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abad SHELTER

A Publication of Association of Builders and Developers of Pakistan

Ban on High-Rise Buildings



Slums, the Inadequate Places

Green Building Technology

Cost Effective Construction Tech.

Meetings & Press Confernces

Love Pakistan Build Pakistan



Happy Independence Day
14 August 2017

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EDITORIAL



Construction in any country is a complex sector of the economy, which involves a broad range of stakeholders and has wide ranging linkages with other areas of activity such as manufacturing and the use of materials, energy, finance, labor and equipment.

Construction activities and its output is an integral part of a country's national economy and industrial development. The construction industry is often seen as a driver of economic growth especially in developing countries. The industry can mobilize and effectively utilize local human and material resources in the development and maintenance of housing and infrastructure to promote local employment and improve economic efficiency. It is stated that the construction makes a noticeable contribution to the economic output of a country; it generates employment and incomes for the people and therefore the effects of changes in the construction industry on the economy occur at all levels and in virtually all aspects of life. This implies that construction has a strong linkage with many economic activities and whatever happens to the industry will directly and indirectly influence other industries and ultimately, the wealth of a country. Hence, the construction industry is regarded as an essential and highly visible contributor to the process of growth.

If we see the government initiatives and policies regarding housing and construction sector then we can analyze that nothing has been done properly to resolve the many issues of housing and construction sector and fulfill the housing needs of common men. The apathy of the government to the housing needs of the common men has resulted in creation of countless Katchi Abadies. These settlements have become a breeding place of crimes and unlawful activities. Due to unavailability of infrastructure in these Katchi Abadies unhygienic and miserable living conditions are prevailing in our society.

ABAD has always been playing its due role in providing the housing facilities to the countrymen and overcoming the housing shortage of the country. Now by initiating affordable housing schemes for middle and low income group people in different big cities like Islamabad and in Karachi ABAD is very positive to resolve the issue of housing shortage. So, the government should consider and utilize the abilities of this consortium by providing them basic infrastructure facilities and help them in their noble causes.

Engr. Zaheer Qadri

Convener

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Managing Director, Usman & Company

A brief about

*by Mr. Farooq Hassan
Founder Member of ABAD*

ABAD



As we all know that housing is a basic need for humans and it is the responsibility of any government to fulfill this, but unfortunately ours has been failed to provide adequate housing facilities to the needy and deserving populace and it is just a dream for them to have their own house.

Due to inadequate housing the slums and illegal settlements develop and create more problems for the residents and for the low enforcement agencies. Since these settlements are the breeding places of criminals and also hinder the developmental process of the country, so a proper resolve of these issues is much needed in order to live a peaceful life.

The Beginning

In 1973, Mr. Zulfikar Ali Bhutto was Prime Minister of Pakistan and visualizing the need of housing for low income group he directed provincial government to provide land to the builders and the banks to provide them funds. Though HBFC was there it hardly had any funds. Before this thrust for housing there were only two private parties' involved in providing housing namely Al-Azam and Hussain De Silva. Because of the government's directives, local government, ably assisted by Mr. Z. A. Nizami, the then Chief Town Planner, became very active and lots of flats sites and plots were created and offered to private builders and developers. These plot sites were offered on very low price. Mr. Bhutto was keenly watching the progress and the extent of his personal interest can be ascertained from the fact that Hasan Square was the only project in the private sector that Mr. Bhutto ever visited during his entire tenure.

In promoting housing Jam Sadiq Ali and Mr. Z. A. Nizami played a vital role, Jam Sadiq was a very

generous person and a dynamic personality. Mr. Z. A. Nizami remained head of K.D.A. for 18 years. During this period, the housing industry and K.D.A. reached new heights. Builders owe him a great debt. He was not an individual but an institution.

Formation of ABAD

Previously there were only Contractors not the Builders and Developers, and the contractors were also looked down upon and being a contractor was a stigma. So it was thought that something to be coined and had to be done to change the perception and create a new environment.

So, it was needed that some likeminded people should assemble to form an organization to draw a strategy and then implement it. Fortunately some enlightened professional met to organize themselves to form an organization. Prominent among them were Syed Mazhar Ali of Maymar, A. P. Sanyal of Rimpa, Sheikh Rehmatullah of Eastern Services, H. Islamuddin, S. H. Shareef, Saiyed Abid Ali Zaidi, S. G. H. Kadri, Ahsan Muhammad, S. A. Raza Zaidi, Nooruddin Ahmed, Aftabur Rehman, Ruknuddin Khan, Sardar Masti Khan and myself from Hassan Associates. Then had few informal sessions and also contacted old hands like Al-Azam and Hussain deSilva.

Then a formal meeting was called under the Chairmanship of Sardar Masti Khan, a prominent Baloch Sardar, highly respected in the higher circles and a thorough gentleman. It was decided in this formal meeting that trade organization be formed with the objective to promote and protect the interest of builders and also create a new positive image of builders and developers. After due deliberation a most apt name Association of Builders and Developers with the abbreviation of ABAD was coined which had a lot of appeal and impact.

This formal assembly of participants elected Sardar Masti Khan as first Chairman of ABAD for the term 1974-75 and Mr. Islamuddin of Al-Azam as the Honorary Secretary. The first office of ABAD was located in the same building with the office of Al-Azam.

Mr. Islamuddin was among the oldest builders and having been working for his company for a long time he had a lot of housing experience. He earned respect by his share of hard work, experience and guidance. The main reason of ABAD's early recognition and orderly layout organization was due to the combined efforts and dedication of these two office bearers. Mr. Islamuddin remained ABAD secretary till his last breath. He holds a very special place in ABAD's formation.

On completion of the term of Sardar Masti Khan as the first Chairman of ABAD the general body of the founder members as well as new assembled decided that the office of the Chairman shall always be elected, unopposed, to set a tradition. So, I was elected as the 2nd Chairman of ABAD. When I assumed the office of Chairman, I had an executive committee consisting mostly of founder members and enjoyed their complete support and confidence. I am proud to say that till I remained associated with ABAD, all Chairman and executive committee members were elected unopposed.

At that time ABAD has a full fledge secretariat headed by an able, competent, hardworking, straight-forward and totally dedicated secretary. Sardar Masti Khan had made inroads in high places in the government. Above all both federal and provincial governments were bent upon supporting housing schemes. On top of that the team of Jam Sadiq Ali and Z. A. Nizami were there to extend all the support and patronage one could ask for.

At that time there was only one TV channel i.e, PTV, along with print media. The office bearer of ABAD contacted media persons, cultivated friendships with them, told them about an individual builder's qualities and efforts and sought their support. It was due to God's blessing that an atmosphere of positive perception about builders had created. ABAD became a household name and there was hardly a day when news about ABAD or its chairman was not printed. PTV also, most often, called the chairman of ABAD for live interviews. The Chairman's interview with print media became a routine affair.

Meeting the expenses of ABAD

The secretary used to make a quarterly budget for ABAD's expenses and used to present it before the central executive committee. The founders and senior members used to make voluntarily contributions to meet the expenses of ABAD according to the budget. Mr. Niazi a Builder from Lahore contributed a lot in the expenses of ABAD. Besides contributing to the budget allocation, the Chairman and the other members of the central executive committee used to visit Islamabad to attend various meetings and born all the expenses.

Getting Housing declared as an Industry

There are certain basic advantages and benefits for declared industries and by that time the housing was not declared as an industry. But the then executive committee and office bearer pursued this matter vigorously and after protected negotiations with the various ministries of the government got it declared as an industry. By this time ABAD had become very visible and an important trade organization and the government invariably invited the chairman for his advice on policy matters.

Building a Control Act

I met the Chief Minister Jam Sadiq Ali and requested that the government should pass an act to discipline the builders and to protect the interest of the buyers. He was not only surprised but shocked that I, as a representative of builders, was asking him to control their activities. I told him that a healthy, equitable and just relationship between the builders and the clients is a must, not only for the growth of housing but for builders as well. He asked me to go ahead and draft that act as I wanted it.

When I brought the subject before the executive committee to their credit, the committee supported me. We worked on the draft around the clock with officials of the Law Department, Government of Sindh. What is today known as the Building Control Act, with certain amendments, is the product of ABAD.

Awards of Housing Work for the members of ABAD

Though the trade organizations do not provide business to its members but during my chairmanship I got housing works for the members of ABAD in Gulshan-e-Hadeed Karachi and in Islamabad. I had constructed Steel Mills Housing Colony and when Steel Mill's management introduced housing for their employees on ownership basis the chairman of steel mill asked me to take up the whole scheme of thousands of houses. I being the chairman of ABAD thought that the scheme was too big, so every member should take a share. I took the members of committee into confidence and 19 member companies of ABAD participated in the scheme. It was proposed that an independent Steel Mill Committee was setup to manage their affairs directly.

At that time the significance of ABAD can be judge from a case in point. When the Sri Lankan Government wanted to boost the housing industry it sought the help of the Government of Pakistan. In turn the government of Pakistan asked the Chairman of ABAD to discuss matter with Sri Lankan Officials and help them. The Pakistani Embassy setup various meetings with the Government officials and the mayor of Colombo and ABAD played a significant part in that project.

International Seminar on Shelter and Homeless

The year 1983 was declared as a year of shelter for the homeless by the UN. By the time ABAD had become very strong, vocal, vibrant and internationally known and acknowledged. The UN approached me while I was Chairman to sponsor an international seminar for shelter for the homeless. It may seem hard to understand that ABAD was a sponsor of a seminar while the UN and the Government of Pakistan were co-sponsors. As difficult as it was to believe, it was a moment of immense pride for all of those associated with ABAD.

As a result, ABAD organized the three-day International Seminar on the topic of 'Shelter for the Homeless' in Marriot Hotel Karachi. The speakers

included Agha Khan, Deputy Secretary General of the UN, and Housing Ministers of various countries including India along with distinguished experts on the subject. Owing to the importance of the speakers and the importance of the occasion there was great hype in Karachi about the seminar and everybody wanted to be seen at the event. We had initially made arrangements of 300 guests but because of great demand we had to increase the seating arrangements to 500 and ultimately to 700.

In the seminar when the president Zia-ul-Haq entered the hall he remarked “Farooq Sahib, this is not Pakistan” after the inaugural he had nothing but praise for the organization and the way the whole affair was organized and conducted. After that ABAD gained much more respect in the eyes of national and international institutions.

ABAD HOUSE

After achieving all this, I felt the time was right and announced my retirement from ABAD. But in 1985,

elders and new entrants came to me and insisted that I take the office again. I accepted the request for the sole reason for a mission. The mission was to finish the job undone i.e. to build ABAD House. Then for the building of ABAD House, the President of Pakistan Muhammad Zia-ul-Haq asked Mr. Abbasi the Governor and Mr. Z. A. Nizami to grant land for the building of ABAD. I engaged Habib Fida Ali, the most renowned architect of Karachi to design the building. So, within no time ABAD had more than sufficient funds to start the construction of its headquarter. The credit of excellently raising the building goes to Shamsuddin Ibrahim, who completed it within record time. For developing the garden, Mr. David a renowned English landscaper was engaged who at the end did a wonderful job. At that time there was no other building that can come even close to the grandeur of ABAD House. I also engaged Dr. Irshad the head of IT department Karachi University and his team to collect as much data as possible on housing and related industries and provide the planning commission with the data to help frame housing policy.



ABAD-JANG

EXPO

24-25-26 March, 2017

Pak-China Friendship Centre, Islamabad



abad
4th INTERNATIONAL
EXPO
KARACHI 12 - 14 August
2017



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EXPO
12-14 August 2016
Karachi Expo Centre



ABAD
INTERNATIONAL
EXPO
12-14 August 2014
Karachi Expo Centre

HORIZON FROM CONSTRUCTION TO LIVING

4th ABAD International Expo

and a peep into past expo events

After three consecutive three successful exhibitions- ABAD Expo-2014 and ABAD Expo-2016 at Expo Center Karachi and ABAD Expo- 2017 at Pak-China Friendship Center, Islamabad- ABAD is going to organize another three-day mega event in Karachi the 4th International ABAD Expo at Karachi Expo Center from 12-14 August, 2017.

The Association of Builders and Developers of Pakistan (ABAD), under able leadership of Mohsin Sheikhani-current Chairman of ABAD, is striving for betterment of construction sector of Pakistan to contribute more and more to Gross Domestic Product (GDP) by providing jobs to millions of skilled and unskilled workforce of the country, providing shelter to people and supporting 72 allied industries, which are also contributing a lot to national economy.

Builders and Developers community is facing a number of problems; however, it is trying its best to promote the construction sector for the sake of prosperity of the country and create positive image of Pakistan in the world community and to realize this dream it is organiz-

ing property exhibitions regularly since 2014.

ABAD 4th International Expo is another feather in the cap of the association. This year, like past years, all six halls of Karachi Expo Center and 155 stall are sold to different construction companies and players from allied industries manufacturing construction related materials. Befitting with the title of this Expo, a number of companies from various countries including USA, Canada, Switzerland, Italy, Turkey, Cyprus, UAE, UK, Spain and Malaysia are participating in this mega event.

It will be injustice if we will not mention names of those individuals, companies and agencies which have played leading role for the success of ABAD Expo. They include Jeewa Properties, Star Marketing, Hay-

der Ali & Company, Amreli Steels, Master Tiles, City Tiles, Stile tiles, Eden City, Nelson Paints, Diamond Paints, Sino Pak, Thatha Cement, Falcon Cement, Power Cement, Pioneer Cables, Pakistan Cables and many more.

Let us have a look into past exhibitions organized by ABAD:



Mayor Karachi Wasim Akhtar offering prayers after soft launching of ABAD International Expo at ABAD House. Chairman ABAD Mohsin Sheikhani, Senior Vice Chairman Muhammad Hassan Bakshi, Chairman SR Muhammad Ayoob, former Sr Vice chairman Arif Jeewa, former Chairman SR Asif Sumsum and Muhammad Ali Ratadia are also seen in picture.

ABAD INTERNATIONAL EXPO 2014



The first ABAD International Expo was held from 12th to 14th August, 2014 at Karachi Expo Centre. The event promised to be most dynamic exhibiting a rendezvous of builders and developers, remodelers, building materials, sales and marketing professionals, architects and other building industry professionals. The ABAD Expo is an initiative of the Association of Builders and Developers of Pakistan (ABAD) organized in all six halls of the Expo Centre with the participation of over 130 companies exhibiting in the show out of which 24 are from different foreign countries like UAE, Malaysia, China, Turkey, Thailand, Singapore, Sri Lanka and Germany. The exhibitors included local manufacturers of building material, suppliers, importers, wide range of sanitary fitters, companies related to tiles and marble industry with other foreign companies of the same cadre.

It was inaugurated by former Chief Minister Sindh Syed Qaim Ali Shah with Speaker Sindh Assembly Mr. Agha Siraj Khan Durrani. The three-day exhi-

bition attracted 2.5 lacs people from all walks of life. Building and construction professionals from all over the country and abroad attended the exhibition and thousands of the people including political, social and leading business professionals visited the event on all three days.

During the Exhibition, ABAD also hosted remarkable seminars and interactive sessions designed to educate and to enlighten the participants and general vis-

itors. This informative feature was aimed to educate delegates and guests by some of the industry's leaders and experts in their field. The program was developed to appeal to trade professional as well as any serious home renovator who wants to pick up the latest tips, techniques and industry trends. ABAD ambition for growth of the building, construction and allied industries were expanded by the two days Seminar. The relevant topics were proved to be stimulating and learning for the attendees.

Topics addressed at the First Day of ABAD Seminar were:

SMART CITY ADVOCACY IN SOUTH ASIA (1st Session)

URBANISM IN CONTEXT OF SMART CITIES (2nd Session)

The proceedings of 2nd day of ABAD Int'l EXPO 2014

started with a Seminar, focused on the themes; Role of Construction Industry in National Economy (1st Session) and Low Cost Housing and rehabilitation of 'KAT-CHI ABADI' (2nd Session). A number of professionals spoke in the seminar and shared their valuable views that enlightened the attendees.

Visit of Dignitaries

Former Commissioner Karachi, Shoaib Ahmed Siddiqui, former Director General Sindh Building Control Authority Mr. Manzoor Qadir, Deputy Speaker Sindh Assembly Shehla Raza, Member of National Assembly, the current Mayor Karachi Waseem Akhtar, Senator Saeed Ghani and former President KCCI Mr. Abdullah Zaki visited the three-day ABAD International Expo 2014 at Expo Center



Karachi with other high level administrative officers.

On 14th August, the third day of ABAD EXPO, Independence Day was celebrated with great National Love, Zeal and Enthusiasm. World renowned cricket star Shahid Khan Afridi visited the Exhibition on public demand and grace the event with his presence.

Flag Hoisting Ceremony was also held at the outer space of Karachi Expo Center with thousands of fellow men enjoying the national songs. A Cultural Show was also organized at the same pace representing the different cultures of Pakistan on the National Day Celebrations.

A Winners' Arena was also set for the general public where all the three-day's gifts were distributed among the public with playing different game shows and other engaging activities.



ABAD INTERNATIONAL EXPO 2016



Pakistan (TDAP) S.M. Muneer, SVP Federation of Pakistan Chambers of Commerce and Industry (FPCCI) Khalid Tawwab and President (FPCCI) Zubair Tufail.

In the exhibition, around 30 international building and construction companies from all over the world have participated with more than 200 local builders and developers and construction companies set up their stalls. It also recorded that more than 30 foreign delegations visited the exhibition on different time slots.

The second largest Building and Construction show of Pakistan ABAD INTERNATIONAL EXPO 2016 was held again on the same dates from 12th to 14th August 2016 at Karachi EXPO Center. It was inaugurated by all stakeholders of Association of Builders and Developers of Pakistan (ABAD) with the members of allied industries participated in it on.

The exhibition has attracted exhibitors from tile industry, sanitary fittings, hardware, pipes, paints and other allied industries related to the construction sector. Many of the stalls were booked by builders to introduce upcoming and ongoing residential and commercial projects in different cities of Pakistan.

The Second Expo was on a higher note than the previous one as it was organized on more than six halls by using the outer space of Expo Center Karachi for inauguration ceremony and for Seminars and Workshops. It was inaugurated by former Governor Sindh Dr. Ishrat-ul-Ebad Khan with Speaker Sindh Assembly, Mr. Agha Siraj Khan Durrani. In the opening ceremony other prominent personalities from business community were also present with all the office Bearers of ABAD. Among them Patron in Chief ABAD Mohsin Sheikhani, President Karachi Chambers of Commerce and Industry (KCCI) Younus Muhammad Bashir, former CEO Trade Development Authority of

The exhibition has attracted exhibitors from tile industry, sanitary fittings, hardware, pipes, paints and other allied industries related to the construction sector. Many of the stalls were booked by builders to introduce upcoming and ongoing residential and commercial projects in different cities of Pakistan. The footfall of general public with other professionals was estimated 3 lacs in the three-day event. It was also recorded that the MoUs of about 40 million dollars were signed between local manufacturers and foreign companies. Two Seminars and a Workshop were also conducted on the sidelines of ABAD Int'l Expo where huge numbers of professionals, students and people related to academia participated.

A seminar on affordable housing was also organized on





the side line of ABAD Expo-2016. Noor Muhammad Laghari DG, SCBA, Agha Masood Abbas, Additional DG SCBA, representative of State Bank of Pakistan Syed Samar Hussain, Zafar Iqbal Director Planning Capital Development Authority, President of FPCCI Abdul Rauf Alam, Mr. Sarosh Hashmat Lodhi Dean of civil Eng & Art N.E.D University and Mr. Murat M. Onart Consul General of Republic of Turkey attended the seminar and presented their views on need of affordable housing. All the speakers emphasized that there is need of Affordable Housing in order to resolve the issue of housing shortage and the government with private builders must form joint ventures to overcome this housing shortage.

Another Seminar titled Construction Industry of Pakistan Opportunities and Challenges hosted by ABAD on the second day of Exhibition. In the seminar a number of speakers shared their views on the relevant topic. Major General Bilal Akber D.G Rangers Sindh, Dr. Kaiser Bengali Ex-Adviser to Chief Minister Sindh and Mr. Arif Habib Chairmen M/S Arif Habib



Corporations Ltd. were among the main speakers.

The same Winners' Arena was also organized in the exhibition, like previous year but on a bigger scale where more than 100 motorcycles, 50 Umrah tickets and other prizes of worth more than 70 lacs rupees were distributed among the general public over different game shows and lucky draws. Independence Day Celebration with massive fireworks was among the memories of that expo. Public enjoyed a lot with their families in the exhibition and at the end everyone was happy by receiving different gift items from the expo.

After organizing a successful mega event ABAD INTERNATIONAL EXPO 2016, The Association of Builders and Developers of Pakistan (ABAD) also



hosted a memorable GALA DINNER for the participants of Expo and its members.

The gala dinner was hosted at Pearl Continental Hotel on 15th August. The Chairman ABAD Mr. Mohammad Hanif Gohar, Vice-Chairman M. Rizwan Adhia and CEO TDAP Mr. S.M. Muneer were the main speakers with the Chief Guest Honorable Senior Minister for Education and Literacy, Pir Mazhar-ul-Haq. The other prominent figures were also present in the occasion with the office bearers of ABAD, all the participants of exhibition, people from press and media and members of ABAD. Some foreign delegations were also specially invited in the program.

After the dinner a famous sufi singer Saman Marvi performed at the occasion and everyone enjoyed with her poetries and performance.

ABAD INTERNATIONAL EXPO 2017 Islamabad



The 3rd mega building and construction show ABAD EXPO 2017 was held on 24th March at Pak china Friendship Center Islamabad. It was another feather in the cap of ABAD but this time organized in the Capital City. It was inaugurated by Minister of State for Information and Broadcasting, Mariyum Aurangzeb and all stakeholders of Association of Builders and Developers of Pakistan (ABAD) with the members of allied industries participated in it.

In the exhibition, a number of international building and construction companies from all over the world participated with a large number of local builders and developers and construction companies and set up their stalls. It was also recorded that more than 50 foreign delegations also visited the exhibition on different time slots.

The exhibition has attracted exhibitors from tile industry, sanitary fittings, hardware, pipes, paints and other allied industries related to the construction sector. Many of the stalls were booked by builders to introduce upcoming and ongoing residential and commercial projects in different cities of Pakistan.

During the event, the affordable housing scheme for the people belonging to low income group was also

initiated in the capital city. A number of general public have filled the booking forms for the scheme and it is estimated that around 50 thousand applications have received in the three-day event. According to the plans, a 5 marla house shall cost from 15 to 19 lacs rupees and these will be for those who are the residents of the capital city but don't have their permanent shelters.

In the exhibition, in addition to government and political dignitaries, many architects, engineers and professionals from building and construction industry also visited and appreciated the achievement of ABAD.

MoU between ABAD and HBFCL

In the event, the MoU was also signed between ABAD and HBFCL regarding Low Cost and Affordable Housing scheme in Islamabad.

In the event most of the visitors showed interest in developing own houses using savings and called for low-cost housing schemes for low-income groups. For the children and families a play area and different food courts were also set by the organizers where they enjoyed all the three days, all these facilities were also incorporated in the event in order to make it a family event. Also, the 'lucky draws' were held all the three days to give away prizes to the winners' and other visitors.



At the stalls put up by the country's major and some foreign builders and developers, visitors learned about their previous, current and future projects, and sought guidance on the available house building and real estate investment options. The developers also responded to their queries, offered them attractive packages to suit their needs and even booked plots, houses and apartments.

During the event, the stall holders appreciated the holding of the expo and said they got good response from the people. They said the event besides helping them market their products and services also highlighted the nationwide and foreign real estate investment opportunities, the issues and challenges facing stakeholders, and ways and means to effectively address them. Promising to provide the people with high-quality yet affordable houses, the developers called for the holding of such events in future, too.

The foreign participants, including Chinese Nationals, said they were happy to see the Pakistani government pursue investor-friendly policies and therefore, they were exploring the options of investing money in the country.

A seminar on Affordable Housing and Importance of Construction Industry for Economy was also organized on the side line of ABAD Expo Islamabad 2017. Senior Vice Chairman ABAD Muhammad Hassan Bakshi, Regional Chairman South Kh. Muhammad Ayoob, Consultant World Bank for Housing Mr. Zaigham Rivzi, Managing Director HBFCL Mr.



Pervez Said and representative from State Bank Mr. Wasiq Hussain were the speakers in the Seminar. All the participants presented their views on need of affordable housing. The speakers emphasized that there is need of Affordable Housing in order to resolve the issue of housing shortage and the government with private builders must form joint ventures to overcome this housing shortage.

A Seminar on the topic of China Pakistan Economic Corridor: Opportunities and Challenges was also hosted on the sidelines of ABAD EXPO 2017. In the Seminar all the participants highlighted the importance of China Pakistan Economic Corridor in the country's economy. The participants also pointed out the positive role of builders and developers in this economic corridor.

After organizing the 3rd successful mega event ABAD EXPO 2017, also hosted a memorable GALA DINNER for the participants of Expo and its members.

The gala dinner was hosted on 26th March. The Chairman ABAD Mr. Mohsin Sheikhan and Senior Vice-Chairman Muhammad Hassan Bakshi were the main speakers with the Chief Guest. Many prominent figures were also present in this occasion along with the members and office bearers of ABAD. All the participants of exhibition, people from press and media and some foreign delegations were also specially invited in the program.

In the event, souvenirs and ABAD mementoes were also presented to all the team members for their untiring efforts in making the event a memorable one.



Meeting of **ABAD** Delegation with Mayor Karachi

ABAD should submit recommendations & suggestions regarding ban on the construction of high rise buildings, Mayor Karachi Mr. Wasim Akhter

A delegation of ABAD led by Mr. Mohsin Sheikhani Chairman ABAD with Mr. Muhammad Hassan Bakshi Senior Vice Chairman, Muhammad Ayoob Chairman Southern Region, Mr. Rizwan Adhia Former Vice Chairman, Mr. Fayyaz Ilyas Convener – HBFCL Sub-Committee, Mr. Raheel Rinch Convener – KDA Committee and Mr. Suffian Adhia Co-Convener – Special Liaison Committee met with Mr. Wasim Akhter, Mayor Karachi on 30th May at Mayor Karachi Office. Meeting was chaired by Mayor Karachi who also thanked and greeted the delegation at his office.

The meeting was held to discuss the following agenda items;

- Adoption of Hospitals By ABAD
- Issue of Dumping Material with KMC & DMC
- Ban on High Rise Buildings by SBCA

Mr. Mohsin Sheikhani, Chairman ABAD introduced members of ABAD delegation to the Chair and briefed agenda of the meeting.

Mr. Raheel Rinch, Convener of Hospital Adoption Committee of ABAD informed that ABAD delegation had a meeting with Dr. Abdul Arhad Vohra, Deputy Mayor Karachi few days ago and discussed various options regarding adoption of Hospitals by ABAD as per proposed list of Hospitals & Dispensaries working under the administration of KMC. ABAD is interested to for the establishment of Rehabilitation Centre to provide medical treatment facilities for the addicted

persons. He informed that Deputy Mayor Karachi will discuss the matter in next meeting and will get prior approval from Mayor Karachi to finalize the options to offer space for Rehabilitation Centre for ABAD.

Mayor Karachi assured ABAD delegation that KMC will provide full cooperation to ABAD to establish Rehabilitation Centre and to join together with ABAD.

Regarding the dumping material charges, Mr. Muhammad Ayoob, Chairman Southern Region ABAD informed that a letter has been issued by Mayor Karachi that KMC is authorized to collect dumping material charges, however members of ABAD still facing problems in dealing with challans issued by KMC & DMC Authorities in some parts of Karachi. He refers the meeting of ABAD delegation with Dr. Arshad Vohra, Deputy Mayor Karachi in which Deputy Mayor assured that the matter will be finalized within 2 weeks time and a proper notification will be issued to further declared that that only KMC is authorized to collect dumping material charges.

Mr. Wasim Akhter informed that he will consult the matter with Deputy Mayor Karachi and will finalize the matter in coordination with ABAD.

Highlighting the issue of ban on high rise buildings by SBCA, Chairman ABAD brief about the ban imposed by SBCA on high rise buildings and also refers reservations of Mayor Karachi on the subject. He suggested that government authorities and concerned

departments should consider review on ban on high rise buildings as this will not solve the issue of various departments to cater the demand of housing sector. He pointed out that SBICA, KW&SB, SSGC and other utilities departments should be taken on board to resolve the issues for the improvement of existing infrastructure facilities in the city

Mr. Mohsin Sheikhan informed that ABAD is an apex representative body of Builders & Developers in Pakistan and working to provide shelter to shelter less people of Pakistan to cater the needs of low / middle income group by offering them Social & Affordable Housing Schemes, such scheme have been introduced in Islamabad during ABAD International Expo 2017 held in March 2017, ABAD has received over whelming response from low & middle income group of people from all over Pakistan. The Affordable Housing Schemes are the solution to cater the housing needs of common people and this can only be possible with the support of Federal & Provincial Governments.

Mr. Muhammad Hassan Bakshi pointed out that ban on high rise buildings will also effect on economy of Pakistan as there are 75 Allied Industries linked with construction industry in Pakistan. Ban on High Rise Buildings will put negative effect on the construction industry and will add huge numbers in housing units backlog in Pakistan.

Mr. Muhammad Ayoob emphasized the need to provide better utilities services and to improve existing infrastructure facilities in the city so that builders & developers can be able to provide better housing solutions for the common people.

Mr. Wasim Akhter asked ABAD delegation to emphasize the need to resolve the major issues of Karachi City from ABAD Forum. The issue of Cleaning of City, Shortage of Water Supply, Shortage of Electricity, Infrastructure facilities, Illegal construction of Portions

in already dense populated residential and commercial areas in Karachi and to empower Mayor Karachi to develop and maintain mega metropolitan city of Karachi.

Mayor Karachi appreciated the efforts of ABAD for the construction industry and informed that ban on high rise buildings in Karachi is a result of various issues due to which honorable high court imposed ban on the construction of high rise buildings. He suggested that ABAD should submit recommendations & suggestions regarding ban on the construction of high rise buildings, the same shall be reviewed by Mayor Office and shall be referred to concerned Government Authorities.

It is suggested that ABAD delegation will also discuss the matter with Core Commander Karachi to inform him about the problems and impact of ban on the con-



struction of high buildings and his advice to resolve the matter in coordination with concerned Government Authorities.

Mayor Karachi assured his full cooperation with ABAD in dealing matters related to ban on the construction of high rise buildings in Karachi.

Mr. Mohsin Sheikhan, Chairman ABAD and members of the delegation presented a Shelter Magazine of ABAD to Mr. Wasim Akhter, Mayor Karachi and had a group photograph. Since there was no point to discuss the meeting ended with vote of thanks from the Guest.

Meeting of ABAD Delegation with Dr. Arshad Abdullah Vohra, Deputy Mayor Karachi

A delegation of ABAD led by Mr. Muhammad Ayoob Chairman Southern Region with Mr. Muhammad Sohail Warind Convener – Law & Order Sub-Committee, Mr. Ibrahim S. Habib Convener – Legal Affairs Sub-Committee, Mr. Ahmed Owais Thanvi Convener – KMC Sub-Committee and Mr. Raheel Rinch Convener – Hospital Adoption Committee met Dr. Arshad Abdullah Vohra, Deputy Mayor Karachi at his office on 27th May. The meeting was chaired by the host Dr. Arshad Abdullah Vohra, Deputy Mayor Karachi.

It was held to discuss the following points with the Mr. Arshad Vohra;

- Adoption of Hospitals By ABAD
- Issue of Dumping Material with KMC & DMC

The meeting started with the recitation from Holy Quran and after that brief introduction of the members of ABAD from Chairman South Mr. Muhammad Ayoob.

Regarding the issue of hospital adoption by members of ABAD, Mr. Raheel Rinch informed that as per the committee constituted by Mr. Mohsin Sheikhan, Chairman ABAD, the committee had visited many Hospitals & Dispensaries working under KMC East Zone, in the areas of S.M.C.H.S., Nursery, New Town and Soldier Bazar Areas in Karachi. He suggested that KMC should consider to hand over any suitable Hospital / Medical Centre / Dispensary located in Soldier bazar or New Town Area so that ABAD can setup rehabilitation centre to provide medical treatments to the addicted patients in first phase.

Mr. Ali Abbasi, Senior Director Medical Services

KMC (East Zone) informed that he visited many hospitals and dispensaries in District East with ABAD delegation.

Mr. Ibrahim S. Habib suggested that proper sub-lease contract or MOU should be drafted in consultation with legal department of KMC to ink the contract with ABAD. This will safeguard the noble cause of ABAD for the adoption of hospitals and will also secure investments of ABAD for the noble cause in collaboration with KMC.

Dr. Arshad Vohra, Deputy Mayor Karachi asked Mr. Ali Abbasi Senior Director and Dr. M. Shahid Fayyaz, of DMC East Zone KMC about the working of Hospital in Soldier Bazar, He informed that Hospital in Soldier Bazar working 24 hours with 2 doctors and nursing staff. Other dispensaries in district east need to be upgraded with medical facilities to make these medical units functional. Most of hospitals and dispensaries dealing maternity cases and space can be available for rehabilitation centre. However, new setup shall be required to run the rehabilitation centre in coordination with ABAD.

ABAD delegation suggested that medical unit should be hand over to ABAD management by signing of sub-lease contract for 5 years between KMC & ABAD. The example of a technical institute was also discussed with deputy mayor in which previous Local Government have provided land to (MITI) Memon Industrial and Technical Institute.

Dr. Arshad Vohra suggested that ABAD should also consider upgrading medical treatment facilities in existing dispensaries and maternity homes of KMC.

Mr. Muhammad Ayoob informed that ABAD is willing to establish Rehabilitation Centre for the treatment of addiction persons and in 2nd Phase ABAD will also adopt more dispensaries and hospitals under KMC for the up gradation of medical facilities in co-ordination with KMC.

Mr. Raheel Rinch informed that ABAD team is working to setup rehabilitation centre for the treatment of addicted persons as the vision of Chairman ABAD and after a meeting with Director General Pakistan Rangers Sindh, who also asked ABAD to put their efforts for the eradication of addiction and for the treatment of addicted persons in Karachi. This will play its vital role in bringing addicted people to live normal life and will allow them to work and earn for their families, this will also create job opportunities and will help for the improvement of law and order situation in the city.

Deputy Mayor suggested that ABAD should be provided space for Rehabilitation Centre in easy access area in District East and suggested that the Dispensary/ Medical Unit in New Town Area opposite to Mazar-e-Quaid-e-Azam can be visited with ABAD delegation in next week to finalize the space for medical unit for the rehabilitation for ABAD.

It was also decided that Deputy Mayor will also visit MITI Institute and will also discuss the legal aspect Sub-Lease between ABAD & KMC and will also discuss option of signing of Memorandum of Understanding (MoU) which shall favor ABAD to safeguard their investment in long term.

Director Legal Affairs KMC suggested that KMC should check the contract / sub-lease between MITI & Local Government. He also requested ABAD delegation to provide the copy for information. Dr. Arshad Vohra appreciated the efforts of ABAD for the noble cause and assured that KMC will provide full cooperation in this regard.

Mr. Ahmed Owais Thanvi informed about the issues of dumping material charges demanded by KMC

& DMC authorities. Mr. Ahmed Owais informed that the matter was discussed with Mr. Mayor Karachi after which KMC has issued a notification in last week of April 2017 with clear instructions that only KMC is authorized to collect the dumping material charges. However, members of ABAD are still receiving challans issued by KMC & DMC against dumping material charges. He informed that several cases were reported from District Malir and District South where UC Chairman's are demanding charges.

Mr. Muhammad Sohail Warind informed that several members whose projects are in District Central have received challans from KMC & DMC and both challans have been paid by the members. .

Mr. Muhammad Ayoob requested Deputy Mayor to



finalize the matter in consultation with all Districts' Union Council and should issue proper notification from KMC to finalize the matter of lifting of material charges by KMC.

Mr. Ibrahim S. Habib suggested that the matter should be resolved on priority basis to provide relief to members of ABAD who are facing problem of dealing with KMC & DMC Authorities. He informed that ABAD is willing to resolve the matter amicably in coordination with KMC and DMC authorities.

Mr. Ahmed Owais Thanvi pointed out that DMC is demanding material dumping charges on the basis of Commercial Roads which are under the administra-



tion of DMC, whereas the KMC claiming charges as controlling authority.

Dr. Arshad Vohra informed that there are 74 Roads on which KMC is charging dumping material charges and other charges, other than these roads will be under the administration of DMC.

He informed that the matter will be resolved in the meeting which will be called by KMC Office and attended by the Chairmen of all Union Council and the matter shall be decided in next meeting.

In the meeting, Chairman South ABAD invited Deputy Mayor to visit ABAD House along with Mayor Karachi and his team of Officials. Dr. Arshad Vohra informed that he will try his best to finalize the visit date in the holy month of Ramazan, However any suitable date after Ramzan can be easily coordinated.

Mr. Muhammad Sohail Warind, pointed out the point of traffic jam on some roads of Karachi due to cars showrooms situated on Tariq Road, Khalid Bin Walid Road, New M.A. Jinnah Road and some roads in District Central.

Mr. Raheel Rinch suggested that Tariq Road & Khalid Bin Walid Roads can only be allowed to one way

traffic during the holy month of ramzan to avoid traffic jams problems. He refers that this was adopted by local government / traffic authorities in previous years and was very successful.

Dr. Arshad Vohra noted the suggestion and informed that he will meet with the delegation of Car Show Room Association and representatives of Shops on Tariq Road and will also discuss the matter with concerned Traffic Engineering Department / D.I.G. Traffic.

Mr. Raheel Rinch also discussed the matter of encroachment on plot in Muslimabad Co-Operative Housing Society. He informed that he can also arrange a meeting with Secretary of Muslimabad Co-Operative Housing Society to provide complete details regarding plot.

Dr. Arshad Vohra, Deputy Mayor refers the matter to Director Legal Affairs KMC and asked them to survey the plot in coordination with Mr. Raheel Rinch.

Mr. Muhammad Ayoob, Chairman SR presented a Shelter Magazine of ABAD to Dr. Arshad Vohra, Deputy Mayor Karachi and Members of Delegation had a group photograph. Since there was no point to discuss the meeting ended with vote of thanks from the chair.

Meeting of ABAD Delegation with MD KW&SB



Syed Altaf Hussain, Convener of the KW&SB Sub-Committee pointed out problems due to ban on water connections imposed by KW&SB and also informed that previously issues like NOC which is also on hold due to which members of ABAD are unable to complete their projects on time.

Syed Hashim Raza Zaidi, MD-KW&SB informed that ABAD is very much informed about the orders by honorable Supreme Court

of Pakistan according to which KW&SB is not authorized to sanctions new water connections to newly announced projects nor can allow water connections to some previously issued NOC's issued since 2011.

A delegation of ABAD led by Mr. Muhammad Ayoob, Chairman South ABAD with Syed Altaf Hussain, Convener KW&SB Sub-Committee, Syed Khursheed Alam and Mr. Kaleem Uz Zaman Khan met with Syed Hashim Raza Zaidi Managing Director Karachi Water and Sewerage Board May 9th at his office. The host welcomed ABAD delegation and chaired the meeting. From KW&SB the meeting was attended by Mr. Muhammad Aslam Khan DMD – Revenue & Resource, Mr. Asad Ullah DMD – Technical, Mr. Shakeel DMD – Planning and Mr. Bhutto Superintendent – Planning & Works department.

Mr. Muhammad Ayoob, Chairman SR informed that orders of honorable supreme court is not clearly restricting KW&SB to sanction new water connections, however there are some points concerning to restrict new water connections for high rises buildings.

In the meeting Muhammad Ayoob, Chairman SR introduced members of the delegation to the chair, and thanks to MD-KW&SB to give time for meeting with ABAD Delegation. Following were the main agenda items discussed in the meeting.

MD-KW&SB refer the matter to Mr. Asadullah, Director Technical Services and asked him to share the copy of orders from honorable Supreme Court of Pakistan. Mr. Asadullah read the summary of court orders and brief specific order points which restricts KW&SB not to issue any new water connections in the view of court case related to “Quantity and Quality of Water Supplied by KW&SB”.

- Discussion on BAN on new water connection
- One window solution for new water connections
- Bulk Billings & Water Taxes
- To discuss progress of K-4 Project
- To discuss membership of KW&SB Club
- To nominate Focal Person from KW&SB

MD-KW&SB suggested that a copy of orders by the honorable Supreme Court of Pakistan should also be shared with ABAD Secretariat. He suggested that ABAD delegation should consult the court decision with Legal Affairs Sub-Committee / Lawyers of ABAD and should seek option to appeal in Supreme Court of

Pakistan with reference to the orders by the honorable court in the interest of public at large. Regarding One Window Solution, Chairman South informed that ABAD have already discussed this matter in previous meetings and waiting action from KW&SB to finalize.

The MD-KW&SB approved One Window Solution proposal by ABAD and instructed concerned department to provide proper office room for it in the premises of KW&SB Head Office. It was also mutually agreed that terms and Conditions regarding operations of “One Window Solution” will be finalized between ABAD & KW&SB.

Syed Altaf Hussain suggested that KW&SB should consider adopting the procedure of receiving applications for new water connections through ABAD and will also make sure that members of ABAD are getting water connection legally after completing the requirements and formalities of KW&SB through ABAD.

In the meeting, Mr. Muhammad Ayoob informed the Managing Director about the issues faced by members of ABAD in dealing with matters related to bulk billing and taxes on water bills.

MD-KW&SB referred the matter to Mr. Muhammad Aslam, DMD-Revenue & Resources. Mr. Aslam informed that the matter of bulk billing and taxes have been discussed with ABAD delegation in several meetings and few matters of bulk billing issues has been resolved in coordination with ABAD. He also informed that some taxes and rates are in process of revision and will be finalized after necessary approvals.

He also informed that KW&SB is working to increase the rates of sewerage charges in billing to meet the expenses of repair & maintenance to streamline the drainage system of the city. He added that the drainage system is heavily damaged due to heavy construction of high rise buildings and commercial plaza in Karachi. He pointed out that SBCA is not sharing funds collected by SBCA against betterment charges. He also suggested ABAD delegation to send details of betterment charges paid by members of ABAD to SBCA during last few years so that KW&SB should also get their due share to spend on repairs and expansion of

water supplies and sewerage system.

The Chairman South suggested that the matter should be consulted with Chairman ABAD and concerned committee of SBCA to find the solution of utilizing betterment charges paid to SBCA. Syed Altaf Hussain informed the meeting that members of ABAD are facing problem due to shortage of water supply to their under construction and completed projects where residents are paying heavy charges to get water through water tankers.

The MD-KW&SB replied that one of the reasons of shortage of water supply is due to illegal water connections and theft of water in various parts of Karachi. He informed that KW&SB is planning to launch campaign against illegal connections and water theft. He added that KW&SB have purchased latest machines which will trace illegal water lines / connections and soon these machines / tracers will be handed over to the newly formed committee who will visit all parts of Karachi to trace illegal water connections to stop water theft and illegal water connections.

He requested members of ABAD to join hands with KW&SB to eliminate illegal water connections and water theft. He also suggested that ABAD Secretariat should intimate all members of ABAD to check & confirm their water connection are legal and water are supplied through legal connections under proper billing system. Otherwise, KW&SB will take legal action against without metered billing connections and illegal water connections.

Regarding membership of KW&SB Officers Club, It was suggested that ABAD should send the list of those members who are interested to get membership of the club. KW&SB will send a proposal to ABAD with discounted membership fee for members of ABAD.

Chairman SR requested the MD to appoint Focal Person for ABAD, the MD nominated Mr. Asadullah, Director Technical Services as the Focal Person of ABAD. He also invited MD-KW&SB to visit ABAD House to have a meeting with members of ABAD. The invitation was accepted by the host and time will be finalized by MD-KW&SB Office as per mutually agreed date.

Meeting of ABAD Delegation with Director Military Lands and Cantonment Boards

Cantonment Boards shall not acquire approval from MEO's office if the land is not under Military Lands Cantonment Areas, Mr. Khurshid Ali, Director ML&C

A delegation of ABAD led by Mr. Muhammad Hassan Bakshi Sr. Vice Chairman with Mr. Muhammad Younus Lakhani Convener Cantonment Boards Committee, Mr. Nusrat Mirza Chughtai Former Vice Chairman, Mr. Suffian Adhia, Co-Convener Clifton Cantonment Committee, Mr. Tariq Aziz Co-Convener Malir Cantonment, Mr. Ahmed Mustafa, Mr. Raheel Rinch and Mr. Ahsan met with Mr. Khursheed Ali, Director Military Lands & Cantonment Boards on 24th May at his Office Regional Head Quarters, DML&C. Mr. Khursheed Ali chaired the meeting and with the delegation of ABAD, it was also attended by Mr. Zamir, Secretary Director ML&C.

Mr. Khursheed Ali Director ML&C welcomed the delegation of ABAD. Started with the recitation of

Holy Quran by Mr. Ahmed Mustafa Thanvi and brief introduction from both sides, Senior Vice Chairman ABAD briefed the agenda of the meeting, that have the following main points;

1. To discuss the time limit for approval of building plan
 - a) Building Committee Meeting
 - b) Board Meeting
 - c) Regional Director's Office
2. Mechanism for Redressal of Complaints of Allottees & Problems faced by the Members of ABAD

Mr. Muhammad Hassan Bakshi informed that members of ABAD who are working in different areas of the Cantonment Boards are facing delays in getting



the approvals of their project. He suggested that there should be a time line fixed to get the approvals, as the Cantonment Act has a 60 days' time limit. He added that the matter was also discussed in previous meetings but no proper action is taken against it.

Director Military Lands & Cantonment informed that he reviewed the last minutes of the meeting with ABAD delegations in which it was decided that the whole exercise of approvals should be within 3 months of time in normal cases, provided if all necessary objections from Cantonment Boards have been cleared/removed by the Builder / Member, then CEO will forward to case to directors after boards' meeting.

Mr. Muhammad Younus Lakhani requested that Director's Office should also set time limit for approvals from Cantonment Boards and Director's Office, as this will further improve the system.

Regarding the issue of time limit of Building Plan, the Director ensured that all works shall be done within 90 days and further the military land shall be routed through MEO and those land does not belongs or concerned with the military land shall be forwarded to CEO Cantonment Boards through Director Military Lands.

On the matter of Building Committee Meeting, DM-L&C agreed and informed the committee that it shall be managed by him and timely meeting shall be held and it shall be conveyed to all CEO of Cantonment Board to ensure their presence in the building committee meeting.

Director ML&C also agreed upon the proposal of ABAD regarding board meetings in which it was decided to nominate two members of ABAD on each Cantonment Board and ABAD shall forward the names later on and he also agreed to hold board meetings on each calendar month.

Mr. Muhammad Younus Lakhani informed that members are facing problems of delays due to the Project approval files are being sent to Military Estate

Officer (MEO's) office for their approvals, whereas, as per Cantonment Bye-Laws, MEO's Office approval is not required for the land outside cantonment areas. He requested that Director's Office should take necessary measurements to minimize the approval time.

Mr. Khurshid Ali assured ABAD delegation that Cantonment Boards shall not acquires approval from MEO's office if the land is not under Military Lands Cantonment Areas, (as per Cantonment Bye-Laws) referred in the meeting. He also agreed to call regular monthly meeting to monitor and discuss the pending issues and further monitor the progress of approval of cases of memebrs of ABAD.

Mr. Khurshid Ali also pointed out that Director's Office is in the process of reviewing all pending approvals in coordination with concerned Cantonment Boards to clear pending issues. However, there are some cases with objections which may takes more time to approve, that is because of slow response from Builder to remove the objections.

Mr. Muhammad Hassan Bakshi suggested to set mechanism for the redressal of complaints of allotees and to resolve the issues of members of ABAD related to cantonment Boards areas.

Mr. Khursheed Ali, DML&C assured that the matter should be discussed in the next meeting to finalize the setup to resolve such issues in coordination with Director's Office and ABAD. He also informed that other pending issues of ABAD members will be discussed in the next meeting which will be scheduled in 1st week of next month, as per mutually agreed time.

At the end, since there was no point to discuss the meeting ended with vote of thanks from the guest. Mr. Hassan Bakshi presented Shelter Magazine of ABAD and members of ABAD had a group photograph with Mr. Khursheed Ali.

Meeting of ABAD Delegation with CEO Karachi Cantonment Boards

ABAD can review the existing bye-laws of cantonment boards and should submit their recommendations for further review and necessary approvals, Rana Manzoor Ahmed, CEO Karachi Cantonment Boards

A delegation of ABAD led by Mr. Muhammad Hassan Bakshi Senior Vice Chairman ABAD with Mr. Muhammad Younus Lakhani Convener – Cantonment Boards Sub-Committee, Mr. Riaz A. Razzak, Mr. Farigh Nadeem Co-Convener – Cantonment Board Faisal and Mr. Suffian Adhia Co-Convener – Cantonment Board Clifton met with Rana Manzoor Ahmed, CEO Karachi Cantonment Board on 8th June at CEO Karachi Cantonment Board Office. The meeting was chaired by host and was also attended by Mr. Mansoor Alam, Additional CEO and Mr. Zuhair Bukhari, Senior Cantt. Engineer.

After brief introduction from both sides M. Younus Lakhani discussed the agenda of the meeting, having the following main points;

1. To discuss the time limit for approval of building plans
 - a) Building Committee Meeting
 - b) Board Meeting
2. Updated Bye-Laws of Cantonment Board
3. Mechanism for redressal of complaints of allottees & problems faced by the members of ABAD
4. Invitation to Visit ABAD House
5. Any other point with the permission with the Chair.

The Convener of Sub-Committee informed that some members are facing delays in getting their plans approval. He requested that the time line should be set to streamline the approval process. He also suggested that nominated member of ABAD should also be invited in the Building Committee Meeting.



Rana Manzoor Ahmed, CEO Karachi Cantonment Boards informed that Karachi Cantonment Board office is working as per rules and regulations and as per Bye-Laws of Cantonment Boards. He suggested 60 days time limit to process plans approval, for normal cases. However, time limit may exceed in case of any violations.

He informed that he has directed his office not to send cases of approvals to M.E.O's Office if the land is not under Military Land areas. He informed that operations of Building Control Cell have already suspended to avoid unnecessary hurdles.

Regarding amendments in cantonment bye-laws Mr. Muhammad Hassan Bakshi pointed out that ABAD have suggested some modifications in existing one which need to be finalized and incorporated. He also suggested compiling uniform bye-laws for all Cantonment Areas in Karachi.

Rana Manzoor Ahmed, the CEO has suggested that ABAD can review existing bye-laws and should submit their recommendations for further review and necessary approvals. He informed that Uniform Bye-Laws for all cantonment board areas are not possible as the geographical and commercial values of each cantonment areas are different and also height NOCs are also concerned in some areas.

The Senior Vice Chairman ABAD informed that number of complaints has been received by ABAD related to under construction projects of its members working in Cantonment Board Areas, some of them are pending due to some restrictions and delays from Cantonment Boards.

He also informed that such complaints also generate complaints against Builders & Developers from allottees. It is suggested that mechanism for redressal of such complaints may be introduced in coordination between ABAD & Karachi Cantonment Boards to resolve these issues amicably.

Mr. Rana Manzoor Ahmed assured that Karachi Can-

tonment Board office is ready to resolve such issues in coordination with ABAD and all such complaints may be referred to his office.

Mr. Riaz A. Razzak discussed the situation being faced by builders & developers due to the ban on high rise buildings in Karachi. Mr. Farigh Nadeem suggested that Cantonment Board Office & Media should also join hands with ABAD and to put their efforts for the early uplift from ban on high rise buildings and uplift of ban on new water connections.

Rana Manzoor Ahmed, CEO Karachi Cantonment Board assured ABAD delegation that he will support ABAD point of concern in the interest of public at large in which concerned Government Authorities like SBCA / KDA should provide basic infrastructure facilities and better construction environment to develop modern and affordable housing projects and Utilities companies should arrange to provide Water, Gas and Electricity connections as per fundamental right of every Pakistani. He also assured his cooperation and services of Cantonment Board Office to felicitate members of ABAD.

Rana Manzoor Ahmed also suggested ABAD delegation to arrange meetings with Chief Minister & Governor Sindh to discuss the problems and issues being faced by members of ABAD due to the ban on the construction of high rise buildings and ban on new water connections.

Mr. Muhammad Hassan Bakshi, Sr. Vice Chairman appreciated the good gesture and concerned of Rana Manzoor Ahmed for supporting ABAD's concern.

At the end, members of the delegation presented a Shelter Magazine of ABAD to Rana Manzoor Ahmed and had a group photograph. Since there was no point to discuss the meeting ended with vote of thanks from the chair.

ABAD Delegation met DG SBCA

SBCA will clear the backlog of approvals of plans after due process and formalities as per previous KB&TPR within 30 days, DG SBCA, Agha Maqsood Abbas



A delegation of ABAD led by the Chairman Mr. Mohsin Sheikhani with Mr. Muhammad Hassan Bakshi Senior Vice Chairman, Mr. Muhammad Ayoob Chairman SR, Mr. Junaid Taloo Convener – SBCA Committee, Mr. Anwar Dawood (ok) Co-Convener, Mr. Sohail Naviwala Co-Convener, Mr. Muhammad Sohail Warind Convener – Anti Encroachment Cell, Mr. Altaf Tai Convener – CAA & PAF Committee, Mr. Riaz A. Razzak, Mr. Faisal Yousuf and Mr. Zee-shan Zaki met Mr. Agha Maqsood Abbas, Director General Sindh Building Control Authority on 14th July at his office.

The meeting was chaired By Mr. Agha Maqsood and with him Mr. Munawwar, Mr. Ali Ghufuran, Mr. Na-deem and Mr. Mustaq were also present there.

The meeting was held to discuss the following issues

- Proposed amendments in KB&TPR
- Difficulties / delays faced by Members of ABAD in the process of approval
- Introduction of One Window Solution for public sale projects
- Discuss the proposed Bye Laws for Hyderabad & Sukkur Region.
- Initiating and processing of approval and to allow construction up to Ground + 2 Floors.

- Efforts of Sindh Government & SBCA for uplifting ban on construction of Multi Storey & High Rise Buildings.

Regarding the amendments in KB&TPR it was discussed and agreed by SBCA that they will consider necessary changes in revised amendments and the same shall be notified later on.

ABAD delegation suggested that SBCA should consider clearing or approving the backlog of plan approvals of members of ABAD, who have submitted their plans' approval since last 6 months and those cases are in pending due to revised amendments in KB&TPR. It was also pointed out that SBCA should streamline the process without making frequent changes in KB&TPR.

DG SBCA assured ABAD delegation that SBCA will clear the backlog of approvals of plans after due process and formalities as per previous KB&TPR within 30 days. He also informed that new approvals shall be approved as per amended KB&TPR, and then the same was appreciated by ABAD delegation.

It was pointed out that members of ABAD are facing problems in getting their plans approval and dealing with various departments. It was then suggested that approval process may be defined with a timeline and unnecessary objections and delays should be avoid.

DG SBCA informed that the matter should be taken on priority and SBCA will soon give timeline to complete the process of approvals.

ABAD suggested that SBCA should allow One Window Solution to felicitate members of ABAD and to minimize the interaction of various departments.

SBCA informed that they are working on the options for one window solution for sale project; however SBCA agreed to introduce one window solution for affordable housing schemes in near future.

Regarding the Bye Laws for Hyderabad & Sukkur Region it was decided that a meeting should be arranged at SBCA which will be attended by the Builders from Hyderabad & Sukkur to finalize the Bye-Laws.

ABAD delegation informed that members of ABAD are facing problems due to ban on high rise construction due to which construction activities are restricted.

DG SBCA informed that as per recommendations and suggestions by ABAD, and to bring activity in construction industry, SBCA has allowed construction of Ground + 2 Floors and remaining floors construction shall be allowed after the receiving orders of honorable Supreme Court.

It was also suggested by SBCA that builders can submit their plans for approvals that shall be processed by SBCA and shall be initially approved for the construction of Ground + 2 Floor, but Project Sale NOC

shall not be allowed until the court orders.

ABAD delegation pointed out the issues related to illegal construction of portions / units in the city, whereas SBCA has only allowed construction of Ground + 2 Floors in most areas of Karachi. It was also pointed out that some field staff / officers of SBCA are also involved in facilitating construction of portions in some parts of the city.

ABAD suggested that SBCA should immediately take serious action to stop illegal construction of portions and flats in above mentioned areas and should also take necessary action against involved officers of SBCA.

DG SBCA assured ABAD delegation that his department will soon release notification to stop the construction of illegal portions in the city, SBCA shall only allow construction of Ground Floor + 1 Floor, this will be helpful to stop the illegal construction works of portions in the city.

As there was no point to discuss, the meeting ended with vote of thanks to and from the chair.

Meeting of ABAD Delegation with Director General KDA

**Karachi Development Authority will take proper action against encroachers on park/amenity plots and those reserved for parks shall be restored,
Mr. Nasir Abbas, Director General KDA**

A delegation of ABAD led by Mr. Muhammad Hassan Bakshi Sr. Vice Chairman with Mr. Muhammad Ayoob Chairman South Region, Mr. Raheel Rinch Convener-KDA Committee, Mr. Muhammad Islam Siddiqui and Mr. Omer Bin Islam met Syed Nasir Abbas, Director General Karachi Development Authority on 18th July, at his office. The meeting started with Recitation from Holy Quran by Muhammad Islam

Siddiqui. It was chaired by Mr. Nasir Abbas MD KDA who also greeted the guests. Then Chairman South introduced members of ABAD delegation to the chair and also briefed the following agenda points;

- Discuss complaint of member ABAD
- Adoption of Park by members of ABAD
- Honorary Membership of KDA Club (Sports

- Complex Karachi)
- For Office Bearers, Conveners & Co-Conveners of the Sub-Committees of ABAD
- Invitation to visit ABAD House for meeting

Muhammad Islam Siddiqui gave reference of a complaint regarding encroachment on a plot reserved for park/amenity plot in Master Plan, the plot is situated in Block 3-A, Gulistan-e-Jauhar, Karachi. Mr. Muhammad Ayoob, Chairman SR informed that some encroachers and land grabbers are active in Gulshan-e-Iqbal and Gulistan-e-Jauhar, Karachi. He suggested that KDA should take necessary action to clear the encroached land to provide relief to members.

Mr. Nasir Abbas, DG KDA assured ABAD delegation that KDA will take proper action against encroachers on park / amenity plot and amenity plot reserved for park shall be restored.

Regarding the adoption of parks, ABAD delegation appreciated the prompt action of DG KDA and also suggested that the amenity plot for park can be offered for the adoption to the interested member of ABAD. The Director General appreciated ABAD suggestion and asked ABAD delegation to send letter of interest for adoption of the park space in Block-3-A, Gulistan-e-Jauhar.

Discussing the issue of KDA Club Membership, the



Convener of KDA Sub-Committee requested the DG that KDA should allow honorary membership of its Club to Office Bearers, Conveners and Co-Conveners of Sub-Committees of ABAD.

In this reply Syed Nasir Abbas suggested that ABAD should send letter to the Authority for honorary membership of KDA Club.

During the meeting Muhammad Hassan Bakshi presented Invitation Card to attend Grand Launching Ceremony of ABAD International Expo 2017 on 22nd July 2017 at Governor House, Karachi. He also requested the DG to attend the ceremony and grace the occasion.

Chairman Southern Region ABAD invited Syed Nasir Abbas to visit ABAD for formal meeting with members of ABAD. The invitation is accepted and the date and time will be communicated through DG KDA office accordingly.



At the end of meeting Mr. Muhammad Hassan Bakshi thanked the host on behalf of the delegation and presented Shelter Magazine of ABAD to Syed Nasir Abbas with a group photograph.

As there was no point to discuss, the meeting ended with vote of thanks to and from the chair.

Meeting with NEPRA Officials at ABAD House

ABAD members should submit their complaints to NEPRA regarding K.E. and the Authority will made hearing in presence of K Electric.

Mr. Illahi Bux Soomora, Director NEPRA

A meeting with the officials of National Electric Power Regulatory Authority (NEPRA) was held at ABAD House on 14th July to discuss the issues related to power generation in Karachi and the issues faced by the members regarding electricity distribution.

The meeting was headed by Chairman ABAD with other Office Bearers and a large number of senior and prominent members attended it. The meeting was started with the recitation from the Holy Quran and then Chairman ABAD greeted the guests who visited to hear the grievances/complaint of the members of ABAD.

In the meeting the Chairman informed that builders were facing problems for new connections and it took enough time to get a new one, whereas it should be implemented according to NEPRA Rules & Regulations. In addition to this the K-Electric have no load assessment criteria and the estimates were made in according to their own wish and it was also experience that for the installation of PMT unforeseen amount were demanded.

Mr. Rizwan Adhia, Convener of K-Electric Committee briefed the following agenda points of the meeting;

- K Electric should provide copy of bye laws/ rules and regulations/SOP as per approved by NEPRA.
- Discuss about Load Assessment Criteria
- K-Electric should provide details/break of all and any kind of charges, fees, penalties related to new connection



- SDC charges (Services Development Charges)
- Discussion on One window operation system

He explained that K-Electric have no idea of load assessments as a result of which the projects have always been delayed. If the load Assessed exceeded from 501 then K-Electric demanded the Bank Guarantee and further as per self financial scheme all related materials were purchased by the builder from the enlisted or authorized dealers of K.E. He added that the problems can be resolved if we direct the K.E. for one window operation system.

Mr. Muhammad Hassan Bakshi, Senior Vice Chairman ABAD welcomed Mr. Nabi Illahi Bux Soomro and Team at ABAD House and said that K.E. is not playing its due role so that the members were facing difficulties in getting their due services.

He added that builder community was among the big consumers of K.E., so instead of providing them better services the K-Electric along with FIA personals raided the members' office without any prior no-

tices or allegations which is unethical and should be stopped.

In the meeting members also discussed the issues of material purchased by K.E. authorized dealers. Mr. Ahmed Owais Thanvi highlighted the issues regarding Self Finance Scheme, added that builders have to purchase the materials through the guidance of K.E. which should be changed. He said that builders also faced difficulties in getting new connections as a number of requirements have hindered the process of new connections that in result delay the possession time of the projects to the clients.

Mr. Asghar Siddiqui - Electrical Consultant, informed the meeting that he had many clients who complained regarding the issues of meter rent and the installation of meters on each floor of high rise buildings. He added that a proper policy should be designed related to load assessment criteria in future if any policy change ABAD will also be in its circle. In the meeting members also suggested that separate meters should be installed on each floor otherwise it looked like a web of wires which was also very dangerous.

Mr. Illahi Bux Soomora, Director NEPRA asked the members of ABAD to submit their complaint to NEPRA and his department will made hearing in presence of K Electric.

Mr. Fayyaz Ilyas also expressed the problems pertaining to K-Electric and said that TL Connection is the main issues for us as the K.E. targeted more load assessment whereas the individual Builder can assess it but the K Electric seek more load as a result the cost of project increased. Beside this, the self finance scheme is also a burden to all Builders & Developers and 17% service charges charged by K Electric from the builders against this.

He further highlighted the issues of substation as its expenses were also borne by the builders.

Mr. Mustafa Sheikhani Co-Convener, also briefed some issues related to K.E and appreciated the efforts of law enforcement agencies in making the department a peaceful place. Mr. Fayyaz Ilyas pointed out that after meeting all the formalities of K Electric the new connection always been delayed whereas, in Katchi Abadies it has no criteria and all facilities were provided to them.

In the meeting, the Convener also informed that it is observed that if we require the load of 25 acres of land for the Housing Society, the K Electric need total plan of 50 Acres which is not good and create more issues for the builders.



Mr. Asif Sumsum former Chairman (S.R) said that we have made several meetings and request to show the policy but failed to receive any material from K.E.

The K Electric used the words ABAD formula but we would like to clear our position that ABAD has no formula for load estimation and the estimate is always been increased due to estimation of loads by the K Electric whereas it is also observed that loads never estimated on actual basis. It was also discussed in the meeting that not a single focal person has been appointed from K Electric and that is the reason behind the pending matters from the last years.

Mr. Naveed Illahi Shaikh, Director NEPRA thanks to Mr. Mohsin Sheikhani, Chairman ABAD for arrangement of meeting at ABAD House, and said that K.E. should review its policy and shall changed the policy same as LESCO & HESCO for installation of new meters especially on high rise and multi storey building.

The Director NEPRA ensured the members of ABAD



that he has noted the complaint against K Electric especially load assessment criteria and would seek opinion from K Electric and if the K Electric would fail to work on load criteria issues then NEPRA shall have no option to do it, it is good news that K electric withdrawn the Bank Guarantee and stated that LES-CO Rules should be followed for implementation of time and in load criteria.

The Director NEPRA ensured that we are in support of one window operation as highlighted by the respective members of ABAD and further ensured that NEPRA shall check the infra structure development.

Mr. Asghar H. Siddiqui suggested that all policy of K Electric be made with the consent of ABAD and the pertaining issues, as highlighted must be solved and further suggested that at first K Electric should make a policy and the policy should be stayed for at least 5 years.

Mr. Naveed Illahi Shaikh also added that Tariff shall be notified and it is believed after notification 50% cost shall be decreased. He further ensured that all issues shall be solved amicably.

The Director NEPRA said that electrical inspector can check the meter after payment of fee and the other company is not admissible under the rule and further said that actually the estimate of electricity been increased as it is the Government Policy that minimum electricity should be consumed as we have shortage of energy.

The Director NEPRA requested that all complaints

be send to NEPRA in writing with the evidences so we could solve the issues and further pointed out that for self generation NOC is required from NEPRA or K Electric and if require we can reply in writing.

Mr. Muhammad Hassan Bakshi, Senior Vice Chairman ABAD suggested that URBAN criteria should be the same like big city. Engineer Danish Bin Rauf suggested that load should be calculated for ongoing project and 50% of payment is requiring for tariff charges.

The Director NEPRA further pointed that TL Connection is actually temporary connection and its duration is only for three months and we will make a comprehensive policy with K Electric very soon.

Mr. Mohsin Sheikhani, Chairman ABAD requested the members of ABAD to submit their application in writing with evidence to ABAD and invited the Director NEPRA to participate in the ABAD Expo-2017 as scheduled on 12th-14th and we will provide the stall free of cost.

Mr. Mohsin Sheikhani, Chairman ABAD thanks the Members of ABAD to participate in the meeting within short notice to ABAD House. As there was nothing more to discuss, the meeting concluded with

Laptop Distribution Ceremony at ABAD House



Laptop Distribution Ceremony at ABAD House, Laptops were awarded to the distinctive students of Aligarh Institute of Technology Karachi. Laptop presented by Mr. Mohsin Sheikhani Chairman ABAD with Mr. Naveed Elahi Sheikh, Director Consumer Affairs NEPRA.

Meeting of ABAD Delegation with Commissioner Karachi

The exhibitions like ABAD Int'l Expo helps in creating soft image of Pakistan to the whole world, Mr. Ejaz Ahmed Khan, Commissioner Karachi



A delegation of ABAD headed by Chairman South Region Mr. Muhammad Ayoob with Mr. Muhammad Sohail Warind Convener – Law & Order Sub-Committee met Commissioner Karachi on 25th July, at his Office. Meeting was chaired by Mr. Ejaz Ahmed Khan Commissioner Karachi who also greeted the delegation.

Started with the recitation from Holy Quran by Mr. Sohail Warind, the Chairman South Region briefed the Commissioner about upcoming mega event, the 4th ABAD International Expo 2017 scheduled to be held from 12 to 14 August 2017 at Karachi Expo Centre and also put some light on the success stories of previous mega events organized by ABAD. He informed that delegations from Saudi Arabia, Iran, United Arab Emirates, Turkey, China, Malaysia and several other countries have confirmed to participate & will attend ABAD International Expo 2017.

Muhammad Sohail Warind informed that upcoming event will also expected to be the mega event organized by ABAD in which local builders and foreign companies related to allied industries are participating. He said that ABAD is expecting full cooperation and support from Commissioner's Office and also from Deputy Commissioner's to make the mega event more successful with greater support and participa-

tions for the foreign delegations as well as for the visitors during the 3 days event.

Mr. Ejaz Ahmed Khan, Commissioner Karachi appreciated the role of ABAD in organizing such exhibitions which helps in creating soft image of Pakistan to the world and also create good liaison between Builders & Developers & the common people of the Karachi. He assured his visit to ABAD International Expo 2017.

Commissioner was invited to visit ABAD and have a meeting with members of ABAD. Mr. Sohail Warind suggested that Assistant Commissioner East and concerned officials may also be invited so that issues of members of ABAD working in East Zone may be addressed, the same agreed by the Commissioner Karachi.

Meeting of ABAD Delegation with Mr. Muhammad Arif Hanif, D.I.G. East Zone, Sindh Police



Group photograph of ABAD delegation with Mr. M. Arif Hanif, D.I.G. East Sindh Police, Karachi. The meeting was held to discuss the security issues related to upcoming ABAD International EXPO 2017. Muhammad Hassan Bakshi Sr. Vice Chairman, Muhammad Ayoob Chairman South Region, Muhammad Sohail Warind Convener Law & Order Sub-Committee, Mustafa Sheikhan Convener – Special Liaison with Armed Forces Sub-Committee, Mr. Ashfaq Sheikhan Co-Convener – Law & Orders Sub-Committee, Ashraf Hameed and Tahir Memon were also present on the occasion.

ABAD Strongly Opposes Abolishment of Fixed Tax Regime

A press conference was held at ABAD on 16th May regarding the issues concerning to fixed tax regime. In the conference the Association expressed serious concerns over the reports regarding abolishment of Fixed Tax Regime (FTR) from builders and developers in coming budget 2017-18.

The conference was headed by Chairman ABAD, Mr. Mohsin Sheikhan with Senior Vice Chairman Muhammad Hassan Bakshi, Chairman South Kh. Muhammad Ayoob and former Senior Vice Chairman Mr. Arif Yousuf Jeewa.

Speaking to the media, Mohsin Sheikhan, Chairman ABAD said that if FTR was abolished in next budget it would create negative impact on the construction industry, which would ultimately open doors for corruption and vowed to launch nationwide agitation, if the minimum tax was revived again.

He urged the FBR to drop the said proposal and make it effective for at least three years to yield fruits from it, adding that the board used to collect Rs.80 million as minimum tax from builders in past and after the enforcement of FTR, ABAD members now deposited Rs.150 million as 5 percent advance tax under the FTR during last four months, which reflected a total FTR of Rs.3 billion, while the ABAD had also committed that this sector would pay Rs.2 to 3 billion of the tax.

Discussing the past issues of new property valuation, Chairman ABAD informed the media that prior to implement this new mechanism the FBR brought the issue of new property valuation, which virtually blocking the way of new construction for almost six months and they could get NOCs for new construction from January 2017. He further said that ABAD members are involved in 25 percent of all construction activities while other players are responsible for 75 percent construction throughout the country. He said that ABAD



members were keen to pay taxes and the government should extend FTR for at least three years instead of taking any decision on the basis of four months.

In the conference the Chairman also appealed to Federal Finance Minister Ishaq Dar, Special Assistant to Prime Minister Haroon Akhtar and Chairman FBR Dr. Irshad to continue FTR for at least three years as this system would be the source of development for the construction industry which would ultimately create positive impact on national exchequer and employment generations as well.

Speaking at the occasion, Senior Vice Chairman ABAD Muhammad Hassan Bakshi said that ABAD had proposed the government to implement a single property valuation system based on market value all over the country instead of present 3 tier system and tax should be only one percent instead of three percent, which would not just increase the government revenue manifold but financial institutions would also begin housing finance.

Chairman South Muhammad Ayoob and Mr. Arif Jeewa also seconded the ideas of Chairman ABAD and said that the FTR will surely be proved as the solution of many issues regarding tax in the construction industry.

Press Conference at NPC, Islamabad

The Association of Builders and Developers of Pakistan ABAD hold a press conference in the Capital City Islamabad in Press Club, on 23rd May regarding the issues concerning to fixed tax regime. In the conference the Association expressed serious concerns over the reports regarding abolishment of Fixed Tax Regime (FTR) from builders and developers in coming budget 2017-18.

The conference was headed by Chairman ABAD, Mr. Mohsin Sheikhan with former Senior Vice Chairman Mr. Arif Yousuf Jeewa and other Senior and Prominent members of ABAD.

ABAD has expressed serious concerns over the reported move of the Federal Bureau of Revenue (FBR) to abolish Fixed Tax Regime (FTR) for builders and developers.

“Abolishing Fixed Tax Regime (FTR) for builders and developers will open the gates of corruption, which is not anyway in the interests of businessmen and the country itself,” said ABAD Chairman Mohsin Sheikhan while addressing a press conference. He said that members of ABAD have deposited Rs150 million as 5 percent advance tax under the FTR during last four months of current fiscal year, which reflects a total FTR of Rs3 billion, while the ABAD had committed to FBR that this sector will pay Rs2 to Rs3 billion of the tax.

“We have also said last year that the construction sector is paying almost Rs80 million of minimum tax, which will be increased ten times if a corruption free Fixed Tax Regime implemented for builders and developers. But before this new mechanism could start working, the FBR brought the issue of new property valuation virtually blocking the way of new construction for almost six months,” he added.

“The real estate sector has paid total taxes of Rs 18.50 billion under various sections of Income Tax Ordinance including section 7-C, 7-D, 236-C, 236-K and 236-W.

Moreover, we expect more Rs4 billion tax collection from this sector during last one month and ten days of current fiscal year, which will bring to a total collection of Rs22.50 billion. Thus you can judge how much this sector is contributing to the national kitty,” he added.

On the other hand, it is the fact that members of ABAD are involved in 25 percent of all construction activities of the country while other players are responsible for 75 percent construction throughout the country. He said that members of ABAD are more than willing to pay taxes and the government should give chance to FTR for at least three years instead of taking any decision on the basis of four months. The FBR should not press only ABAD members to realise tax target but also put its own mechanism to get advance tax from other people all over country who are going to construct a building or a house, he added.

He said that the government accepted only two suggestions of ABAD for current fiscal year instead of four suggestions of the association. Had the government accepted all four suggestions, tax collection could have been far better, he lamented.

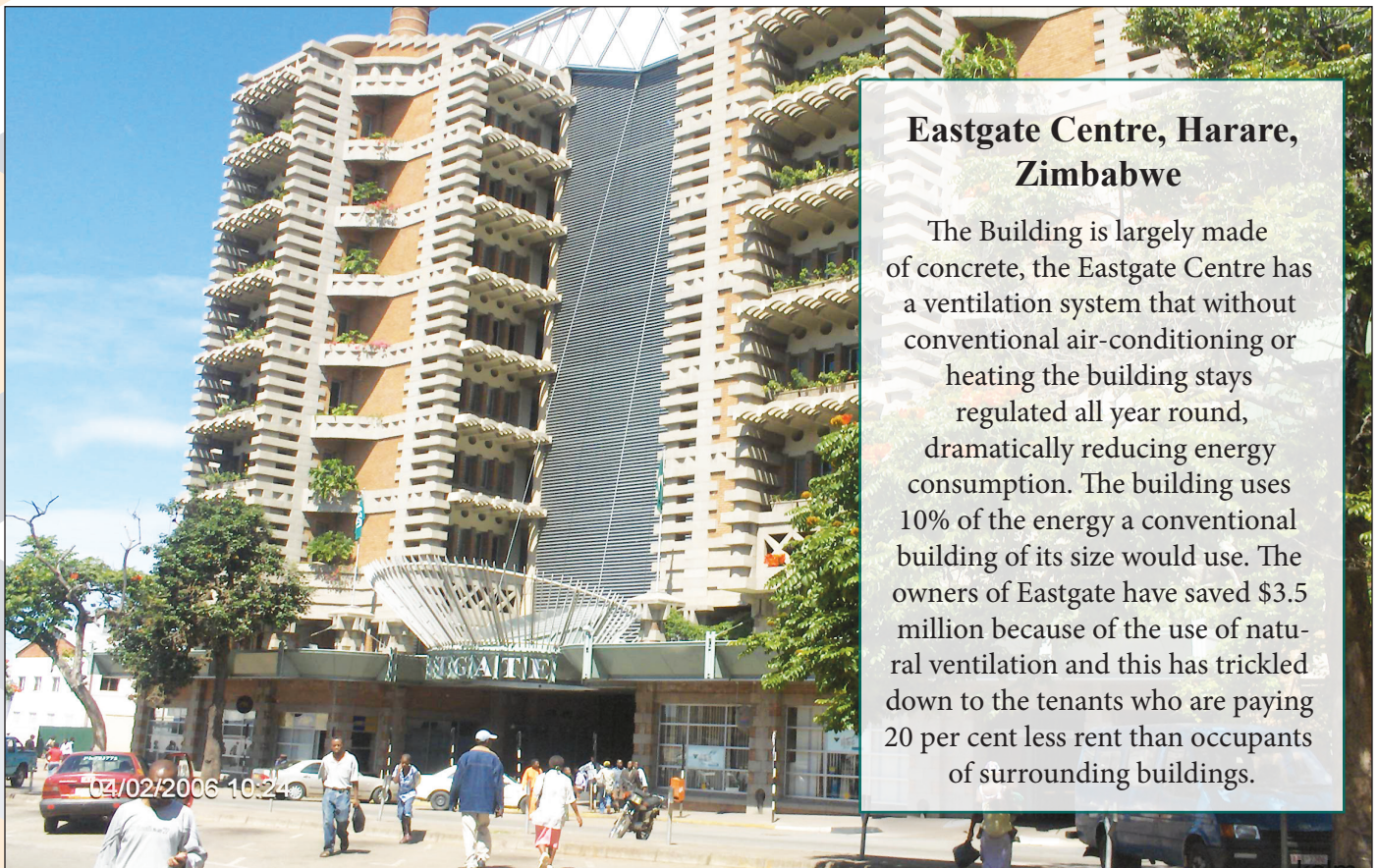
Coming to the Low Cost Social Housing, being built by ABAD, Mohsin said that at present Pakistan is facing a shortage of 12 million houses. 0.25 million housing units are added into this shortage every year. He said, “If we only count on shortage of houses, it is \$180 billion industry with nominal price of Rs1.5 million to Rs1.9 million of each house depending on location and price of the land. He further said the construction industry is providing 2.6 million jobs and if given incentives it could go up to 5 million and jobs will also enhance in more than 72 allied industries.

ABAD has announced a social project in Islamabad which will be launched soon, he said. “We are going to build this project with our own resources but we would like to ask the government to provide free of cost documentation and utilities and facility of ‘one window’ for approval etc for the benefit of general public.”

Future Need Green Building Technology

In these buildings renewable energy sources provide a great symbol of emerging technologies for the future.

by Shahnawaz Muhammad Khan




Eastgate Centre, Harare, Zimbabwe

The Building is largely made of concrete, the Eastgate Centre has a ventilation system that without conventional air-conditioning or heating the building stays regulated all year round, dramatically reducing energy consumption. The building uses 10% of the energy a conventional building of its size would use. The owners of Eastgate have saved \$3.5 million because of the use of natural ventilation and this has trickled down to the tenants who are paying 20 per cent less rent than occupants of surrounding buildings.




Concept of Green Buildings

A green building, also known as a sustainable building, is a structure that is designed, built, renovated, operated, or reused in an ecological and resource-efficient manner. Green buildings are designed to meet certain objectives such as protecting occupant health; improving employee pro-

ductivity; using energy, water, and other resources more efficiently; and reducing the overall impact to the environment. Green building is not a new fashion stream in design and architecture; it is a possibility to create harmless, energy efficient and environmentally friendly buildings. In the 1970s energy crises and environmental pollution affected on the progress of sustainable buildings, the prices for sustainable prod-



Benefits Of Green Buildings

Environmental Benefits	Economic Benefits	Social Benefits
 <p>Green Buildings are inherently designed to make the best use of natural resources. A Green Building is much more friendly to the environment than a normal building.</p>	 <p>The overall cost of a Green Building is less as compared to a normal building because it uses less resources like energy & water. It also increases the value of the property.</p>	 <p>Green Buildings are very good for the health of entire eco-system that occupies it. They also decrease the load on local infrastructure.</p>

waste are not easily quantified. Consequently, they are not adequately considered in cost analysis. For this reason, consider setting aside a small portion of the building budget to cover differential costs associated with less tangible green building benefits or to cover the cost of researching and analyzing green building options.

Even with a tight budget, many green building measures can be incorporated with minimal or zero increased up-front costs and they can yield enormous savings.

Some Features of Green Buildings

Indoor air quality

When constructing green buildings great emphases are put on the ventilation system. It can be powered in different ways – passively, naturally or mechanically. It doesn't matter in which it is powered, the most important thing that a building should have a properly designed ventilation system in order to have a filtered and cleaner air. A green building is designed in such a way to maintain indoor air quality also. In this way during construction of green buildings low or zero emission materials are used.

We all know that most materials used for ordinary



ucts and materials fall and then green buildings are becoming good for the builders, environment and the residents.

Economic Benefits of Green Buildings

A green building may cost more up front, but saves through lower operating costs over the life of the building. The green building approach applies a project life cycle cost analysis for determining the appropriate up-front expenditure. This analytical method calculates costs over the useful life of the asset.

These and other cost savings can only be fully realized when they are incorporated at the project's conceptual design phase with the assistance of an integrated team of professionals. The integrated systems approach ensures that the building is designed as one system rather than a collection of stand-alone systems.

Some benefits, such as improving occupant health, comfort, productivity, reducing pollution and landfill



buildings are toxic, some of them radiate gases or include volatile organic compounds. It has a bad influence on occupant's health and productivity.

According to the data of some Environmental Protection Agencies, indoor air pollution can be 2-5 times worse than outdoor air quality. It can cause early asthma and other respiratory disease. It is provoked by radon gas that's found in conventional buildings. Another considerable feature of air quality is the control of dampness.

If ventilation from bathrooms, kitchen and other isolated rooms is bad, it can lead to mold growth, dust mites or to the emergence of other bacteria. To avoid this problem effective ventilation system is not always enough; well-insulated building envelop is also needed.

Indoor environment quality

Except poor air quality other circumstances like poor lightening, temperature variances, furniture, car-

peting, pesticides, paints and high concentration of pollutants are causing different diseases – headaches, dermatological problems, allergies etc. The environmentally friendly circumstances of green building create healthier atmosphere by maintaining indoor environment quality.

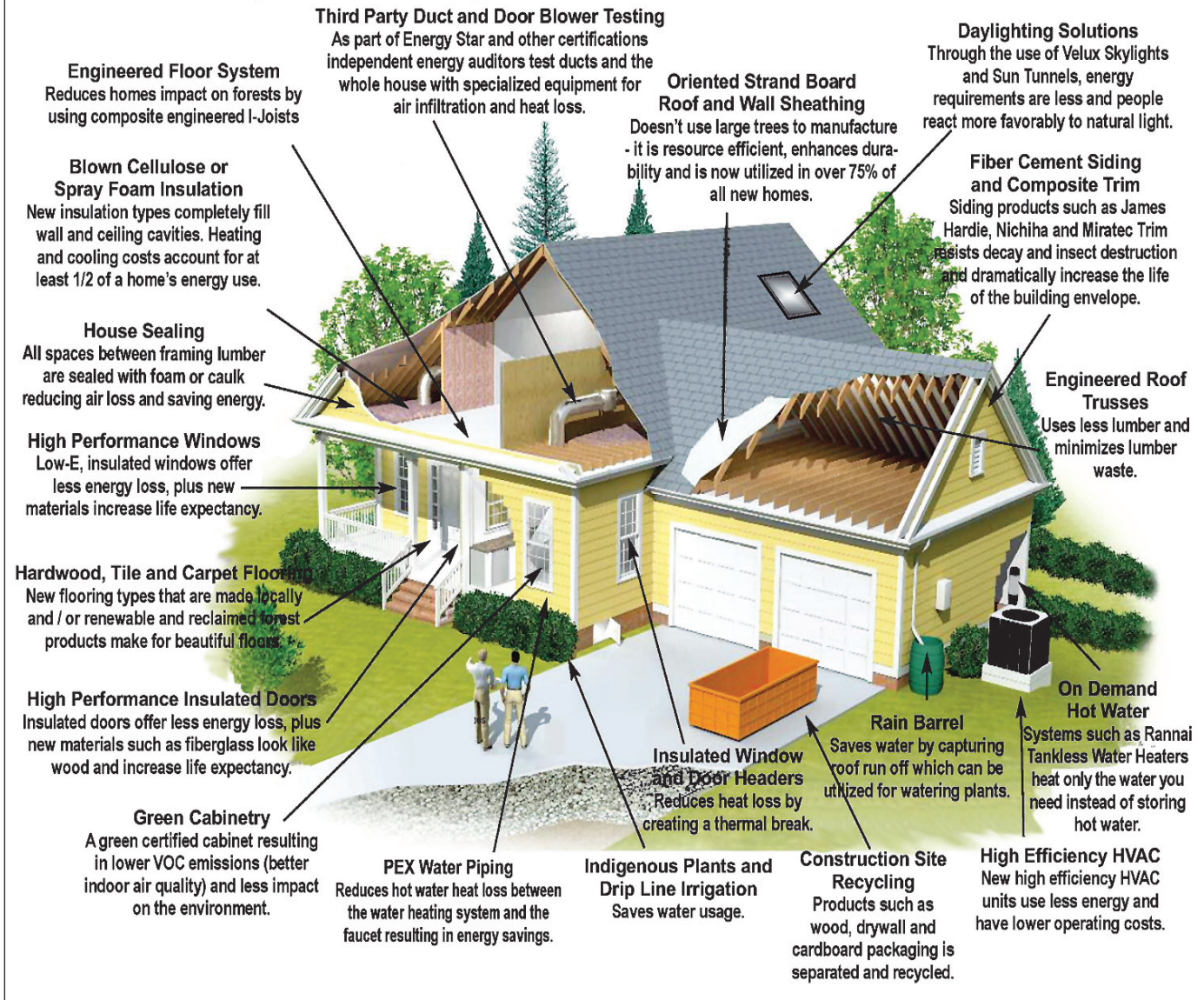
Elements of Green Buildings

Following are some of the major elements of green building practices.

Siting

- Start by selecting a site well suited to take advantage of mass transit.
- Protect and retain existing landscaping and natural features. Select plants that have low water and pesticide needs, and generate minimum plant trimmings. Use compost and mulches. This will save water and time.

Here are just a few things we can do to enhance our new home...



- Recycled content paving materials, furnishings, and mulches help close the recycling loop.

Energy Efficiency

Most buildings can reach energy efficiency levels far beyond the standards, yet most only strive to meet the standard. It is reasonable to strive for 40 percent less energy than the required standards. The following strategies contribute to this goal.

- Passive design strategies can dramatically affect building energy performance. These measures

include building shape and orientation, passive solar design, and the use of natural lighting.

- Develop strategies to provide natural lighting. Studies have shown that it has a positive impact on productivity and well being.
- Install high-efficiency lighting systems with advanced lighting controls. Include motion sensors tied to dimmable lighting controls. Task lighting reduces general overhead light levels.
- Use a properly sized and energy-efficient heat/cooling system in conjunction with a thermal-

ly efficient building shell. Maximize light colors for roofing and wall finish materials; install high R-value wall and ceiling insulation; and use minimal glass on east and west exposures.

- Minimize the electric loads from lighting, equipment, and appliances.
- Consider alternative energy sources such as photovoltaics and fuel cells that are now available in new products and applications. Renewable energy sources provide a great symbol of emerging technologies for the future.
- Computer modeling is an extremely useful tool in optimizing design of electrical and mechanical systems and the building shell.

Materials Efficiency

- Select sustainable construction materials and products by evaluating several characteristics such as reused and recycled content, zero or low off gassing of harmful air emissions, zero or low toxicity, sustainably harvested materials, high recyclability, durability, longevity, and local production. Such products promote resource conservation and efficiency.
- Use dimensional planning and other material efficiency strategies. These strategies reduce the amount of building materials needed and cut construction costs. For example, design rooms on 4-foot multiples to conform to standard-sized wallboard and plywood sheets.
- Reuse and recycle construction and demolition materials. For example, using inert demolition materials as a base course for a parking lot keeps materials out of landfills and costs less.
- Require plans for managing materials through deconstruction, demolition, and construction.
- Design with adequate space to facilitate recycling collection and to incorporate a solid waste management program that prevents waste generation.

Water Efficiency

- Design for dual plumbing to use recycled water for toilet flushing or a gray water system that recovers rainwater or other non-potable water for site irrigation.
- Minimize wastewater by using ultra low-flush toilets, low-flow shower heads, and other water conserving fixtures.
- Use recirculating systems for centralized hot water distribution.
- Install point-of-use hot water heating systems for more distant locations.
- Use a water budget approach that schedules irrigation using the California Irrigation Management Information System data for landscaping.
- Meter the landscape separately from buildings. Use micro-irrigation (which excludes sprinklers and high-pressure sprayers) to supply water in non-turf areas.
- Use state-of-the-art irrigation controllers and self-closing nozzles on hoses.

Occupant Health and Safety

Recent studies reveal that buildings with good overall environmental quality can reduce the rate of respiratory disease, allergy, asthma, sick building symptoms, and enhance worker performance. The potential financial benefits of improving indoor environments exceed costs by a factor of 8 and 14 %.

Choose construction materials and interior finish products with zero or low emissions to improve indoor air quality. Many building materials and cleaning/maintenance products emit toxic gases, such as volatile organic compounds (VOC) and formalde-

hyde. These gases can have a detrimental impact on occupants' health and productivity.

Provide adequate ventilation and a high-efficiency, in-duct filtration system. Heating and cooling systems that ensure adequate ventilation and proper filtration can have a dramatic and positive impact on indoor air quality.

Prevent indoor microbial contamination through selection of materials resistant to microbial growth, provide effective drainage from the roof and surrounding landscape, install adequate ventilation in bathrooms, allow proper drainage of air-conditioning coils, and design other building systems to control humidity.

Building Operation and Maintenance

Green building measures cannot achieve their goals unless they work as intended. Building commissioning includes testing and adjusting the mechanical, electrical, and plumbing systems to ensure that all equipment meets design criteria. It also includes instructing the staff on the operation and maintenance of equipment.

Over time, building performance can be assured through measurement, adjustment, and upgrading. Proper maintenance ensures that a building continues to perform as designed and commissioned.

Steps to Ensure Success

- Establish a vision that embraces sustainable principles and an integrated

design approach.

- Develop a clear statement of the project's vision, goals, design criteria, and priorities.
- Develop a project budget that covers green building measures. Allocate contingencies for additional research and analysis of specific options. Seek sponsorship or grant opportunities.
- Seek advice of a design professional with green building experience.
- Develop a project schedule that allows for systems testing and commissioning.
- Develop contract plans and specifications to ensure that the building design is at a suitable level of building performance.



Slums: Inadequate Places to Abode

by Engr. Kaleem-uz-Zaman



The slums and squatter settlements are the places where poor people often live under worse conditions than their rural relatives. It represents a survival strategy in the face of insufficient and sometimes illegal housing with lack of security and other basic facilities. The houses in slums are some of the smallest possible with most of the spaces in these shelters are used as multi-functional spaces, with common spaces of living and family interaction. Hence, we can say that these dwellings are probably the best examples of optimum utilization of living space. Slum dwellings are people's own solutions for their housing needs with the integration of whole range of social and community spaces.

According to United Nations Organizations, 'Slums are the poor, overcrowded communities lacking adequate access to basic necessities like drinking water and sanitation, public services, basic infrastructure and quality housing. They exist outside the official city grid, built without any proper planning and are in a constant state of expansion and transformation.'

According to some statistics, during the current decade more people lived in cities than in rural areas for the first time in history but, ironically, one third of these urban dwellers live in slums. The United Nations forecasts that the number of slum dwellers will

double within the next 25 years. It is also noted that urban slums are the world's fastest growing human habitat and all the cities have their slums and their informal settlements. The size, proportion and character of these slums vary not merely with income but also with the social, political and legislative environment.

Slums develop during high urbanization which causes the influx of labor from the countryside to the city to go far beyond the housing and absorption capacity of the city. They are usually characterized by higher frequency of violence due to lack of attention from local authorities or the government, higher occurrence of epidemics due to poor sanitation and lack of healthcare facilities and higher incidences of child labor, prostitution and substance abuse. Since we all know that mega cities are a primary phenomenon of the developing world with the combination of high population density amid poverty and limited resources makes an environment which favors the rapid growth of slum areas.

Asia's Largest Slum Dwellings

Orangi Town, Karachi, Pakistan

United Nations World Cities Report 2016 has named Karachi's Orangi Town as the largest among the Asia's five largest slums. According to the report the number of slum dwellers in the world increased from 689 million in 1990 to 880 million in 2014. Around a quarter of the world's urban population lives in slums and the figures are rising fast. Asia's largest slum, Orangi Town is believed to be home to around 2.4 million people according to the report although the exact figure remains unknown. The settlement's population exploded in the early 1970s, when thousands of people migrated from East Pakistan after the 1971 war of independence.

Tired of living without proper sanitation, residents of Orangi Town gave up waiting for the government to install sewers and built them by hand themselves.

Now more than 90 per cent of Orangi Town's nearly 8,000 streets and lanes have sewerage pipes – all put in by residents.

Ciudad Neza, Mexico City, Mexico

Ciudad Neza, east of Mexico City, has a population of 1.2 million. Once a sprawling slum, Ciudad Neza has



become more like a suburb due to efforts made by residents to build a community and deliver public services.

Dharavi, Mumbai, India

Dharavi is where the famous *Slumdog Millionaire* was filmed. With a population of 1 million the slum has an informal economy with an estimated \$1 billion annual turnover.

However, residents oppose attempts to develop Dharavi, which is located on prime real estate in India's financial capital, Mumbai.

Kibera, Nairobi, Kenya

With a population of 700,000, Kibera, Africa's largest slum is just 5km from Nairobi city centre. It is home to more than 50,000 children most of who go to schools set up by residents and churches.

Residents of Kibera are in the middle of a legal battle with the government to stop the building of a road through Kibera, bulldozing schools and clinics and thousands of homes.

Khayelitsha, Cape Town, South Africa

Khayelitsha is home to nearly 400,000 residents, 99 per cent of them black, according to a 2011 Census.

However, activists believe that the population is at least three times larger. Further, according to a 2012 inquiry into policing in the township, around 12,000



households had no access to toilets. As it also seen that using a toilet in informal settlements is one of the most dangerous activities for residents and women and the children have the biggest problems.

Problems Faced by Slum Dwellers

The people living in slums faced a number of problems that in result create more difficulties in the lives of residents.

Issues with Women and Girls

Women and girls can not afford time for education, as they are burdened with carrying water long distances and caring for sick family members, and in slums with poor (or nonexistent) sanitation facilities, going to the toilet at night increases their risk of sexual harassment.

Health and Child Mortality

Illness and disease spread like wildfire in slums; in the Kibera slum in Kenya, HIV infection is twice the national average, and diarrhea is the leading killer of children under five.

Education

Social and cultural barriers deny children from slums the opportunity to receive an education. Many children never receive any formal education and few complete a primary education.





Finance

Banks often refuse residents of slums because they are considered 'unbankable.' Without the support of a financial institution, slum dwellers must incur interest charges from loan sharks, which serve to further impoverish them.

Political and Social Exclusion

Governments often ignore slum dwellers; they are excluded from voting, city development plans, and full protection under the law. Without the rights and voice that other citizens have, people living in slums constantly face political and social exclusion.

Disasters

Many slum dwellers in developing countries live in danger of a rise in sea level. Storms, earthquakes, and other disasters affect city slums more seriously than other areas, as substandard houses crumble or poor drainage systems promote prolonged flooding.

From Slums to Better Living, Some Suggestions

As we all know that slums develop organically, so they will not disappear automatically just because cities build more houses. The cities need to recognize that they urban poor are active agents and can contribute to economic growth. The slum is an inevitable part of modern urbanization, and it is our choice to decide our vision for the future of the slums, the role of the slum, its design and purpose and how we can transform these slums to make them assets rather than liabilities.

ABAD's Vision for Resettlements of Slum Dwellers

ABAD as a national level representative organization of builders and developers wished that the government should recognize that the urban poor are active agents and can contribute to national growth. Therefore, we should need a permanent and long term solution to the problem of slums. It lies in focusing not only on building low cost and afford-

able houses for the slum dwellers but also promoting livelihood options and social and economic infrastructure to develop the livelihood. The services, social and economic livelihood of the slum people need to be acknowledged and included in designing solutions. This will make them more responsible towards their city and its infrastructure. We should study from their informal settlement about standards, layout and developmental pattern and then create formal settlements for them and facilitate their growth and development.





Cost Effective Construction

by Engr. Zaheer Qadri

Before the introduction of modern engineering techniques and the utilization of contemporary building materials, the world of architecture and building construction consisted of some common resources like wood, adobe, thatch, and cave dwellings.

After that the world has seen a tremendous change in all the construction related activities. Today's cities have witnessed beautifully designed architectural structures from the high rise buildings to the masterpieces of building construction. All those edifices utilized different material and designing technology depending on their size and designing needs. So, which material reigns supreme in the world of development today, one cannot answer this question so quickly and perfectly without having deep knowledge and through study of the topic. