) Any type of licence (arms, driving etc.) issued prior to 23rd March, 1985 on the address of plot in katchi abadi;
- (vii) Death certificates showing the address of the deceased occupant;
- (viii) Birth certificate of the occupant born prior to the date fixed by the Act, with address of the katchi abadi;
- (ix) Any other document(s) as required by the authority.

CHAPTER - III

NOTIFICATION FOR DECLARATION OF KATCHI ABADI

4. Requirements before issue of notification. - (1) Before issue of a notification for declaration of katchi abadi, under section 19, sub-section (1) of the Act, the Authority shall take into consideration the following :-

- (i) Status of katchi abadi in the Master List prepared by the Authority;
- (ii) Status of land ownership as laid down in section 19

of the Act, including the land belonging to any local council;

(iii) Revenue details of the land as per record of rights;

(iv) Physical survey of the area;

(v) Total area to be regularised and its clear demarcation;

¹[(vi)] Any other requirement which the Authority deems fit.

²[(vii)] In the feasibility report for issuance of notification of a katchi abadi the Divisional head should also provide the following details;

(vii-a) Physical survey plan showing exact area and boundaries of katchi abadi;

(vii-b) List of occupants with their documentary proof of occupation over land before 23-3-85;

(viii) Feasibility report should be examined and then will be placed before a committee for consideration and recommendation in respect to accord approval of Director General.]

(2) The notification shall be issued by the Director-General under his signature and seal.

(3) The Authority shall remove the encroachers in the katchi abadis as required under the Act.

¹Replaced for "(ix)" by the Sindh Katchi Abadis Authority (Regularisation, Improvement and Development) (Third Amdt.) Regulations, 2000, the Sindh Govt. Gaz., Extr., Pt. I, P. No. 730-A, dt. July 1, 2000.

²New clauses added, *ibid.*

(4) *Rectifications of errors in notification.* – If at any subsequent time, any error or discrepancy is found in the earlier issued notification relating to the area, ownership of land, location or boundaries, the Authority shall issue a revised or modified notification to this effect after completing the following formalities :

- (a) A factual report shall be submitted by the concerned Director of the Divisional Office with full justification for revision or modifications in the earlier notification, for consideration by the committee concerned;
- (b) The report of the findings and recommendations of the committee shall be submitted to the Director-General;
- (c) The corrigendum or revised notification shall be issued by the Director-General.

CHAPTER – IV

SCHEMES

A. REGULARISATION SCHEME

5. *Preparation of Regularisation Scheme.* – The Authority shall prepare or cause to prepare, after issuance of notification of a katchi abadi, a Regularisation Scheme for the katchi abadi as required under section 21 of the Act.

6. *Requirements of Regularisation Scheme.* – (1) The Authority for the preparation of a regularisation scheme shall undertake :

- (a) A detailed physical survey of the katchi abadi and a detailed map on an appropriate scale :

- (i) Total number of plots with numbering and their sizes;
- (ii) Land use characteristics of the area including open spaces to be marked on a map of appropriate scale;
- (iii) Type and level of services available;
- (b) An occupancy survey of dwelling or housing units in the katchi abadi with a complete list of occupants residing on or before 23rd March, 1985, and issuance an occupancy survey card to the occupants to freeze further encroachment;
- (c) Any other survey necessary for the preparation of the plan.

7. Contents of a Regularisation Scheme. – The regularisation scheme besides containing the information as required under section 21(4), of the Act shall also contain :

- (a) Housing or re-housing of the affected persons if any, and their shifting to other areas;
- (b) Removal of encroachments, if any;
- (c) Method of financing of the scheme;
- (d) Registration of regularisation documents;
- (e) Preparation of amelioration plan to improve the existing services like water supply, sewerage, electricity, gas, telephone, health, education, roads and other necessary services;
- (f) Size of plots, minimum and maximum;
- (g) Policies for involving Non-Government Organisa-

tions (NGOs) in the improvement of katchi abadi, if any;

(h) Any other information required by the Authority. ♦

8. Preparation of a Regularisation Scheme. – The main principle for the preparation of the regularisation scheme should be minimum dislocation of the occupants, their families and present structures and maximum benefits to the residents of the area.

*[9. (a) A feasibility report regarding change, amalgamation, modification and correction in an approved amelioration plan, shall be submitted by the divisional head to the Committee for decision.

(b) Any change, amalgamation, modification and correction in the approved amelioration plan may be made only after the receipt of the recommendations of the concerned Committee constituted for this purpose. ♣

(c) Before the amelioration plan, alongwith the scheme is submitted to the Government for approval, it shall be cleared/approved by a Committee constituted by the Director-General for this purpose.]

10. Committee to examine the draft plan and objection. –

(i) A committee constituted by the Director-General (consisting of officials of the Authority) shall examine the draft scheme alongwith the objection;

(ii) The committee shall provide an opportunity to the person(s) who submitted objections to appear ♣

*Substituted by the Sindh Katchi Abadis Authority (Regularisation, Improvement and Development) (Second Amdt.) Regulations, 1997, the Sindh Govt. Gaz., Extr., Pt. I, P. No. 326, dt. September 28, 1998.

before the committee concerned and place the objections before it for a decision;

- (iii) The committee may suggest amendments or approve the scheme and submit the same to the Director-General;
- (iv) *[The Director-General shall authorize the schemes for onward submission to the Government for final approval, or consider the amendments, and/or objections and recommendation(s) of the committee concerned, and shall decide accordingly.]
- (v) When any building is required to be demolished according to the approved development scheme, the Authority shall compensate the owner in shape of allocating a minimum size open plot.

11. **Approval of scheme by Government.** - The final Regularisation scheme shall be submitted to the Government for approval as required under section 21 of the Act, which shall preferably approve or suggest amendments within one month of the submission of such a scheme. After lapse one month's period of submission of such scheme if no action is suggested by the Government, the Director-General shall be deemed to have been authorised to approve such scheme(s).

B. DEVELOPMENT SCHEME

12. **Development Scheme.** - The Authority may itself or through consultant (s) prepare a development scheme. Such development scheme may provide all or any of the following matters :

- (a) Housing, re-housing including low cost housing;

*Substituted by the Sindh Katchi Abadis Authority (Regularisation, Improvement and Development) (Second Amdt.) Regulations, 1997, the Sindh Govt. Gaz., Extr., Pt. I, P. No. 326, dt. September 28, 1998.

- (b) Community facilities including water supply with distribution net work, underground sewerage including disposal system, treatment plant, electricity supply, gas and other public utilities, where required;
- (c) Improvements of existing roads and streets and opening of new streets;
- (d) The closing, alteration or demolition and improvement of dwelling units or portion(s) thereof unfit for human habitation;
- (e) Parks, playgrounds or other open spaces;
- (f) Reclamation of land for markets and gardens or any other matter related with the development scheme.

13. Preparation of a Development Scheme. – While preparing the scheme, the Authority shall take into consideration :

- (a) The existing community facilities available in the katchi abadi, and the physical survey;
- (b) The level of income of various group(s) and their afford ability level;
- (c) The nature and level of service(s) available in neighbouring or adjoining areas;
- (d) Capacity of the community and N.G.Os. of the area for participation in the development process starting with planning, implementation and maintenance of services;
- (e) Any other information the Authority thinks appropriate.

14. Contents of Development Scheme. – The Development

scheme besides requirements laid down in section 21(4) of the Act shall cover :

- (a) The total cost of the scheme including cost of land, cost of development (both internal and external) and the cost which shall be recovered from the occupants of the katchi abadi in any shape including lease charges;
- (b) Wherever necessary the external water supply and sewerage disposal shall be financed by the Authority. On receipt of a request from the community, the Authority shall assist them in designing and supervising the work of internal development. The expenditure for internal development shall be borne by the community concerned;
- (c) Any other requirements as the Authority thinks fit.

15. Public participation in preparation of Development Scheme. -

- (a) The Authority may constitute a committee consisting of officers of the Authority, community leaders and representatives of Non-Government Organizations of the area, if any, to assist the Authority in preparation of the development scheme;
- (b) The Authority may implement the approved development scheme itself or through the concerned local council or through any agency, under overall control and supervision of the Authority.

***[15A. The Authority shall execute development schemes in**

*Inserted by the Sindh Katchi Abadis Authority (Regularisation, Improvement and Development) (First Amdt.) Regulations, 1997, the Sindh Govt. Gaz., Extr., Pt. I, P. No. 119, dt. March 8, 1997.

notified Katchi Abadis on departmental and selffinancing basis, provided that :

- (i) the total cost of such a scheme does not exceed Rs. 1.0 million, and
- (ii) atleast 30% of the total number of units in such Katchi abadi have been regularized.

15B. The Director General will prescribe requisite procedure for implementation of such scheme(s) and for this purpose constitute a Departmental Development Working Committee (DDWC) with such composition, functions and powers and required.]

- 16. (a) When such a scheme has been approved, no person shall, without the permission of the Authority, erect, re-erect, add, or alter any building, or wall or any projection beyond the street alignment or beyond the building line shown in any plan so adopted by the Authority;
- (b) When any building is required to be demolished according to the approved development scheme the Authority shall compensate the owner in shape of allocating a minimum size open plot;
- (c) Any owner aggrieved by the order and terms and conditions of the Authority may within 30 (thirty) days of the communications to him, apply to the Director-General in writing, for redress of his grievances. The decision of the Director-General shall be final.

C. IMPROVEMENT SCHEME

17. Matters to be provided for by Improvement Scheme. - An improvement scheme may provide for all or any of the following matters namely :

- (a) The clearance or improvement of congested areas;
- (b) The construction of houses, flats and other kind of residential premises and of industrial, commercial and other buildings for community facilities such as schools, dispensaries etc.;
- (c) The closing, alteration or demolition of any dwelling or portion thereof unfit for human habitation;
- (d) The demolition of buildings inconsistent with the approved scheme;
- (e) The construction and re-construction of any building by the Authority or by the owner or by the Authority on default by the owner;
- (f) The sale, lease, exchange or disposal in any other manner of any property vested in or acquired by the Authority;
- (g) The levelling, paving, metalling, flagging, channelling, sewerage, draining of the streets so constructed or altered, and the provision therein for lighting and sanitary facilities;
- (h) Sanitation and conservancy for the area comprised in the scheme, including the prevention of contamination to rivers and canals and other sources means of water supply;
- (i) Drains and sewers for the improvement of any ill-drained or in-sanitary locality;
- (j) Means of access and communication;
- (k) Reclamation of land, the raising, lowering, levelling of the land;

- (l) The recovery of betterment fee from owners of properties improved by the scheme as under section 27 of the Act;
- (m) Any other matter for which in the opinion of the Authority, it is expedient to prepare or scheme.

18. Procedures to be followed for framing Scheme. – (a) The Authority may or through any other agency prepare the scheme;

- (b) The Authority shall establish a committee consisting of officials of the Authority, representatives of the area and representatives of non-Government Organizations, if any, to assist in framing the scheme.

19. Matters to be considered for framing Scheme. – When framing an improvement scheme, the Authority shall have regard to :

- (a) The nature and the conditions of neighbouring areas of the city as a whole;
- (b) The direction in which the city appears likely to expand; and
- (c) The likelihood of improvement schemes for other parts of the city.

20. Combination of Improvement Scheme. – The Authority may at any time include in a combined scheme, the improvement schemes framed or proposed to be framed for two or more adjoining katchi abadis.

CHAPTER – V

REGULARISATION PROCEDURES

21. Procedures. – (1) At the initial stage of regularisation of

katchi abadis, the "unauthorised occupiers", shall be issued an application form prescribed by the Authority which shall contain all necessary information and documents to be produced along with the application. Procedures for formalities are shown in Schedule A of the Katchi Abadis Regulations, 1993.

(2) The application shall be submitted to the Authority within the prescribed period.

(3) Regularisation shall be done according to the approved scheme of the katchi abadi.

(4) *[(a) If any occupant(s) wants bifurcation of a unit, it may be allowed subject to payment of lease rate charges as per schedule 'B' of SKAA's Regulations 1993 (and amendments notified from time to time) and bifurcation fee as per serial No. 16, schedule 'C' of SKAA's Regulations 1993. Both rates shall be charge on the original size of the unit. An additional fee as re-survey charges at Rs. 500/- shall also be charged from each part thus bifurcated.

(b) No bifurcation shall be allowed if the bifurcated plot has no access to the road/street.

(c) In case, an occupant presently residing in a notified katchi abadi proves with valid proof of his occupancy that for some reasons that unit was not numbered at the time of physical survey and preparation of amelioration lan, his case may be considered on normal rate, subject to provision of satisfactory documentary evidence of occupation of that particular unit prior to 23rd March, 1985. A 25% surcharge of the total amount shall also be charged as

*Substituted by the Sindh Katchi Abadis Authority (Regularisation, Improvement and Development) (Second Amdt.) Regulations, 1997, the Sindh Govt. Gaz., Extr., Pt. I, P. No. 326, dt. September 28, 1998.

a penalty for his failure to respond timely to SKAA's invitation for public objections.

- (d) If an occupant wants to amalgamate another adjacent unit with his unit, it shall be allowed by charging a fee Rs. 20/- per sq. yd. upto an amalgamated unit size of 40 sq. yd. A charge to Rs. 40/- per sq. yd. shall be added for the area exceeding 40 sq. yd. size of the amalgamated plot in case of non-leased unit.
 - (e) In case of a leased unit Rs. 30.00 per sq. yd. shall be charged upto 40 sq. yd. size of plot and above that size Rs. 40.00 per sq. yd. shall be charged, as amalgamation fee.]
- (5) *[(a) If an occupant genuinely holds two units, one residential and the other commercial or residential-cum-commercial, they shall be treated as follows :
- (i) In case, the area of the residential unit is not more than 100 sq. yds. and for residential-cum-commercial or commercial unit not more than 25 sq. yds., he/she may be allowed to keep both the units on normal rates subject to production of satisfactory documentary evidence in respect of occupation of both units prior to 23rd March, 1985.
 - (ii) If the size of both units exceeds the size of units as mentioned in a (i) above, only residential unit may be allowed on normal rate and the residential-cum-commercial or commercial unit

*Substituted by the Sindh Katchi Abadis Authority (Regularisation, Improvement and Development) (Second Amdt.) Regulations, 1997, the Sindh Govt. Gaz., Extr., Pt. I, P. No. 326, dt. September 28, 1998.

shall be disposed of ¹[by charging double rate of the category in which the unit is exists]. Normal rate be charged subject to production of satisfactory evidence in respect of occupation of residential unit prior to 23rd March, 1985. An Additional surcharge of 25% of the total amount of residential-cum-commercial or Commercial unit shall be charged for development purpose.

- (b) If an occupant(s) has more than one housing units, and sufficient proof is available to show that the other unit(s) are being utilized by him/her for Commercial or rental purpose, lease for only one residential housing unit shall be allowed on normal rates subject to production of sufficient documentary evidence in respect of occupation prior to 23rd March, 1985. Lease for other structure(s) may be allowed on payment of an additional surcharge of 50% on the total amount.]

(6) While disposing of the units under sub-section (5) preference will be given to blood relations of the owner.

- (7) ²[(a) If the present unauthorized occupant has sufficient documentary proof that the unit was purchased by him from the original unauthorized occupant who was listed in the occupancy list, he may be allowed to get the unit leased ¹[by charging double rate of the category in which the unit is exists].

¹Replaced for the words "at market rate" by the Sindh Katchi Abadis Authority (Regularisation, Improvement & Development) (Third Amdt.) Regulations, 2000, the Sindh Govt. Gaz., Extr., Pt. I, P. No. 730-A, dt. July 1, 2000.

²Substituted by the Sindh Katchi Abadis Authority (Regularisation, Improvement, and Development) (Second Amdt.) Regulations, 1997, the Sindh Govt. Gaz., Extr., Pt. I, P. No. 326, dt. September 28, 1998.

- (b) If the present unauthorized occupant(s) has no proof that housing structure was purchased by him from the original unauthorized occupant(s) and the unit is included in the approved amelioration plan, the lease of the said structure shall be allowed ¹[by charging double rate of the category in which the unit is exists] plus an additional surcharge of 50% of the total amount.]
- (8) ²[(a) The ground rent for a minimum of 10 years and other charges like fee of physical survey, lease documents etc. shall also be charged with the lease rate for an amenity/religious plot under section 21(8) above.
- (b) More than one amenity plot shall not be allotted to a philanthropic society or organization in the same katchi abadi.
- (c) All open plots with or without boundaries, be disposed of through open auction on the rate not less than 60% of the prevailing/actual market rate per sq. yd. of the area for specific land-use after accommodating affectee (s)/shiftee (s) of the said katchi abadi, and provision for amenities as per clause 21 (8).
- (d) The Director General may constitute the price assessment committee for fixation of rates per sq. yd. in respect of plots falling within the definition of clause "C" above.]

¹In clause (7)(b), replaced for the words "on market rate" by the Sindh Katchi Abadis Authority (Regularisation, Improvement and Development) (Third Amdt.) Regulations, 2000, the Sindh Govt. Gaz., Extr., Pt. I, P. No. 730-A, dt. July 1, 2000.

²Substituted by the Sindh Katchi Abadis Authority (Regularisation, Improvement and Development) (Second Amdt.) Regulations, 1997, the Sindh Govt. Gaz., Extr., Pt. I, P. No. 326, dt. September 28, 1998.

(9) Industrial or commercial establishment(s) which produce environmental pollution shall not be regularised.

(10) No industry which produces hazards to life and environments of the katchi abadi shall be allowed to be established.

(11) ¹[(a) A fee of Rs. 500 shall be charged before processing any case of re-measurement of a unit.

(b) After re-measurement if the claim of the occupant (s) is found correct, establishing the fact that the area was wrongly calculated earlier prescribed fee shall be refunded to him subject to the condition that he/she had not given his consent at the time when the area of is plot was measured.]

(12) If a *bona fide* occupant enlisted in the occupancy list desires to substitute his/her name with the name of his/her heirs, a surcharge of 25% on the total amount of the occupancy challan shall be charged.

(13) ¹[(a) If the additional area allowed to person(s) whose structure is adjoining the place of additional area, the category of frontage/additional area shall be considered as commercial, for which the ²[by charging double rate of the commercial category] shall be charged.

(b) Feasibility report regarding change, amalgamation modification and correction in an approved

¹Substituted by the Sindh Katchi Abadis Authority (Regularisation, Improvement and Development) (Second Amdt.) Regulations, 1997, the Sindh Govt. Gaz., Extr., Pt. I, P. No. 326, dt. September 28, 1998.

²In clause (13)(a), replaced for the words "market rate" by the Sindh Katchi Abadis Authority (Regularisation, Improvement and Development) (Third Amdt.) Regulations, 2000, the Sindh Govt. Gaz., Extr., Pt. I, P. No. 730-A, dt. July 1, 2000.

amelioration plan, shall be submitted by the divisional head before the appointed committee for consideration.]

(14) In special cases exemption from payment of lease money and development charges shall be given to the orphans, widows, handicapped and infirm persons who have no source of income provided the recommendations from the Divisional Officer of the Authority and certification from at least two notables of the community namely the Chairman Local Zakat Committee, M.N.A. or M.P.A. or Councillor of the area etc. are submitted. This exemption shall be subject to the clearance by the committee concerned.

(15) In case the unauthorised occupant has no documentary evidence relating to his possession prior to 23rd March, 1985, the Director or Deputy Director shall inspect the unit in question to assess the situation. He shall collect evidence from the residents living prior to 23rd March, 1985 and after making such enquiries on the spot decide such claims on case to case basis. If it is proved that the applicant is fresh encroacher, he/she may be served notices for removal of such encroachment otherwise the ¹[normal rate with 10% surcharge on gross amount shall be charged.]

²[Cases upto 120 sq. yds. size of the structure (only in residential category) shall be disposed of as per clause 21 (15). Above this size all such cases divisional heads to the headquarter for decision.]

¹In clause (15), replaced for "minimum market rate be charged according to the provision at footnote 4 of Schedule C, of the Sindh Katchi Abadis Regulations, 1993." by the Sindh Katchi Abadis Authority (Regularisation, Improvement and Development) (Third Amdt.) Regulations, 2000, the Sindh Govt. Gaz., Extr., Pt. I, P. No. 730-A, dt. July 1, 2000.

²Amended by the Sindh Katchi Abadis Authority (Regularisation, Improvement and Development) (Second Amdt.) Regulations, 1997, the Sindh Govt. Gaz., Extr., Pt. I, P. No. 326, dt. September 28, 1998.

(16) Lease to the owner shall be granted only when he/she clears all dues of the Authority.

22. **Conversion of Amenity plots to other uses.** - (1) The Authority shall, immediately after any scheme is sanctioned under the provision of the Act, submit to the Commissioner of the concerned Division the details including the survey numbers, areas and location of each plot reserved for roads, hospitals, schools, colleges, libraries, playgrounds, gardens, parks, community centres, mosques, graveyards or such other purpose and the Commissioner shall notify such details in the official Gazette.

(2) The Authority or any other body may at any time prior to the utilisation of any plot reserved for the purpose mentioned in sub-regulation (1), shall recommend/apply to the Commissioner for conversion of such plot to any other purpose.

(3) The Commissioner shall, on receipt of an application under sub-regulation (2), invite objections from the general public through a notice in a vernacular leading local daily newspaper and the objections, if any shall be submitted to the Commissioner within 30 days. He shall also call for the recommendations of the Authority on such an application.

(4) The Commissioner shall, after considering the objections received under sub-regulation (3), and hearing sub persons as he may consider necessary forward his recommendations alongwith the application and other connected papers to the Chairman S.K.K.A./Government for orders.

CHAPTER - VI

LEASE MONEY AND DEVELOPMENT CHARGES

23. **Lease rates and period etc.** - (1) Generally the lease period shall be 99 years.

(2) Every lease deed shall be registered with the Registrar on the form prepared by the Authority for this purpose under the Registration Act, 1908 (16 of 1908).

(3) The Authority may cancel the lease in case of breach of any condition by the lessee and resume the plot.

(4) *[(a) After issuance of a challan, if the occupant(s) fails to pay it the specified period mentioned in the challan, and applies for extension in the period for payment, before the expiry of challan, the challan issuing authority would be competent to consider his/her request.

(b) An extension for a maximum period of three months may be allowed by endorsement in the challan. On expiry of the extended date for payment, the challan shall be treated as cancelled unless the same is revalidated by charging 15% per annum.]

(5) Lease rate of various categories such as residential, residential-cum-commercial, commercial, industrial, amenity etc. for different sizes of plots shall be chargeable in the following three categories :

(i) Municipal Corporation (Karachi, Hyderabad, Sukkur),

(ii) Municipal Committees,

(iii) Municipal Committees for small towns and Town Committees.

(6) *[The rates for lease money, development charges, muta-

*Substituted by the Sindh Katchi Abadis Authority (Regularisation, Improvement, and Development) (Second Amdt.) Regulations, 1997, the Sindh Govt. Gaz., Extr., Pt. I, P. No. 326, dt. September 28, 1998.

tion and other charges as prescribed for Hyderabad Division (excluding HMC) which have been shown in schedule 'B' and 'C' of SKAA's Regulations 1993 shall be applicable to the bonafide occupants of the katchi abadis of Mirpurkhas Division.]

(7) Fees for transfer of lease/permission to mortgage/mutation etc. shown in at Schedule C of the Sindh Katchi Abadis Regulations, 1993, shall be charged subject to revision from time to time.

¹[(8) * * * * *]

(9) Notice (s) shall be served to person (s) who fail to pay the lease challan during the period of 15 days.

(10) A penalty of minimum 1% shall be imposed on those defaulter (s) who fail to make payment within the specified time.

(11) If any occupant fails to make payment in spite of the notice (s) issued by the Divisional Office, action for his/her ejections shall be taken under section 11, sub-section (7) of the Act.

(12) If at any later stage it is disclosed that the challan was issued on the basis of fictitious documents, and sufficient proof in this respect has been obtained, the challan shall be cancelled after issuance a 7 days' notice. The amount shall also be forfeited by the Authority and penal action in the relevant law shall be taken against such a person and the employee of the Authority responsible.

(13) ²[(a) After issuance of a challan, if any discrepancy is

¹Deleted by the Sindh Katchi Abadis Authority (Regularisation, Improvement, and Development) (Third Amdt.) Regulations, 2000, the Sindh Govt. Gaz., Extr., Pt. I, P. No. 730-A, dt. July 1, 2000.

²Substituted by the Sindh Katchi Abadis Authority (Regularisation, Improvement, and Development) (Second Amdt.) Regulations, 1997, the Sindh Govt. Gaz., Extr., Pt. I, P. No. 326, dt. September 28, 1998.

noted, the occupant(s) has a right to appeal to the divisional head within fifteen days from the date of its issue. No appeal shall be entertained in case he/she paid the challan in the bank, or after the above mentioned period as the case may be.

- (b) If any over-payment has been made by the occupant (s) in favour of the Authority, prior to enforcement of these Regulations, it may be refunded to him/her after obtaining the approval/recommendation of the committee concerned.]

24. *[(1) In special deserving case maximum 12 installments may be granted by the divisional head but the entire lease money shall be payable within a period of one year.]

(2) The lease shall be executed between the allottee and the concerned Divisional Officer or his nominee on behalf of the Authority, as soon as the development charges and the cost of land has been fully paid by the allottee(s) in accordance with the terms and conditions of the lease deed.

25. Land Rent . - *[The land/ground rent shall be charged for a minimum of 10 years at initial stage.]

26. Transfer of the lessee's right. - (1) The lease shall be transferable to any person or agency and also by way of inheritance or mortgage to the House Building Finance Corporation, or a scheduled bank for receiving house building loans, as per Government policy subject to issue of no objection certificate by the Authority on application by lessee on payment of fees which shall not be less than Rs. 1 per sq. yd. or as fixed by S.K.A.A. from time to time.

(2) The lessee will be at liberty, subject to condition at (1)

*Substituted by the Sindh Katchi Abadis Authority (Regularisation, Improvement and Development) (Second Amdt.) Regulations, 1997, the Sindh Govt. Gaz., Extr., Pt. I, P. No. 326, dt. September 28, 1998.

above, to sell, assign, mortgage or otherwise transfer his rights under this lease, but such transfer shall in every case take place subject to these terms and conditions and bye-laws at that time in force :

Provided that the liability of such transfer under this lease shall continue during the currency of this deed.

(3) Every transfer by the lessee in any manner of the lessee's right shall be subject to the clearance of all outstanding dues including improvement charges in addition to all fees rents, levies, taxes, charges, whatsoever including the unpaid instalments of improvement/lease money, if any, payable or due to the Authority at that time.

(4) The plot shall not be sub-divided or amalgamated without prior approval of the Authority and subject to such terms and payment of fees as fixed by the Authority from time to time.

27. **Observance of other regulation in force.** - (1) The said plot of land and the structure standing thereon shall be subject to all taxes, rates and charges at that time in force.

(2) The lessee shall comply with and observe building bye-laws and regulations as may be in force from time to time.

28. **Use of the plot.** - (1) The said plot and the structure (s) or building(s) built thereon shall be used for the purpose as per lease deed and shall not be used for any other purpose without the express and prior consent of the lessors in writing.

(2) If the plot(s) is required to be used for any other purpose than leased, the lessee should apply for conversion of the title of the plot, for which conversion charges fixed by the Authority shall be charged.

(3) Conversion charges fixed by the Authority shall be final.

(4) If the land adjoining the said plot(s) is the property or in occupation of the lessors or the Government, the lessee shall not open any windows, doors or other opening overlooking or trespassing on, or in any way interfering with such land except with the previous permission of the lessors or the Government as the case may be.

(5) The lessee shall maintain proper and effective arrangements for the disposal of debris and other wastes, and shall at his own cost connect the house drainage system to the nearest public sewer, with prior permission from the concerned department.

(6) The lessee shall keep the said plot and the buildings and structure in clean and sanitary conditions according to the directions of the Authority or any officer authorised by it in that behalf.

(7) The lessee shall permit the lessors, at all reasonable times to enter upon the plot and buildings for purposes of ascertaining the observance of these regulations or maintaining, testing or repairing service mains, pipes, cables, drain sewer or culverts as may be necessary or as occasion may require.

(8) The lessee shall abide by all the bye-laws of utility organisations and not interfere with such services without proper authorisation.

(9) The lessee shall indemnify the lessor, in case of any adverse decision of the competent Court of law in case of dispute over the ownership of the plot referred to herein.

29. Resumptions of the plot by the lessors. - Upon resumption of the plot, all rights of the lessee, to the said plot of land shall stand ceased. The lessee shall remove the structure/building and materials from the said plot immediately on receipt of resumption order from the lessor. In case of his/her failure to remove the structure and building materials within the pre-

scribed time, the same shall be deemed to have become the property of the lessor, who shall be authorised to dispose of the same.

30. Renewal of lease. – (1) On the expiry of the period of the lease, the lessors at its discretion shall renew the lease(s), under prevailing rules, for such further period and upon such revised terms as the lessors may determine subject to payment of such premium and land rent as may be determined by the lessor at that time.

(2) Should the lessee not desire such renewal, or not give his consent to any of the conditions intended to be imposed by the lessors as aforesaid, the said plot shall revert to the lessor, and all buildings, structures, building-materials etc. thereon shall become the property of the lessor. The lessee shall however, have the right to remove all such buildings, structures, building materials as are his/her property. Any building structure, building materials not removed within the period specified by the Authority shall become the absolute property of lessors, free from all encumbrances whatsoever.

31. Cancellation of lease by way of fraud. – The Authority shall have the powers to terminate the lease by giving one month's written notice, if it has been proved or reported with supporting evidence, document(s) or otherwise, that the lease obtained fraudulently on the basis of fictitious or bogus document(s). After that a reference shall be made to the Court of competent jurisdiction for further action relating to cancellation of lease.

CHAPTER – VII

REMOVAL OF ENCROACHMENTS

32. Removal of encroachments. – (1) Divisional Officer, or an officer authorised by him, may be a notice, require the person directly or indirectly responsible for encroachment, to remove

such encroachment(s) together with structure(s), if any, raised by him on the public property and in the katchi abadi within such period as may be specified in the notice.

(2) Any person aggrieved with such a notice issued under (1), may appeal to the Director-General who shall hear the person, and pass such orders as he may consider appropriate. His orders shall be final.

(3) The Divisional Officer shall be responsible to stop the encroachments in the katchi abadi and shall take immediate action for their removal.

(4) The notice shall be issued by the Divisional Officer to the encroacher, to remove such encroachment(s) together with the structure, if any, within such period as may be specified in the notice.

(5) Notice shall be served to the occupant to voluntarily demolish the structure or a part thereof which is affected by the amelioration plan, within the period of 15 days. After the lapse of that time, the Divisional Officer, with the help of civil administration shall remove the affected portion at the risk and cost of the occupant.

(6) If any officer authorised to take action under this chapter requires police assistance in exercise of his powers, he may send a requisition to the officer incharge of concerned police station who on receipt of such requisition shall render the required assistance.

(7) In case there is mutual agreement to demolish the house (s) or structure(s) it shall be implemented within 15 days from the date of agreement.

(8) The structure(s) in existence before the preparation of development or improvement scheme on any reservations or amenity areas required for implementation of the scheme shall

be demolished subject to the condition that the affectees shall be relocated and rehabilitated. Sufficient time will be given to the owner for removal of such structures.

(9) If affected by an approved scheme, original unauthorized occupant may be resettled by providing an open plot of not less than 80 sq. yd. in area, preferably within the same katchi abadi depending on the availability of land on the rates as mentioned in Schedule C of Sindh Katchi Abadis Regulations, 1993. No cash compensation shall be given except the provision of an open plot mentioned above.

CHAPTER – VIII

33. Miscellaneous. – (1) The departmental committee(s) may be constituted by the Director-General with such powers and to perform such functions as laid down by him. Such committee(s) may be called advisory or working committee(s).

(2) Director-General may seek cooperation of Non-Governmental Organization(s) to facilitate regularisation and development programme wherever necessary. Technical support may also be provided to such Organization(s) who under take development work on self-help basis.

(3) All development or upgradation work shall be self-financing.

(4) In katchi abadis where any improvement in prescribed services is essential, development and regularization work shall proceed simultaneously. Income from regularization shall finance the development work, completing both the activities in a fixed period. For this purpose cash flow charts shall be prepared and communities taken into confidence before starting the work.

(5) The Authority may create and evolve models/strategies

for solving the problem(s) relating to regularisation, improvement and development of katchi abadi(s), so that they become a demonstration and training area for local council(s) and other concerned agencies.

(6) *[(a) Copy of the physical survey plan if required by any resident of a katchi abadi shall be given by the divisional head by charging a fee of Rs. 500/- per set, consisting a maximum of three sheets. For every additional sheet or a part thereof Rs. 200/- shall be charged.

(b) Copy of approved layout/amelioration plan, if required by the occupants shall be given by charging a fee of Rs. 1000/- per copy of the plan or a part thereof.]

(7) Till such time rules under section 40 of the Act are framed and approved by the Government, PWD Rules pertaining to enlistment of contractors, execution of works and payment etc. shall be followed by the Authority.

(8) The administrative approval of the scheme for execution shall be issued by the Director-General after clearance of such scheme by the committee concerned.

(9) The technical sanction on the execution of scheme shall be accorded as per delegation of powers defined in Schedule D of the Sindh Katchi Abadis Regulations, 1993.

(10) The portfolio of the scheme shall be approved by the Chairman, S.K.A.A. or the Secretary of the administrative department.

(11) If any type of irregularity is found in regularisation,

*Substituted by the Sindh Katchi Abadis Authority (Regularisation, Improvement, and Development) (Second Amdt.) Regulations, 1997, the Sindh Govt. Gaz., Extr., Pt. I, P. No. 326, dt. September 28, 1998.

improvement and development work, the case shall be presented before the committee concerned for appropriate action.

(12) If any difficulty arises in giving effect to any clause of the regulations, the Director-General may pass such order (s) as may appear necessary, subject to *post facto* approval of the governing body of the Authority or the Government, as the case may be.

34. Institution of suits and compounding. - The Director-General may :

- (a) Institute, defend or withdraw from any legal proceedings under this Act;
- (b) Compound any offence against this Act or the rules made thereunder;
- (c) Admit, compromise or withdraw any claim made under this Act or the rules made thereunder.

35. Notice of suit against the Authority. - No suit shall be instituted against the Authority or any member or any person associated with the Authority or against any servant of the Authority or against any person or persons acting under the directions or authority of the Chairman or of any officer or servant of the Authority in respect of any act purporting to be done under this Act or the rules or regulations made thereunder until the expiration of two months from the delivery of a written notice at the Authority office.

36. Surveys and power of entry for surveys. - (1) The Authority may collect all such information and statistics, survey of land etc. necessary for carrying out the purposes of this Act.

(2) Any person either generally or specially authorised by the Chairman or the Director-General in this behalf may with or without assistants or workmen enter into or upon any land in order :

- (a) To make any inspection, survey, measurements, valuation or enquiry;
 - (b) To take levels;
 - (c) To dig or bore into the such soil;
 - (d) To set out boundaries;
 - (e) To do any other thing which is necessary to do so provided that :
 - (i) Such entry shall be made between sunset and sunrise and sufficient notice not less twenty-four hours served.
 - (ii) The Authority shall not be responsible for any damage that may be caused in connection with work done under sub-regulation (II).
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SCHEDULE - A

**PROCEDURE AND FORMALITIES
IN REGULARIZATION WORK**

After issuance of order for starting regularisation/leases work in katchi abadi, the following steps shall be taken :

(1) Issuance of prescribed application form to the *bona fide* "unauthorised occupant of plot" of katchi abadi as per occupancy list and scheme.

(2) To receive the files from the "unauthorised occupant" after completion of the formalities like documents showing their possession prior to 23rd March, 1985.

(3) Scrutiny of the documents submitted by the occupants.

(4) Site verification.

(5) Issuance of challan as per the category and size of plots at the approved lease rate.

(6) After payment of challan the lease documents shall be issued by the Director or Deputy Director to the payee for registration of lease.

***SCHEDULE – B/1**

**LEASE RATE FOR THE KATCHI ABADIS
IN KARACHI DIVISION**

TYPE	SIZE OF PLOT	ZONE I	ZONE II	ZONE III	ZONE IV	ZONE V	ZONE VI
Residential	Upto 60 sq. yds.	50	45	40	36	33	25
	From 61-80 sq. yds.	100	92	80	73	65	50
	From 81-120 sq. yds.	200	185	160	145	130	100
	From 121-240 sq. yds.	350	277	240	217	195	150
	241 sq. yds. & above	550	520	500	450	350	230
Res/Commercial	Upto 80 sq. yds.	160	150	130	120	105	80
	From 81-120 sq. yds.	240	220	190	175	155	120
	From 121-240 sq. yds.	360	335	285	260	230	180
	241 sq. yds. & above	600	555	480	435	390	300
Commercial	Upto 150 sq. yds.	600	550	500	450	400	300
	From 151-300 sq. yds.	800	700	600	550	500	400
	301 sq. yds. & above	1000	900	850	750	650	500
Amenity	Plot of any size	240	200	150	100	80	50
Religious	Plot of any size	80	70	60	50	40	40

*Schedule "B" substituted by new Schedules B/1 to B/5 by the Sindh Katchi Abadis Authority (Regularisation, Improvement, and Development) (Third Amdt.) Regulations, 2000, the Sindh Govt. Gaz., Extr., Pt. I, P. No. 730-A, dt. July 1, 2000.

