

Karachi, dated the 4th Sept 2013

NO.SO(L&C)HTP/5-291/2009: In supersession of this Department's Notification No.SO(L&C)HTP/3-1/2009 dated 09.01.2009 and all previous Notifications and the exercise of the powers conferred under section 21 of the Sindh Building Control Ordinance, 1979, the Government of Sindh is pleased to notify the rules as under:-

1. The Sindh Building Control Authority (SBCA) shall obtain copy of Computerized National Identity Card (CNIC) from the owner, builder, attorney of the plot in case of any violation of the building law, regulations is committed for strict appropriate action as required under the relevant laws, if any concrete violation is found, the Authority (SBCA) shall make request to the NADRA to block the CNIC of the violator till implementation of the Sindh Building Control Ordinance-1979, KBTP&R-2002 and other applicable laws as per Hon'ble Supreme Court of Pakistan's Order dated 12.03.2013 in Constitution Petition No.D-1804/2009.
2. No Government/Semi Government, Autonomous Corporate Body shall provide utility services including Electricity, Gas, Water and Sewerage disposal facility to any premises subject to the production of the Completion Plan duly approved by the Authority (SBCA) as required under section 6 (2) of Sindh Building Control Ordinance 1979.
3. Registration of Properties: All Sub Registrars (Properties) or Property Registration Authority shall not register or execute any lease or sub-lease or any other title documents of any property or premises i.e. office, flats, residential house, shops, etc., without proper confirmation or verification of the Completion Plan from the SBCA as required under section 6 (2) of Sindh Building Control Ordinance-1979.
4. Sindh Building Control Authority (SBCA) shall initiate action against illegally constructed buildings /premises and attach or seal with the assistance of law enforcement agencies and get FIR lodged against owner of such building in the concern Police Station.
5. The KESC, KW&SB, Sui Southern Gas Company or other similar public functionaries shall disconnect all the utility services or connections of the said illegally constructed buildings or premises on the written request of SBCA immediately.
6. Sindh Building Control Authority shall file prosecution case under section 19 of the SBCO-1979 and get FIR lodge against the offenders or violators of the building laws as defined under section 188 PPC and other relevant laws. The Advocate General, Sindh shall issue directive to all Additional Advocate General or Assistant Advocate General to defend the criminal prosecution cases on behalf of the Sindh Building Control Authority.
SBCA Police Station shall exercise the powers to investigate the cases again/st the offenders or violators of the building laws.
8. Sindh Building Control Authority may create and make appointment of at least 50 Security Staff alongwith Licensed subject to the approval of the Government in consultation with Home Department. Security Guard shall preferably be considered for appointment from amongst the retired Army Personnel not below the rank of Naib Subedar in order to secure the assets and safety of the officers of the SBCA. Commissioner and Deputy Commissioner shall provide the accommodation to the SBCA for establishment of its office or sub offices in all Division/District/Region.
9. Director General SBCA being Chief Executive shall initiate all appropriate arrangement or re-organize the structure of the said authority (SBCA), due to the enhancement of jurisdiction of the SBCA, with a view to achieve the objects of the said law.
10. Director General / Chief Executive, SBCA shall publish Public Notices in daily newspapers with the caution to all the said offenders or violators of the law shall remove all un-authorized and illegal construction or encroachments by self with in specified days, otherwise the authority (SBCA) shall demolish the said buildings, on the cost of the said owners or builders, as required under section 7-A of the SBCO-1979.
11. Director General/Chief Executive, SBCA shall submit comprehensive monthly progress report to Local Government Department for perusal of the Chief Minister, Government of Sindh.
12. Police Assistance: The Police Authorities shall provide Police Assistance to SBCA for maintenance of law and order situation in the concern area during the ejection and demolition operations against the un-authorized, illegal construction whenever required by the SBCA. Station House Officer, Police Station concern shall ensure and be responsible to restrain un-authorized and illegal constructions in the area upon written complaint by Sindh Building Control Authority against the violators.
13. Station House Officer concern area shall be responsible to ensure to intact the seal affixed by the SBCA upon the unauthorized or illegally constructed property or premises or building and in case of tempering the seal, FIR shall be got lodged taking the offender or violator in custody in accordance with relevant law.
14. Sindh Building Control Authority shall obtain adequate Ranger, Police Personnel or personnel during the demolition operation against unauthorized and illegally constructed buildings /premises whenever required from the Director General Pakistan Rangers (Sindh), Inspector General Police(Sindh) Administrator/Municipal Commissioner, Karachi Metropolitan Corporation and Anti Encroachment Police Stations.
15. Exclusive Police Stations in whole Province shall be established in Hyderabad, Mirpurkhas, Larkana and Sukkur Division to undertake and provide police protection as per law.
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