



**Project Implementation Unit
CLICK, Local Government
Government of Sindh**



MAPPING OF KARACHI CITY OPEN PLOTS FOR NON- UTILIZATION AND PROPERTY TAXATION ASSESSMENT

Terms of References

(For the selection of a Consultant)

Issued by:
Competitive & Livable City of Karachi (CLICK)
Local Government, Government of Sindh

August 2025

Section-1: Project Introduction and Stakeholder Offices

Introduction:

The objective is to create a city-scale GIS based land ownership mapping system to identify, catalogue to serve open / vacant plots in Karachi, showing legal owner(s), administrative department owning legal custody, lease/status, land-use and basic on-site evidence (photos), usable by planning, revenue, anti-encroachment and public services teams.

The city-wide open plots mapping and ownership information can be crucial for government administration offices for various reasons, including identifying potential areas for development, managing urban sprawl, and ensuring efficient land use for planning and development.

Key stakeholder Organization

- Board of Revenue, Sindh (central land & revenue records)
- Karachi Development Authority (KDA) & Karachi Master Plan Department — development parcels & estate management. KDA / SBCA
- Karachi Metropolitan Corporation (KMC) — municipal maps, master plan layers. KMC
- Karachi District Municipal Corporations (DMCs) and Town Municipal Corporations (TMCs) – Property Ownership Record and Municipal Maps
- Provincial local Department(s): Board of Revenue (BOR), CLICK UIPT GIS cell (LGD), KDA, LDA, MDA and PDMA, Sindh Building Control Authority (SBCA) & KWSB, others.
- Sectoral owners: Karachi Port Trust (KPT), Defence (DHA/ Cantonment Boards), SITE, and Federal Estates offices, KPT, PQA, CAA, SSGC, KE.

Section-2: Basics about the Project Assignment and Qualification

1. Mapping of Karachi City open plots for non-utilization and taxation assessment
2. The PIU CLICK seeks services of a Consultancy Firm/ Company / Organizations to carry out a comprehensive open plot parcels survey in 25 Towns of Karachi.

Assignment's Objective:

1. The objective of this Consultancy is to conduct a comprehensive survey and mapping of Open Plot Parcels identifying Plot owning agency and relevant ownership, details for assessment of Government fee for non-utilization and relevant charges and fees.
2. Procurement of Latest Aerial Resource(s): The open plots field surveys and mapping are to be conducted using latest available aerial resources.
3. Conduct requisite field surveys to develop an integrated geodatabase model providing data accessibility through an interoperable Web Portal service.
4. Development of Land-owning Agencies baseline administrative mapping in Karachi Division in addition to administrative and revenue and municipality boundaries.
5. Data Collection: Integration of Land ownership record identifying lessor and lessee information from the relevant land ownership federal and provincial agencies and offices. The Data collection exercise also requires identification at site availability of infrastructure services required for the fee structure and assessments verifying from the respective Land owning and infrastructure department and organizations.
6. Project Details
 - i. **Project Area:** Karachi 07 districts, municipalities and 25 towns
 - ii. **Estimated Project Duration:** September 20, 2025 - May 29, 2026
 - iii. **Sponsoring Agency:** The World Bank
 - iv. **Executing Agency:** Project Implementation Unit (PIU) CLICK, Local Government, Government of Sindh

Section 3: Terms of Reference

Terms of Reference

The following activities are broadly classified under identification of Open Plots to incorporate the field verification and integration of available land parcel information identification mapping from the relevant administrative department to effectively furnish the digital footprint and available records through an updated technological framework of land / plot parcels and data accessibility:

1) Identifying Open Plots:

Identification and delineation in digital formats in line with the government scheme available mapping record. This can be done through various sources, including

- Mapping of Open land Parcels Cadaster: Mapping and Digitization of available official records of land / open plot parcels along with the administrative scheme / deh / survey number boundaries.
- Mapping of major available Infrastructure Including Road Network, Drainage, Water Supply, Electricity and other support information.
- Environmental Factors: Presence of vegetation, soil type, etc.

2) GIS Software and Mapping:

- Choosing a GIS Platform: The Consultant will be required to develop a modular geodatabase GIS platform to incorporate queries and provision of an integrated API from a multiple cross-platform land-owning organizations' database integration for data input, spatial data mapping of open land parcels and open plots.
- The collected data to be organized into thematic layers within the GIS software. For example, one layer might represent all open plots, while another represents administrative zoning regulations.

3) Mapping and Visualization:

The software shall display maps that visually represent the open plots with the relevant land authority ownership records and attributes, available spatial and infrastructure/utilities information to visualize spatial relationships with other features at localized and city-wide levels.

- Cadastral parcels (master parcel polygons) with unique parcel IDs and metadata (area, survey number/deh/town) with source departments records; e.g., Board of Revenue(BOR), KMC / SBCA etc.,
- Open Plot overlay with baseline land ownership agency/organization spatial layer identifying plot parcel jurisdiction organization.
- Registered ownership/title info (where available) and lease/contracts. (E-registration APIs or extracts).
- Street-level photos/survey photos and optional field GPS traces (mobile app).
- Attributes with plot related available information
- Infrastructure Mapping / Auxiliary: roads, utilities, drainage, flood zones, administrative boundaries
- Identify Field Surveys in terms of data collection and data upload, and Departmental Workflows.

Qualifying Criteria

- Registered with relevant authorities i.e. SECP, Companies Registrar, etc. and have an active tax status with both FBR & SRB.
- The Consultant Firm(s) should demonstrate proven project experience and track record of similar assignments and working with Board of Revenue, Karachi Master Plan and Local Government Departments, Government of Sindh.
- Team with strong knowledge of GIS systems (preferably ArcGIS) & MIS and skills in digitization of satellite imagery.
- Strong written and oral communication skills of team are necessary for communicating with stakeholders, writing reports, and presenting findings. Ability to translate technical information into layman terms is also important.

Deliverables & Payments:

Following Payment schedule will be admissible:

S. No.	Task	Payment
1	Identifying Open Plots	25%
2	GIS Platform and Mapping	50%
3	Mapping and Visualization	25%

**: Payment will be subject to technical review and endorsement by the client team including GIS specialist.*