ZONE I

Clifton, Defence Society, Old City, Quence Road,
PECHS

ZONE II

Buffer Zone (all Sectors), F.B. Area, Gulshan-e-
Iqbal, Gulistan-e-Johar, Godhra, Nazimabad, North
Nazimabad, Soldier Bazar

ZONE III

Alfalalah Society, Drigh Cantonment, Model Colony,
P.I.B. Colony, Pak Colony, Refa-e-Aam Society, Shah
Faisal Colony.

ZONE IV

Deh Drigh, Green Town, Korangi, Landhi, Liaquat-
abad, Malir, North Karachi, (Sector No. 1 to 6)

ZONE V

Kemari, North Karachi (Sector No. 6 to above),
Orangi Town, Old & New Golimar, Site, Sher Shah,
Qasba

ZONE VI

Baldia, Hawksbay, Mauripur, Surjani

SCHEDULE - B/2

**LEASE RATE FOR THE KATCHI ABADIS
IN HYDERABAD DIVISION**

ZONE I	ZONE II	ZONE III	ZONE IV	ZONE V
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TYPE	SIZE OF PLOT	HMC	MCs	TCs	MCs	TCs	MCs	TCs	MCs	TCs
Residential	Upto 120 sq. yds.	80	70	60	50	40	50	40	45	35
	From 121-240 sq. yds.	100	90	80	80	70	70	60	60	55
	From 241-400 sq. yds.	180	160	140	150	110	130	110	120	100
	400 sq. yds. & above	300	230	230	250	230	240	220	230	200
Res/Commercial	Upto 80 sq. yds.	100	90	70	80	70	75	60	70	55
	From 81-120 sq. yds.	170	160	140	150	120	140	100	130	90
	From 121-240 sq. yds.	250	220	200	200	180	190	150	170	130
	241 sq. yds. & above	400	350	320	300	250	280	240	250	220
Commercial	Upto 150 sq. yds.	400	350	320	300	250	280	220	250	210
	From 151-400 sq. yds.	600	500	440	450	400	430	380	400	350
	401 sq. yds. & above	800	700	620	650	600	630	580	600	500
Amenity	Plot of any size	140	135	130	135	130	135	130	130	120
Religious	Plot of any size	45	45	45	45	40	45	40	40	35

ZONE I Hyderabad Municipal Corporation (City)

ZONE II District Hyderabad (Rest)

ZONE III District Thatta

ZONE IV District Badin

ZONE V District Dadu

SCHEDULE – B/3

**LEASE RATE FOR THE KATCHI ABADIS
IN MIRPURKHAS DIVISION**

		ZONE I		ZONE II		ZONE III		ZONE IV	
TYPE	SIZE OF PLOT	MCs	TCs	MCs	TCs	MCs	TCs	MCs	TCs
Residential	Upto 120 sq. yds.	70	60	50	40	40	30	30	25
	From 121-240 sq. yds.	100	80	90	70	80	6	70	40
	From 241-400 sq. yds.	150	140	130	120	120	110	100	80
	400 sq. yds. & above	220	180	200	150	180	120	150	100
Res/Commercial	Upto 80 sq. yds.	80	70	65	60	60	50	40	30
	From 81-120 sq. yds.	100	80	90	70	90	65	80	60
	From 121-240 sq. yds.	200	180	190	150	180	150	160	130
	241 sq. yds. & above	300	250	270	230	260	240	250	200
Commercial	Upto 150 sq. yds.	300	250	270	250	260	200	180	150
	From 151-400 sq. yds.	400	370	370	350	360	300	300	250
	401 sq. yds. & above	500	480	490	430	450	400	400	350
Amenity	Plot of any size	135	130	120	110	100	90	80	60
Religious	Plot of any size	45	40	35	30	35	30	35	30

ZONE I District Mirpurkhas

ZONE II District Sanghar

ZONE III District Tharparkar

ZONE IV District Umerkot

SCHEDULE - B/4

LEASE RATE FOR THE KATCHI ABADIS IN SUKKUR DIVISION

		ZONE I	ZONE II	ZONE III	ZONE IV	ZONE V	ZONE VI					
TYPE	SIZE OF PLOT	MCs	MCs	TCs	MCs	TCs	MCs	TCs	MCs	TCs	MCs	TCs
Residential	Upto 120 sq. yds.	80	75	65	70	55	60	50	50	45	40	30
	From 121-240 sq. yds.	130	120	100	110	85	100	75	80	65	60	50
	From 241-400 sq. yds.	200	180	150	160	140	150	140	150	120	130	100
	400 sq. yds. & above	250	220	180	200	160	190	155	175	130	150	120
Res/Commercial	Upto 80 sq. yds.	100	90	70	80	65	70	60	60	55	50	40
	From 81-120 sq. yds.	170	150	100	120	80	110	70	100	60	80	50
	From 121-240 sq. yds.	250	200	175	180	155	150	140	130	110	120	100
	241 sq. yds. & above	300	280	270	260	250	250	235	240	220	210	200
Commercial	Upto 150 sq. yds.	400	350	300	330	280	300	270	260	240	250	200
	From 151-400 sq. yds.	500	450	430	420	410	400	350	380	340	350	300
	401 sq. yds. & above	650	600	550	520	510	500	490	480	470	460	450
Amenity	Plot of any size	135	135	130	135	130	120	110	120	90	110	80
Religious	Plot of any size	45	45	45	45	35	35	35	30	30	30	30

ZONE I Sukkur Municipal Corporation (City)

ZONE II District Sukkur (Rest)

ZONE III District Nawabshah

ZONE IV District Khairpur

ZONE V District Naushero Feroze

ZONE VI District Ghotki

SCHEDULE – B/5

LEASE RATE FOR THE KATCHI ABADIS IN LARKANA DIVISION

TYPE	SIZE OF PLOT	ZONE I		ZONE II		ZONE III	
		MCs	TCs	MCs	TCs	MCs	TCs
Residential	Upto 120 sq. yds.	80	50	70	40	50	25
	From 121-240 sq. yds.	100	95	90	70	80	50
	From 241-400 sq. yds.	150	130	120	110	100	90
	400 sq. yds. & above	250	180	200	150	120	110
Res/Commercial	Upto 80 sq. yds.	100	70	80	55	50	40
	From 81-120 sq. yds.	150	100	110	75	80	50
	From 121-240 sq. yds.	200	160	150	110	100	80
	241 sq. yds. & above	250	180	200	140	150	120
Commercial	Upto 150 sq. yds.	300	280	250	200	180	150
	From 151-400 sq. yds.	450	400	350	300	300	250
	401 sq. yds. & above	550	420	400	380	350	300
Amenity	Plot of any size	135	130	135	130	120	110
Religious	Plot of any size	45	45	45	45	35	30

ZONE I District Larkana

ZONE II District Shikarpur

ZONE III District Jacobabad

SCHEDULE – C

**SINDH KATCHI ABADIS REGULATIONS, 1993
LEASE/PERMISSION FOR MORTGAGE/
MUTATION CHARGES ETC.**

***[(a) Fee for survey of residential plots :**

(i) Upto 80 sq. yds	Rs. 200/- per plot
(ii) From 81 to 120 sq. yds	Rs. 250/- per plot
(iii) From 121 to 240 sq. yds	Rs. 400/- per plot
(iv) Above 240 sq. yds	Rs. 600/- per plot

(b) Fee for survey of R/C plots :

(i) Upto 80 sq. yds	Rs. 300/- per plot
(ii) From 81 to 120 sq. yds	Rs. 400/- per plot
(iii) From 121 to 240 sq. yds	Rs. 600/- per plot
(iv) Above 240 sq. yds	Rs. 1000/- per plot

(c) Fee for survey of commercial plots :

(i) Upto 150 sq. yds	Rs. 1000/- per plot
(ii) From 151 to 400 sq. yds	Rs. 2000/- per plot
(iv) Above 400 sq. yds	Rs. 5000/- per plot

*Substituted by the Sindh Katchi Abadis Authority (Regularisation, Improvement and Development) (Second Amdt.) Regulations, 1997, the Sindh Govt. Gaz., Extr., Pt. I, P. No. 326, dt. September 28, 1998.

(d) Fee for survey of industrial plots :

- | | |
|------------------------------|---------------------|
| (i) Upto 150 sq. yds | Rs. 1500/- per plot |
| (ii) From 151 to 400 sq. yds | Rs. 3000/- per plot |
| (iv) Above 400 sq. yds | Rs. 6000/- per plot |

(e) Fee for survey of amenity plots :

- | | |
|--------------|---------------------|
| (i) Any size | Rs. 2000/- per plot |
|--------------|---------------------|

(f) Fee for survey of religious plots :

- | | |
|--------------|---------------------|
| (i) Any size | Rs. 1000/- per plot |
|--------------|---------------------|

(g) Fee for no objection certificate for provision of sui gas to no leases units only :

- | | |
|-----------------------------------|---------------------|
| (i) For residential units | Rs. 500/- per unit |
| (ii) For R/C units | Rs. 1000/- per unit |
| (iii) For commercial units | Rs. 2000/- per unit |
| (iv) For industrial units | Rs. 4000/- per unit |
| (v) For religious & amenity plots | Rs. 100/- per unit |

(h) Fee for no objection certificate for provision of electricity to non leased units only :

- | | |
|----------------------------|---------------------|
| (i) For residential units | Rs. 500/- per unit |
| (ii) For R/C units | Rs. 1000/- per unit |
| (iii) For commercial units | Rs. 2500/- per unit |
| (iv) For industrial units | Rs. 5000/- per unit |

-
- | | |
|--|---|
| (v) For religious & amenity plots | Rs. 100/- per unit |
| (i) Fee for no objection certificate for telephone connection to non leased units only : | |
| (i) For residential units | Rs. 1000/- per unit |
| (ii) For R/C units | Rs. 1500/- per unit |
| (iii) For commercial units | Rs. 3000/- per unit |
| (iv) For industrial units | Rs. 6000/- per unit |
| (v) For religious & amenity plots | Rs. 100/- per unit |
| (j) Fee for certificate true copies of documents | Rs. 25/- per page subject to minimum of Rs. 100/- |
| (k) Fee for challan papers | Rs. 200/- per set |
| (l) Departmental charges | 17.5% of the gross amount of challan.] |

B: HYDERABAD, SUKKUR, AND LARKANA DIVISIONS

*[The charges for lease/permission to mortgage/mutation etc. as mentioned in Schedule C of Sindh Katchi Abadis Authority Regulations, 1993 shall be applicable, as it is, to all *bonafide* occupants of the katchi abadis of Karachi, Hyderabad, Mirpurkhas, Sukkur and Larkana Divisions.]

*Substituted by the Sindh Katchi Abadis Authority (Regularisation, Improvement and Development) (Third Amdt.) Regulations, 2000, the Sindh Govt. Gaz., Extr., Pt. I, P. No. 730-A, dt. July 1, 2000.

SCHEDULE - D

**SINDH KATCHI ABADIS REGULATIONS, 1993
DELEGATION OF POWERS FOR
DEVELOPMENT WORKS**

S. No.	Nature of powers	Extent of powers vested in the Chairman Skka / Admin. Secretary	Director General	Dy. Director General	Superintending Engineer / Director	Dy. Director / Executive Engineer	Assistant Director / Assistant Engineer
1	2	3	4	5	6	7	8
1.	Technical sanction	...	Full powers	In the excess over the amount for which the work is administratively approved does not exceed 10% up to Rs. 25 Lacs with approval of D.G.	In the excess over the amount for which the work is administratively approved does not exceed 10% up to Rs. 15 Lacs with approval of D.G.	In the excess over the amount for which the work is administratively approved does not exceed 10% up to Rs. 4 Lacs with approval of D.G.	...
2.	Acceptance of Tenders	...	Full powers	Up to Rs. 25 lacs with the approval of Director-General	Up to Rs. 15 lacs with the approval of Director-General	Up to Rs. 4 lacs with the approval of Dy. Director-General	...

1	2	3	4	5	6	7	8
3.	Matters relating to disputes in contract/execution of work.	---	Full powers	---	---	---	---
4.	Survey and planning of Katchi Abadis	---	Full powers	Up to Rs. 1 lacs with the approval of Director-General	Up to Rs. 15 lacs with the approval of Director-General	Up to Rs. 50,000 with the approval of Dy. Director-General	---
5.	Matters relating to disputes in survey and planning works	---	Full powers	---	---	---	---

Note. - The powers delegated to Director and Deputy Director should only be operated when Director and Deputy Director possess the prescribed technical qualifications.

The powers delegated for survey to Deputy Director should only for Deputy Director (Headquarter).



The Sindh Katchi Abadis Authority Low-Cost Housing Scheme Regulations, 2008*

[Karachi, the 26th February, 2009]

Notification No. SKAA/DDM/NOT/2009. – In exercise of the powers conferred under section 41 of the Sindh Katchi Abadis Act, 1987, (Sindh Act No. II of 1987) and in suppression of all previous orders, directives and instructions issued in this behalf, the Sindh Katchi Abadis Authority make the following Regulations.

Short title, and commencement and protection

1. These regulations may be called the "SKAA Low-Cost Housing Scheme Regulations, 2008."

2. (i) They shall come into force at once.

(ii) Notwithstanding anything contained in these Regulations, any low cost housing scheme launched by SKAA before commencing into force of these Regulations shall be deemed to have been made in accordance with these Regulations.

Definitions

3. In these regulations, unless there is anything repugnant in the subject or context –

*Published in the Sind Govt. Gaz., Extr., Pt. I, P. No. 240, dt. April 6, 2009.

- (i) **"Allocation"** means reservation and handing over physical possession of a residential plot to an applicant for construction of a house for residential purposes.
- (ii) **"Amenity plot"** means a plot reserved for park, garden, playground, graveyard, hospital, school, library, community center, mosque or such other purpose.
- (iii) **"Appendix"** means a appendix to these regulations.
- (iv) **"Authority"** means the Sindh Katchi Abadis Authority established under section 4 of SKA Act, 1987.
- (v) **"Commercial Plot"** means a plot reserved for commercial or commercial-cum-residential purposes.
- (vi) **"Field office"** means the field office of Sindh Katchi Abadis Authority under whose jurisdiction a Low-cost Housing Scheme falls.
- (vii) **"Head of office"** means head of the field office or any officer declared or designated as such by the Authority.
- (viii) **"Low-cost Housing Scheme"** means a housing scheme sponsored by the Government of Sindh or Sindh Katchi Abadis Authority for providing plots ranging 80 to 120 sq. yards to shelter-less persons for housing purposes either within boundaries of a notified katchi abadi or on the land purchased/acquired by the SKAA.
- (ix) **"Prescribed"** means prescribed under these regulations.

- (x) "Project area" means the area which falls within the demarcated boundary of a Low-cost Housing Scheme.
- (xi) "Residential plot" means a plot to be used only for residential purpose.
- (xii) "Director General" means the Director General of the Authority.
- (xiii) "Scheme" means a low-cost housing or development scheme prepared by the Authority.

Powers and functions of the Authority

4. Subject to provision of these regulations, the Authority shall exercise such powers and perform such functions as may be necessary for carrying out the purpose of these regulations.

5. The Authority may :

- (i) Dispose off any land or other property vested in it by sale, lease, exchange or otherwise.
- (ii) Authority may identify, acquire or purchase any suitable land from public or private sector for launching a low-cost housing scheme. Authority may also launch low cost housing scheme on the available open space/land within notified Katchi Abadis. The Governing Body shall be the authority to finalize the location and price of the land.
- (iii) Undertake any work in pursuance of any scheme or otherwise entrusted to it or brought under its control.
- (iv) Incur any expenditure for the purposes of carrying out these regulations.

- (v) Restrict or prohibit by general or special order any change in use of land.
- (vi) Cause any building, structure or installation to be dismantled or removed in due course of law.
- (vii) Inspect any building under execution or about to be undertaken.
- (viii) Establish committees to be known as the Allotment Advisory Committee and Monitoring & Coordination Committee for overseeing the process of allotment/allocation of plots and implementation of schemes.
- (ix) Launch Low-cost Housing Scheme(s) anywhere in the province of Sindh either allotting plots to the target groups or low cost houses/building/flats as per available land and requirement.

Powers of the Director General

6. The Director General may issue necessary instructions in matters, not in consistence with these regulations.

7. The Director General may seek cooperation of non-governmental organizations (NGOs) to facilitate the low-cost housing programme, where necessary.

Delegation of powers

8. The Director General may delegate to any officer of the Authority any of his powers, duties or functions under these regulations.

Fund for the Low-cost Housing Scheme

9. Funds may be raised in any or all of the following ways :

- (i) By down payment in full or installments of cost of land.
- (ii) By investing in term deposit under the provision of SKA Act, 1987.
- (iii) By donation.
- (iv) By contribution towards the cost of houses and land.
- (v) Government funds/grants.

10. The funds raised by imposing rates, fees and other charges shall be spent on such services, works or projects and in such manner, as the Authority may direct.

Opening of bank account

11. The head of field office shall open and operate a separate account in respect of Low-cost Housing Scheme in a scheduled bank, for collection of cost of land, development, other charges and deposit of installments.

Functions of field office

12. Field office will take steps of setting up building material store in the project area to take care of regular supply of building materials.

13. Field office will negotiate and coordinates with concerned departments etc. for provision of utility services to the project area such as water supply, electricity, gas and other related services.

14. If required by the allottee, the field office will provide construction related advisory services.

15. Field office will demarcate the plots required to be handed over to the applicants.

16. Field office will maintain pre and post-lease land management record.

Preparation of Low-cost Housing and development schemes

17. A scheme dividing the land in Rocks and block in plots shall be prepared by the field office for approval of the advisory/working committee in the manner as may be prescribed by the Authority.

18. There shall be prepared a general layout of the land to be disposed of. Such layout shall specify the purpose for which the land shall be used and the class of building, which shall be constructed on such land.

19. The field office shall prepare development scheme and cost estimates.

Approval of schemes

20. The development scheme shall be submitted to the SKAA, H.Q. for approval by the Departmental Development Working Committee (DDWC).

Supervision of scheme

21. The head of the field office under whose jurisdiction the scheme falls shall supervise the implementation of the scheme, whereas Executive Engineer or Assistant Engineer will execute the scheme.

Disposal of plots

22. No plot shall be disposed off except in accordance with provision of these regulations.

23. Residential plots in all Low-cost Housing Schemes of the Authority shall be reserved for shelter-less people of the province.

24. Size of residential plot shall be 80 to 120 sq. yards.

25. Not more than 10% of total plots in a scheme shall be reserved for commercial activities.

26. Not more than 5% of total plots in a scheme shall be allotted to low paid employees of SKAA.

- (a) No SKAA employee shall be allotted plot in any other Low-cost Housing scheme, if he/she already been allotted a plot in any scheme.

Price of plot

27. Different categories of plots, other than plots to be disposed of through public auction, shall be disposed off at the rates prescribed by the Authority.

28. For corner plots extra 25% of cost of plot shall be charged alongwith down payment.

Eligibility for allotment of plot

29. No person whose wife/husband, minor child or other dependant own or has previously owned a residential house (including a flat) anywhere in the country shall be eligible to apply for allotment of residential plot nor shall a dependant of

such a person be eligible to apply for the allotment of plot, in any Low-cost Housing Scheme of the Authority.

Allotment to housing society

30. No allotment of residential plot in any Low-cost Housing Scheme of the Authority shall be made to any housing society, except Sindh Katchi Abadis Authority Employees Co-operative Housing Society.

Procedure for allotment of plot

31. Application for residential plot meant for the general public shall be made in the form prescribed in Appendix-A of these regulations and shall be accompanied by an affidavit in the form prescribed in Appendix-B.

32. Application for residential plot by an employee of SKAA shall be made in the form prescribed in Appendix-C of these regulations and shall be accompanied by an affidavit in the form prescribed in Appendix-B.

33. An application for allotment of plot shall be made in the form set out in appendix-A or C, as the case may be, and shall be presented to the head of the field office or an official authorized by him in this regard, alongwith following documents :

- (i) CNIC.
- (ii) Three recent photographs.
- (iii) Certificates from aea UC Nazim where the applicant was previously residing.
- (iv) Affidavits on prescribed format to the effect that the applicant or any of his/her family members

does not own any residential plot anywhere in Sindh province.

- (v) Any other document deemed necessary by the Authority.

34. When an application for allotment of residential plot is made, the head of the field office shall, after careful examination of the contents of the application and making such inquiries as may be considered necessary, and on being satisfied that the applicant's family is really needy, shall allow issuance of demand note/challan equal to 25% of the cost of land as down payment.

35. Applications made under clause 31 will first be scrutinized by the Allotment Advisory Committee in the light of report of the site incharge. The committee will submit its recommendations to head of the field office who will finally approve and sanction the allocation of residential plot after satisfying that the applicant with his family will construct a house on the allocated plot for permanent habitation in the scheme.

36. In case the number of applications made for allotment of plots exceeds the number of plots available, the allotment of the available plots shall be made by ballot to be conducted by the Allotment Advisory Committee.

37. The authority, within 15 days of the receipt of application shall inform the applicant about approval/rejection of his request.

38. Site incharge shall keep record of all payments/receipts.

Allocation of plot

39. (a) Allocation of plots shall be made strictly on first come first serve basis. The plot to be allocated shall be next and adjacent to the previously allocated plot.

- (b) In case of reconstruction or remodeling of existing structure of a house/building/shop as per need, the building plan shall be approved by concerned authority after having NOC from SKAA.

40. The incharge of low cost housing scheme or any authorized officer shall hand over physical possession of plot and obtain proper acknowledgement of possession of the plot and shall maintain a record of the same in the register prescribed for the purpose.

41. Field office will issue provisional occupancy/allocation order to the applicant authorizing the person to whom allocation is made to raise construction on the plot.

Cancellation of plot

42. The Authority shall have the right to cancel the occupancy rights of those applicants :

- (a) who fail to raise any construction on the plot within 90 days of taking over the physical possession;
- (b) who defaults in make payments for three months;
- (c) who sublet the allotted plot to any other person;
- (d) who obtain plot by submitting any forged/fictitious document.

However, no cancellation of plot shall be made otherwise than due course of law.

Bar on construction on cancelled plot

43. No construction or development activity of any kind

shall be undertaken on the plot, in respect of which notice under clause 42 has already been issued, without prior approval of the authority in writing.

Removal of structure

44. Any structure built after the notice under clause 42 and without obtaining prior sanction of the Authority shall be removed without notice and at the cost of person responsible for raising such structure.

45. If any building is ordered to be removed/demolished under clause 46 no compensation shall be paid.

Re-allotment of cancelled plot

46. Such cancelled plots shall be re-allocated and handed over to new applicants as per provision of these regulations.

Grant of lease hold rights

47. The 99 years lease rights shall be granted by Authority against the allotted plots to such allottees :

- (a) who have cleared all dues including cost of land and development charges;
- (b) who has constructed the house on the allocated plot;
- (c) who has started residing thereon;
- (d) who has made payment of lease execution charges etc.

Disposal of amenity plot

48. The amenity plot shall be disposed off to such person or body of persons or organization in such manner and on such terms and conditions as may be prescribed by the authority.

49. All amenity plots, including sites for school, other educational institutions, hospitals, maternity homes and worship places in all Low-cost Housing Schemes of the Authority will be allotted to deserving registered and charitable institutions.

50. Committee constituted by the Director General will scrutinize the cases of amenity plot(s) and submit its recommendations for allotment of such plot(s) to the Director General for approval.

Bar on change of land use

51. The residential plot shall be used only for the purpose for constructing a residential house. However, any application for change in land use shall be approved by the Governing Body.

52. No amenity plot shall be converted to or utilized for any purpose other than the purpose for which it is reserved.

Disposal of commercial plot

53. All commercial plots in all Low-cost Housing Schemes of the Authority will be disposed off by public auction.

54. The plots reserved for auction shall, after wide publicity in the leading newspaper, be disposed off by open public auction to be conducted by the Authority or any officer authorized in this behalf by the Authority on such terms and conditions as may be prescribed.

55. The acceptance of the highest bid shall be subject to the approval of the Authority.

56. The possession of the plot shall be delivered to the successful bidder after four weeks of the full payment of the bid money.

Disposal of land to be void

57. The disposal of land in contravention of these Regulations shall be void and building or structure, if any thereon shall be liable to be forfeited by SKAA without any compensation.

Power to cancel the lease

58. (i) The change in land use of plot other than the purpose for which it was leased out shall rendered the plot cancelled by authority and entire amount paid and structure thereon shall deemed to have become the property of the Authority.
- (ii) Before taking action under sub-clause (i) above, an opportunity is to be provided to the allottee giving 15 days notice, issued by the Authority.
- (iii) Any person aggrieved with such a decision issued under clause (i) above, may prefer an appeal to the Director General within 15 days of the decision. The Director General shall hear the appeal, and pass such orders as he may consider appropriate. His orders shall be final and no appeal shall lie against the order.

Miscellaneous

59. (i) No commercial use of the plot shall be allowed which causes hazards to the life and environments.

- (ii) The plot shall not be Bifurcated, sub-leased, sub-divided or amalgamated without prior approval of the Authority and subject to such terms and payments fixed by the Authority.
 - (iii) The said plot of land and the structure standing thereon shall be subject to all taxes, rates and charges at the time in force.
 - (iv) Every transfer of lease rights by the lessee in any manner shall be subject to the clearance of all outstanding dues including improvement charges in addition to all fees, rents, levies, taxes, whatsoever including the unpaid installments of improvement/lease money etc. if any, payable to the Authority at that time.
 - (v) On the expiry of the period of the lease, the lessors at its discretion shall renew the lease(s), under prevailing rules/regulations.
 - (vi) Field Director will issue NOC to the agencies concerned for provision of basic service(s) after observing codal formalities.
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The Sindh Katchi Abadis Authority Governing Body Conduct of Business Regulations, 2008*

[Karachi, the 26th February, 2009]

Notification No. SKAA/DDM/NOT/2009. – In exercise of the powers conferred under section 41 of the Sindh Katchi Abadis Act, 1987, (Sindh Act No. II of 1987) and in suppression of all previous orders, directives and instructions issued in this behalf, the Sindh Katchi Abadis Authority make the following Regulations.

1. Short title and commencement. – (i) These regulations may be called the “Sindh Katchi Abadis Authority Governing Body Conduct of Business Regulations, 2008”.

(ii) They shall come into force at once.

2. Definitions. – (1) In these regulations, unless the context otherwise requires, the following expressions shall have the meanings hereby respectively assigned to them –

(a) “Act” means the Sindh Katchi Abadis Act, 1987.

(b) “Authority” means the Sindh Katchi Abadis Authority, established under Section 4 of Sindh Katchi Abadis Act, 1987.

(c) “Business” means all work done by the Governing Body.

*Published in the Sind Govt. Gaz., Extr., Pt. I, P. No. 247, dt. April 6, 2009.

- (d) "Budget" means the official statement of annual income and expenditure of the authority.
- (e) "Case" means a particular matter under consideration and includes all papers relating to it and required to enable the matter to be disposed off, viz. correspondence and notes, and also any previous paper on the subject or subjects covered by it or connected with it.
- (f) "Chairman" means the Chairman of the Governing Body. "Under Section 3(1)(iii) of Sindh Katchi Abadis Act, 1987".
- (g) "Decision" means the decisions made by the Governing Body.
- (h) "Director General" means the Director General of the Authority.
- (i) "Fund" means the fund of the Authority.
- (j) "Governing Body" means the Governing Body Sindh Katchi Abadis Authority constituted under section 6(1) of the Act.
- (k) "Government" means the Government of Sindh.
- (l) "Katchi Abadi" means a katchi abadi declared as such under SKA Act 1987 and includes the katchi abadi(s) so declared under any law before the coming into force of the Act.
- (m) "Meeting" means a meeting of the Governing Body.
- (n) "Member" means a member of the Governing Body including the Chairman of the Governing Body.
- (o) "Motion" means a proposal made by a member

relating to any matter which may be discussed by the Governing Body.

- (p) "Presiding Officer" means, in relation to a meeting of the Governing Body, any person who is presiding over that meeting.
- (q) "Scheme" means a scheme prepared, undertaken or executed by the authority.
- (r) "Secretary" means the Secretary of the Governing Body. "Director F&A" under Section 6(2) of SKA Act 1987".

(2) *Other Expressions* shall have the meanings respectively assigned to them in section 3 of the Act.

3. **Matters to be brought before the Governing Body.** - (1) All business of the Authority shall, to the extent and in the manner prescribed by rules or regulations, be disposed off at the meeting of the Governing Body.

(2) The following matters shall be brought before the Governing Body :

- (a) all cases requiring policy decision;
- (b) making of regulations under the Act and rules;
- (c) cases relating to interpretations of rules and regulation;
- (d) all cases relating to delegations of powers in respect of the Director General;
- (e) all cases which are not covered within the delegated powers of Director General;
- (f) appeals and review petitions of certain classes of

the Authority employees as provided under the service rules;

- (g) consideration of budget proposals and revised budget estimates to be submitted to the government;
- (h) consideration of investment schemes to be undertaken by the Authority;
- (i) purchase of any items worth above Rs. 2.00 million;
- (j) annual formulation of development and financial programmes in respect of the katchi abadis and determination of implementation strategy of such programmes;
- (k) award of works contract involving foreign exchange component;
- (l) remuneration and allowances to non-official members of Governing Body as per entitlement;
- (m) report of the Director General regarding implementation of the decisions and resolutions of the Governing Body taken in previous meetings; and
- (n) any other matter which under any provision of the Act or any rule or regulation made there under is within the duties or powers of the Governing Body.

(3) In case of urgency or in other exceptional circumstances the Chairman may give directions as to the manner of disposal of any case on behalf of the Governing Body, but such cases shall be placed before the Governing Body at the earliest opportunity thereafter for confirmation.

4. Meeting of the Governing Body. – (1) The meeting of

the Governing Body shall ordinarily be held at least once in three months and at the time and place fixed by the Chairman :

Provided that the Chairman may call a special meeting of the Governing Body on any day, time and place fixed by him.

(2) Any four members may request the Chairman in writing to convene a special meeting to discuss some urgent matters connected with Authority and the Chairman shall, on receipt of such request, convene a meeting or include the matter in agenda of next meeting.

(3) The Chairman shall preside over all meetings of the Governing Body provided that the Chairman may nominate any member to act as chairman in his absence.

5. Manner of submission of case to the Governing Body.
- (1) All cases to be submitted to the Governing Body shall be drawn up with the Chairman's approval in a list to be called Agenda. A separate working paper shall be prepared by the Director General giving a concise and lucid back ground and relevant facts of the case and the point(s) for decision. The working paper shall be self-contained as far as possible and shall include as appendices such relevant papers as may be necessary for the proper appreciation of the case.

(2) Financial implication, if any, should be fully mentioned in the working paper.

(3) No case shall be discussed unless the working paper relating to it has been circulated :

Provided that the Chairman/Presiding Officer may dispense with the requirements of this clause if, on the representation of the Director General, he is satisfied that the circumstances were such that the working paper could not be supplied.

6. Agenda of Meeting. - (1) The Secretary shall ordinarily send the agenda of the meeting together with the working paper

relating to the items on the agenda to all members not less than 7 days before the meeting, but in case of special meeting, short notice may be issued.

(2) A case shall not be included in the agenda unless it reaches to the Secretary not less than 20 days before the meeting of the Governing Body.

7. Method of Disposal of Cases. – (1) Any matter required to be decided by the Authority shall be referred to the Governing Body and disposed off :

- (a) by discussion at a meeting of the Governing Body;
- (b) by discussion at a meeting of a committee of the Governing Body :

Provided that the decisions of the committee shall be ratified by the Governing Body unless the Governing Body has authorized otherwise;

- (c) by circulation among the members.

8. Constitution of Committees. – (1) Committees of the Governing Body may be constituted and terms of reference may be laid down by the Governing Body. Such committees may be called standing or special committees.

(2) Meeting of a committee of the Governing Body shall be convened by the Secretary under directions of the Chairman of the committee who shall preside such meeting.

9. Decision by Vote. – (1) Each member shall have one vote.

(2) Unless otherwise provided in the rules or regulations made under the Act, all matters before the meeting shall be decided by a majority vote of the members present at the

meeting. In case of equality of votes, the Chairman shall have a casting vote.

(3) No discussion shall be allowed after voting has commenced;

(4) Unless otherwise provided in the Act, rules or regulations framed there under, votes may be counted by show of hand. No member shall be compelled to vote.

(5) The Chairman shall have the power to divide, if necessary, two or more distinct parts of any motion or amendment and to put each or any part separately to vote as he may deem fit.

10. Procedure regarding disposal of cases by circulation. -

(1) When a case is circulated to the members for recording opinion, the Secretary shall specify the time by which opinion should be communicated. If a member does not communicate his opinion by that time, it shall be presumed that he accepts the recommendations contained in the working paper.

(2) If a difference of opinion amongst the members is observed in the course of circulation, the Secretary shall unless the Chairman directs otherwise, obtain further observations of the members concerned with a view to reaching agreed conclusions.

(3) When all opinion have been received and the further observation of the members concerned have been obtained or after the time specified has expired, the Secretary shall :

- (a) in the event of full agreement to the recommendations in the working paper, treat a decision of the Governing Body after obtaining the approval of the Chairman and communicate such decision to all members, and
- (b) if the Chairman directs that the case be discussed at a meeting of the Governing Body, shall circulate the

opinions recorded by the members in the form of supplementary working paper.

11. Validity of Acts proceedings. – (1) No decision of the Governing Body shall be invalid merely on the ground that the notice of the meeting at which the decision was taken was not served upon or received by any member.

(2) No act or proceeding of the Authority shall be invalid merely by reason of vacancy in the Governing Body or defect in its constitution.

12. Reconsideration of matter once disposed off. – Unless Government otherwise directs, no subject finally disposed off by the Governing Body shall be reconsidered by it within three months of its disposal save on a requisition by not less than two third of the total number of the members of the Governing Body.

13. Minute Book. – (1) All decisions of the Governing Body shall be recorded in "Minute Book". The duty of recording of minutes shall be discharged by the Secretary and in his absence any member of the Governing Body as directed by the Presiding Officer.

(2) The minutes of every meeting of the Governing Body, stating among other things the names of the members present, shall be drawn up and after their authentication by the signature of the minutes shall be sent to the members within 30 days of the meeting.

(3) If a member, who was present at a meeting finds that there has been mistake or omission in recording the minutes, he shall point it out to the Secretary within 7 days of issue of minutes and thereafter the Secretary shall obtain the orders of the Chairman and finalize the minutes.

(4) Minutes of the proceedings at each meeting shall be taken as real at the succeeding meeting and confirmed by majority of those members who were present in that meeting. The

Chairman/Presiding Officer of the meeting shall thereupon affix his signature on the minutes in token of their confirmation.

(5) A member who was present at the meeting to which the minutes related may object to the incorporation therein of any portion, and if such objection prevails, a suitable amendment shall be made before the Chairman puts in his signature in token of confirmation.

(6) A copy of the minutes of the proceedings at each meeting duly confirmed shall be recorded in a minutes book maintained for the purpose.

(7) A member voting against a proposition may request that his dissent may be recorded.

(8) Minutes shall deem to be a confidential document and shall be treated as such by all those persons to whom a copy thereof is supplied.

14. Implementation of Decisions and Resolutions. - (1) Action on the resolutions/decisions shall be taken after confirmation of the relevant minutes, save in the exceptional cases where the Chairman may, by an order in writing, otherwise direct.

(2) The Director General shall keep the record of decisions of Governing Body, keep constant watch over the progress of the action taken thereon and be responsible for consulting or informing any other department, agency and organization in order to ensure full implementation of the decisions.

(3) The Director General shall ensure the implementation of each decision of the Governing Body and for that purpose take such actions as he may think necessary.

(4) The Director General who shall take necessary steps for the implementation of the decision of the Governing Body, shall prepare a statement of such decisions and resolutions of the

Governing Body as could not be given effect to, together with reasons thereof and place the same before the Governing Body at a subsequent meeting.

15. Quorum. – (1) One third of the total members of the Governing Body shall form a quorum for a meeting.

(2) Except as provided above, any business transacted in the absence of the quorum shall be invalid and shall not appear in the Minutes Book.

16. Adjournment of meeting. – (1) A meeting may be adjourned by the Presiding Officer on either of the following grounds :

- (i) for lack of quorum provided that no meeting shall be adjourned for want of quorum until 45 minutes have passed from the time fixed for the commencement of the meeting;
- (ii) for any other reason considered to be sufficient.

(2) If at the time appointed for a meeting or within 45 minutes the quorum is not constituted the meeting shall stand adjourned to such further date and time, as the Chairman may fix.

17. Suspension of meeting. – In case of grave disorder at a meeting the Presiding Officer may suspend any sitting for a period to be specified by him.

18. Postponement of meeting. – A meeting may be postponed by the Chairman either on his own motion for reason to be recorded in writing or on a written request signed by majority of the total members of the Governing Body :

Provided that no meeting shall, except with the prior permission of Government, be postponed on more than two consecutive occasions.

19. Motions and Resolutions. – (1) A member who desires to bring forward any business at a meeting or move a resolution shall give a written notice thereof at least 15 days before the meeting :

Provided that the Chairman may, on his discretion, allow a motion or resolution at a shorter notice or without notice.

(2) All notices of motions and resolutions shall be included in the agenda.

(3) Motions and resolutions allowed by the Chairman after the dispatch of the agenda shall be circulated among the members as soon as possible after their receipt.

(4) The Chairman may, in his discretion to be exercised for sufficient reasons, refuse or allow any motion or resolution to be moved.

(5) A motion or resolution may be move only by the member giving the notice. If a motion or resolution is not moved, it shall be deemed to have been withdrawn.

(6) A motion or resolution may not be moved in a form different from that in which it appears in the notice unless the Chairman or the Presiding Officer, as the case may be, on his discretion permits it to be moved in an altered form.

(7) At any time before a motion or resolution has been put to vote it may be withdrawn by its mover. No discussion on a withdrawn motion or resolution shall be held.

20. All motions and resolutions shall be seconded. – (1) Motion or resolution moved but not seconded shall not be spoken on or discussed :

Provided that the mover of motion or resolution shall be allowed to speak thereon in order to explain the same before it seconded.

(2) On a motion or a resolution being seconded the Presiding Officer shall cause the same to be read to the meeting and it shall then be considered to be before the meeting for discussion.

21. Conduct of discussion. – (1) The matter of every speech shall be strictly relevant to the matter before the meeting.

(2) A member while speaking shall not :

- (a) use the name of the Chairman, or Presiding Officer or any other authority to influence the debate; utter defamatory words or make use of offensive expressions;
- (b) refer to matter of fact on which a judicial decision is pending;
- (c) make a personal charge against a member;
- (d) use this right for willfully obstructing the business of the meeting;
- (e) cast by reflection on the Chairman, the Presiding Officer or the Government.

(3) When quotations from documents or references are read out, their original shall, if required by the Presiding Officer, be placed on the table.

(4) The Presiding Officer may direct the member speaking to discontinue his speech if such member, after being warned by the Presiding Officer, persists in irrelevance or in repetition of his own arguments or the arguments used by other members.

22. Point of order. – (1) Any member may at any time submit a point of order for the decision of the Presiding Officer of the meeting but in doing so shall confine himself to stating the point.

(2) When a point of order has been raised, the member speaking shall suspend his speech.

(3) The Presiding Officer shall decide all points of order and his decision shall be final.

(4) No discussion on any point of order shall be allowed without the consent of the Presiding Officer.

(5) After a decision has been given on a point of order, the member speaking before the point of order shall resume his speech.

23. Preservation of order at the meeting. – The Chairman or the Presiding Officer, as the case may be, shall preserve order at the meeting and have all powers necessary for enforcing these regulations for conducting the proceedings.

24. Co-option. – The Governing Body may co-opt any person for its committees whose assistance or advice is considered necessary in connection with any item or items on the agenda. But such person shall have no right to vote.

25. Duties of the Secretary. – The Secretary shall :

- (a) attend all meetings of the Governing Body;
- (b) prepare a brief record of discussion which, in the absence of special direction of the Chairman, shall be of impersonal nature;
- (c) record the decision, without any statement or reasons thereof;
- (d) circulate among the members a copy of record prepared under clauses (b) and (c) for their perusal; and

- (e) assist the Chairman in disposal of business at the meeting and may take part in discussions, but shall have no right of vote.

26. Presence of Officers. – (1) The Director General may direct any officer of the Authority to assist the Secretary in disposal of business at the meetings.

(2) Heads of departments shall, if required by the Director General, attend the meeting to explain the subject matter under discussion.

The SKAA (Petrol Stations, CNG Stations, Mobile Towers, Multistoried Buildings & Change of Land Use) Bylaws, 2008

[Karachi, the 26th February, 2009]

Notification No. SKAA/DDM/NOT/2009. – In exercise of the powers conferred under section 41 of the Sindh Katchi Abadis Act, 1987, (Sindh Act No. II of 1987) and in suppressions of all previous orders, directives and instructions issued in this behalf, the Sindh Katchi Abadis Authority make the following Bylaws.

SHORT TITLE, AND COMMENCEMENT AND PROTECTION

1. These bylaws may be called the "Sindh Katchi Abadis Authority, (Petrol Stations, CNG Stations, Mobile Towers, Multistoried Buildings and Change of Land Use) Bylaws, 2008".

2. (1) They shall come into force at once.

(2) Notwithstanding anything contained in these Bylaws, any permission/NOC issued by SKAA before commencing into force of these Bylaws, shall be deemed to have been issued in accordance with these Bylaws.

3. PETROL STATIONS

3.1 For the purposes of this Clause the term "Petrol Station" means a station for the sale, at retail, of petrol and ancillary products for motor vehicles.

3.2 A petrol station may be located only on a main

*Published in the Sind Govt. Gaz., Extr., Pt. I, P. No. 247, dt. April 6, 2009.

collector street having a total right-of-way of at least 60 ft. (18.27 m).

- 3.3 A petrol station may not be located within 0.62 mile (1 k.m.) of the site of an existing or approved petrol station unless the petrol station and the other such site or sites are located on the opposite side of a street having a right-of-way of not less than 100 ft. (30 m) and a dividing median strip.
- 3.4 The minimum street frontage of a petrol station shall be 60 ft. (18.27 m).
- 3.5 The minimum area of a petrol station used for petrol filling facilities and servicing activities shall be 1000 sq. yards (840 sq. m) provided, however, that in built up areas with limited available space, approval may be obtained from the MP&ECD permit a reduction to not less than 600 sq. yds. (504.20 sq. m), if at least 10 ft. (3.04 m) of open space is maintained on each side of the petrol station.
- 3.6 Access roadways shall be constructed in accordance with the following requirements :
 - (i) No access roadway may cross the sidewalk at an angle of more than 45 degree;
 - (ii) The width of each lane shall be at least 12 ft. (3.6 m);
 - (iii) Both an "in" and "out" roadway shall be provided, respectively, leaving and entering the approach traffic lane at an angle of not more than 45 degree.
- 3.7 Adequate space shall be provided for parking for oil supply tankers while discharging its load.

3.8 Not less than one (1) lavatory shall be provided at each petrol station exclusively for public use in addition to lavatory/lavatories provided for the staff.

3.9 Petrol Station can be allowed on commercial plots after conversion into specific designated petrol pump plot provided all other requirements noted above are met and after calling of public objections through press and on payment of prescribed fees and charges for conversion to commercial as under : -

Residential into commercial @ Rs. 1,800/- per sq. yard.

Residential-cum-Commercial into commercial @ Rs. 1,200/- per sq. yard.

3.10 NOC for Petrol Station shall be issued on payment of NOC charges @ Rs. 1,000/- per sq. yard.

3.11 On an existing Petrol Pump, CNG facilities shall be allowed only if the area is more than 1000 sq. yards (840 sq. m).

3.12 Commercial activities may be allowed including a tyre puncture shop and a small shopping mart etc.

3.13 A single storey retail mart/shop shall be permitted on an area not exceeding 5% of the plot area in addition to the tyre & puncture shop.

3.14 Telephone facility.

3.15 Drinking water (fountain).

4. C.N.G. STATIONS

- 4.1 CNG Station can be installed on Commercial Plots after following the due procedure for conversion and after payment of prescribed conversion charges. Conversion will be done into designated CNG use after calling public objections and on payment of conversion charges as under : -

Residential into commercial @ Rs. 1,800/= per sq. yard.

Residential-cum-Commercial into commercial @ Rs. 1,800/= per sq. yard.

- 4.2 All ownership and title documents including Allotment Order, Possession Order, Site Plan and Lease Deed etc. duly attested are to be supplied. In addition a permission from Ministry of Petroleum and Natural Resources is also required.
- 4.3 Three copies of layout plans duly signed by the owner and registered Town Planner should be submitted for forwarding to MP&ECD for processing and approval.
- 4.4 The minimum area of the plot will be 600 sq. yds. (504.20 sq. m) on which CNG station can be allowed.
- 4.5 No proposed exclusive CNG Station shall be located within 300 feet (91.37 m) of crossing of two major arteries or a roundabout.
- 4.6 The minimum frontage of plot for CNG station should be 60 ft. (18.27 m).
- 4.7 CNG Station can be allowed only on roads having at least 60 ft. (18.27 m) width.

- 4.8 The Compressor Station shall be located at a minimum distance of 3 ft. (0.91 m) inside from the boundary walls and all measures provided in CNG safety Rules 1992 and subsequent amendments shall be followed.
- 4.9 Selected Commercial activities may be allowed such as Tyre Puncture Shop and small shopping mart to the extent of 5% of the total area of the plot.
- 4.10 In case of Service Station NOC for Water Supply from Karachi Water & Sewerage Board/concerned agency will also be provided/required.
- 4.11 All building structures shall be constructed leaving a compulsory open space of at-least 10 ft. (3 m.) from the boundary of the plot.
- 4.12 Apart from office for Manager, a Public Lavatory comprising of two (2) W.Cs and drinking water facility shall also be provided for the public.
- 4.13 NOC will be issued on payment of charges @ Rs. 1,000/= per sq. yard.
- 4.14 25 access roadway may follow an angle of 20 to 45 degree with the road at entry and exit and will have a minimum width of each lane of at least 12 ft. (3.65 m).
- 4.15 Telephone facility.
- 4.16 Drinking water (fountain).
- 4.17 A committee constituted by the Chairman, Governing Body, Sindh Katchi Abadis Authority will scrutinize the cases for issuance of NOC for Petrol Pumps/CNG Stations and submit it's recom-

mentations to the Governing Body, Sindh Katchi Abadis Authority for *post facto* approval.

5. MOBILE TOWERS

- 5.1 The Mobile Towers erected/to be created over any premises/open space/roof should be subject to condition that stability certificate should be furnished from licence architect countersigned by licenced structural Engineer.
- 5.2 The Towers only be allowed on commercial unit.
- 5.3 If any one wants to/get into the contract for erecting/installing such tower on Residential and Residential-cum-Commercial unit should apply for conversion of land use to Commercial.
- 5.4 The conversion charges for such purpose would be:

Residential to commercial @ Rs. 1,000/= per sq. yard.

Residential-cum-Commercial to commercial @ Rs. 800/= per sq. yard.
- 5.5 NOC for erection/installation of such Tower would be issued after payment of NOC charges @ Rs. 50,000/= per Tower per housing unit.
- 5.6 The fees prescribed above will also be charged to such Towers/Housing units who are doing such job before the promulgation of this bylaws.
- 5.7 A rental fee of Rs. 500/= per sq. yard for each year will be charged. The fee should be paid upto 20th day of January for each year.

6. MULTISTORIED BUILDINGS

- 6.1 The rules/regulations framed under KBTPR-2002 may be followed.
- 6.2 The size of plot proposed for Multistoried Building should be at least 300 sq. yards and above.
- 6.3 The plot should be in commercial category.
- 6.4 The plot would be converted into commercial category after payment on @ the following rates :
- Residential to Commercial @ Rs. 1,200/= per sq. yard.
- Residential-cum-Commercial to commercial @ Rs. 1,000/= per sq. yard.
- 6.5 NOC would be issued on payment of NOC charges @ :
- For land converted from
Residential to Commercial Rs. 500/= per sq. yard.
- For land converted from
Residential-cum-Commercial to Commercial Rs. 600/= per sq. yard.
- 6.6 The plot should have frontage at least 30'-00".
- 6.7 The plot have at least 40'-00" wide road at front.
- 6.8 The Building Plan would be forwarded to KBCA after completing codal formalities and payment of Government dues.

7. CHANGE OF LAND USE

Following conversion fee shall be charged.

7.1 RESIDENTIAL TO COMMERCIAL

Upto 60.00 sq. yds.	Normal+25%
From 61.00 to 120.00 sq. yds.	Normal+50%
From 121.00 to 240.00 sq. yds.	Double of Normal rate
From 241.00 to 500.00 sq. yds.	Double of Normal rate+25%
From 501.00 sq. yds. and onward	Three times the Normal rate

7.2 RESIDENTIAL-CUM-COMMERCIAL TO COMMERCIAL

Upto 60.00 sq. yds.	Normal+10%
From 61.00 to 120.00 sq. yds.	Normal+25%
From 121.00 to 240.00 sq. yds.	Double of Normal rate
From 241.00 to 500.00 sq. yds.	Double of Normal rate
From 501.00 sq. yds. and onward	Double of Normal rate+50%





SINDH KATCHI ABADIS AUTHORITY

LEASE RATES FOR THE KATCHI ABADIS IN KARACHI DIVISION

vide Notification No. SKAA/DCM/NOT/220/2013/253 Dated: 18-March, 2013

TYPE	SIZE OF PLOT	ZONE-I	ZONE-II	ZONE-III	ZONE-IV	ZONE-V	ZONE-VI
RESIDENTIAL	Upto 60 Sq. Yds	55	50	45	40	35	28
	From 61 - 80 Sq. Yds	110	100	90	80	70	55
	From 81 - 120 Sq. Yds	220	200	180	160	145	110
	From 121 - 240 Sq. Yds	425	335	290	260	240	165
	From 241 - 500 Sq. Yds	700	660	620	570	440	255
	From 501 - 800 Sq. Yds	860	760	720	655	510	335
	From 801 Sq. Yds & Above	920	870	840	758	590	365
RESIDENTIAL CUM COMMERCIAL	Upto 60 Sq. Yds	176	165	145	132	116	88
	From 61 - 120 Sq. Yds	290	270	230	210	170	132
	From 121 - 240 Sq. Yds	480	440	380	345	300	198
	From 241 - 500 Sq. Yds	720	680	580	520	470	330
	From 501 - 800 Sq. Yds	855	800	690	630	560	430
	From 801 Sq. Yds & Above	1040	960	820	750	680	520
COMMERCIAL	Upto 60 Sq. Yds	690	625	600	560	500	330
	From 61 - 80 Sq. Yds	790	720	680	620	575	440
	From 81 - 100 Sq. Yds	890	860	830	775	690	550
	From 101 - 150 Sq. Yds	1185	1050	1035	970	855	650
	From 151 - 300 Sq. Yds	1460	1350	1295	1210	1080	810
	From 301 - 500 Sq. Yds	1650	1685	1520	1515	1350	1010
	From 501 - 800 Sq. Yds	2315	2100	2120	1895	1665	1265
	From 801 Sq. Yds & Above	2855	2590	2530	2370	2165	1580
AMENITY Charitable	PLOT OF ANY SIZE	240	200	150	100	80	50
Non-Charitable	Price shall be fixed by Rate Assessment Committee as and when needed						
RELIGIOUS	PLOT OF ANY SIZE	80	70	60	50	40	40

ZONE I

CLIFTON, DEFENCE SOCIETY AREA, PECHS, MOHAMMAD ALI SOCIETY, GIZRI, SHAHRA-E-FAISAL FROM AIRPORT TO AVARI TOWER, MAIN KARSAR ROAD, HILL PARK AREA, KALA PUL AREA

ZONE II

GULSHAN-E-IOBAL, GULISTAN-E-JOHER, SADDAR AREA, SOLDIER BAZAR, GRU MANDAR, TEEN HATTI, NORTH NAZIMABAD, TOWER, KHARADAR, MITHADAR, SOULTON MARKET, CITY & CANTT STATION AREAS, DEH DRIGH SCHEME-33 (METROWALK)

ZONE III

NAZIMABAD, F.B. AREA, NEW KARACHI, BUFFER ZONE, LIAQUATABAD, SITE, OLD & NEW GOLIMAR, F.C. AREA, KEMARI

ZONE IV

KORANGI LANCHI, (SHAH FAISAL TOWN), GREEN TOWN, NORTH KARACHI, MALIR EXT., HAWKS BAY, SHER SHAH

ZONE V

BALDIA, ORANGI TOWN, QASBA, SURJANI, GADAP, BIN QASIM TOWN,

ZONE VI

MARGPUR, LYARI, TRANS LYARI, DHOOSI GHAT, MANGHOPIR AREA, MANDRA, SHAMS BHITT ISLAND & OTHER AREAS

Note:-

If any area has been left, regarding the fixation of rates of land not specifically mentioned in the Schedule-II, dispute shall be resolved by the Chairman. His decision shall be final.



SCHEDULE B/2-2013

SINDH KATCHI ABADIS AUTHORITY

LEASE RATES FOR THE KATCHI ABADIS IN HYDERABAD DIVISION

vide Notification No. SKAA/DO/NOT/220/2013/253 Dated: 18-March, 2013

TYPE	SIZE OF PLOT		ZONE-I	ZONE-II	ZONE-III
RESIDENTIAL	Upto	120 Sq. Yds	85	70	50
	From	121 - 240 Sq. Yds	110	100	80
	From	241 - 400 Sq. Yds	200	180	140
	From	401 - 600 Sq. Yds	350	270	230
	From	601 - 800 Sq. Yds	400	300	250
	From	801 Sq. Yds & Above	450	350	290
RESIDENTIAL CUM COMMERCIAL	Upto	80 Sq. Yds	100	80	60
	From	81 - 120 Sq. Yds	100	175	145
	From	121 - 240 Sq. Yds	200	200	200
	From	241 - 400 Sq. Yds	400	420	320
	From	401 - 600 Sq. Yds	550	500	320
	From	601 - 800 Sq. Yds	650	600	320
	From	801 Sq. Yds & Above	830	730	390
COMMERCIAL	Upto	50 Sq. Yds	400	350	250
	From	51 - 80 Sq. Yds	450	400	280
	From	81 - 100 Sq. Yds	550	480	280
	From	101 - 150 Sq. Yds	600	550	280
	From	151 - 300 Sq. Yds	800	700	400
	From	301 - 500 Sq. Yds	1080	835	600
	From	501 - 800 Sq. Yds	1350	1000	600
	From	801 Sq. Yds & Above	1685	1200	630
AMENITY	PLOT OF ANY SIZE		140	135	120
Charitable					
Non-Charitable	Price shall be fixed by Rate Assessment Committee as and when needed				
RELIGIOUS	PLOT OF ANY SIZE		45	45	35

ZONE I

DISTRICT HYDERABAD

ZONE II

DISTRICT HEAD QUARTER LOCAL COUNCILS OF 1) DADU 2) THATTA 3) BADIN 4) JAMSHORO 5) MATIARI 6) TANDO MOHD KHAN 7) TANDO ALLAHYAR

ZONE III

REST OF DISTRICT HEAD QUARTER LOCAL COUNCILS

Note:

If any area has been left, regarding the fixation of rates of land not specifically mentioned in the Schedule-B, dispute shall be resolved by the Chairman. His decision shall be final.



SCHEDULE B-I-2011

SINDH KATCHI ABADIS AUTHORITY

LEASE RATES FOR THE KATCHI ABADIS IN MIRPURKHAS DIVISION

vide Notification No.SKAA/DDMNOT/7220/2013/253 Dated: 18-March, 2013

TYPE	SIZE OF PLOT	ZONE-I	ZONE-II	ZONE-III
RESIDENTIAL	Upto 120 Sq. Yds	70	60	40
	From 121 - 240 Sq. Yds	110	90	40
	From 241 - 400 Sq. Yds	175	160	120
	From 401 - 600 Sq. Yds	255	210	180
	From 601 - 800 Sq. Yds	290	240	180
	From 801 Sq. Yds & Above	335	275	180
RESIDENTIAL CUM COMMERCIAL	Upto 80 Sq. Yds	100	90	80
	From 81 - 120 Sq. Yds	110	100	80
	From 121 - 240 Sq. Yds	230	210	150
	From 241 - 400 Sq. Yds	360	300	200
	From 401 - 600 Sq. Yds	435	360	200
	From 601 - 800 Sq. Yds	520	435	250
	From 801 Sq. Yds & Above	625	520	250
COMMERCIAL	Upto 50 Sq. Yds	300	300	210
	From 51 - 80 Sq. Yds	400	345	210
	From 81 - 100 Sq. Yds	485	415	210
	From 101 - 150 Sq. Yds	560	520	210
	From 151 - 300 Sq. Yds	805	650	380
	From 301 - 500 Sq. Yds	835	810	350
	From 501 - 800 Sq. Yds	1010	1000	500
	From 801 Sq. Yds & Above	1265	1200	500
AMENITY Charitable	PLOT OF ANY SIZE	135	130	90
Non-Charitable	Price shall be fixed by Rate Assessment Committee as and when needed			
RELIGIOUS	PLOT OF ANY SIZE	45	40	30

ZONE I

DISTRICT MIRPURKHAS

ZONE II

DISTRICT HEAD QUARTER LOCAL COUNCILS OF 1) SANGHAR 2) UMARKOT 3) THARPARKAR

ZONE III

REST OF DISTRICT HEAD QUARTER LOCAL COUNCILS

Notes: If any area has been left, regarding the fixation of rates of land not specifically mentioned in the Schedule-B, dispute shall be resolved by the Chairman. His decision shall be final

SCHEDULE B/4-2013



SINDH KATCHI ABADIS AUTHORITY

LEASE RATES FOR THE KATCHI ABADIS IN SUKKUR DIVISION

vide Notification No. SKAA/DDM/NOT/220/2013/253 Dated: 18-March, 2013

TYPE	SIZE OF PLOT	ZONE-I	ZONE-II	ZONE-III
RESIDENTIAL	Up to 120 Sq. Yds	80	75	70
	From 121 - 240 Sq. Yds	145	130	115
	From 241 - 400 Sq. Yds	230	210	180
	From 401 - 600 Sq. Yds	290	255	200
	From 601 - 800 Sq. Yds	330	290	200
	From 801 Sq. Yds & Above	360	335	200
RESIDENTIAL CUM COMMERCIAL	Up to 80 Sq. Yds	105	70	65
	From 81 - 120 Sq. Yds	190	185	65
	From 121 - 240 Sq. Yds	290	230	65
	From 241 - 400 Sq. Yds	360	335	155
	From 401 - 600 Sq. Yds	435	405	250
	From 601 - 800 Sq. Yds	520	485	250
	From 801 Sq. Yds & Above	625	580	250
COMMERCIAL	Up to 50 Sq. Yds	400	350	280
	From 51 - 80 Sq. Yds	480	400	280
	From 81 - 100 Sq. Yds	565	485	280
	From 101 - 150 Sq. Yds	690	580	280
	From 151 - 300 Sq. Yds	865	695	410
	From 301 - 500 Sq. Yds	1080	835	410
	From 501 - 800 Sq. Yds	1350	1000	510
	From 801 Sq. Yds & Above	1685	1200	510
AMENITY Charitable	PLOT OF ANY SIZE	135	135	135
Non-Charitable	Price shall be fixed by Rate Assessment Committee as and when needed			
RELIGIOUS	PLOT OF ANY SIZE	45	45	35

ZONE I

DISTRICT SUKKUR

ZONE II

DISTRICT HEAD QUARTER LOCAL COUNCILS OF 1) KHARPUR 2) GHOTKI 3) NOUSHERO FERDZ
4) SHAHEED BENAIZIRABAD

ZONE III

REST OF DISTRICT HEAD QUARTER LOCAL COUNCILS

Note:-

If any area has been left, regarding the fixation of rates of land not specifically mentioned in the Schedule-B, dispute shall be resolved by the Chairman. His decision shall be final.



SCHEDULE B/5-2012

SINDH KATCHI ABADIS AUTHORITY

LEASE RATES FOR THE KATCHI ABADIS IN LARKANA DIVISION

vide Notification No.SKAA/DO/NOT/220/2013/253 Dated: 18-March, 2013

TYPE	SIZE OF PLOT	ZONE-I	ZONE-II	ZONE-III
RESIDENTIAL	Upto 120 Sq. Yds	80	50	40
	From 121 - 240 Sq. Yds	110	105	70
	From 241 - 400 Sq. Yds	175	150	110
	From 401 - 600 Sq. Yds	290	210	150
	From 601 - 800 Sq. Yds	335	235	150
	From 801 Sq. Yds & Above	380	275	180
RESIDENTIAL CUM COMMERCIAL	Upto 80 Sq. Yds	100	70	50
	From 81 - 120 Sq. Yds	165	110	75
	From 121 - 240 Sq. Yds	230	165	110
	From 241 - 400 Sq. Yds	300	215	140
	From 401 - 600 Sq. Yds	360	260	180
	From 601 - 800 Sq. Yds	435	310	250
	From 801 Sq. Yds & Above	520	375	290
COMMERCIAL	Upto 50 Sq. Yds	300	280	200
	From 51 - 80 Sq. Yds	345	325	250
	From 81 - 100 Sq. Yds	415	365	300
	From 101 - 150 Sq. Yds	520	465	300
	From 151 - 300 Sq. Yds	645	555	300
	From 301 - 500 Sq. Yds	810	665	300
	From 501 - 800 Sq. Yds	1015	800	350
	From 801 Sq. Yds & Above	1265	965	350
AMENITY Charitable	PLOT OF ANY SIZE	135	130	130
Non-Charitable	Price shall be fixed by Rate Assessment Committee as and when needed			
RELIGIOUS	PLOT OF ANY SIZE	45	45	45

ZONE I

DISTRICT LARKANA

ZONE II

DISTRICT HEAD QUARTER LOCAL COUNCILS OF 1) KAMBER SHAHDADKOT @ KAMBER 2) SHIKARPUR
3) JACOBABAD 4) KASHMORE @ KANDHUKOT

ZONE III

REST OF DISTRICT HEAD QUARTER LOCAL COUNCILS

NOTE: If any area has been left, regarding the fixation of rates of land not specifically mentioned in the Schedule-B, dispute shall be resolved by the Chairman. His decision shall be final.

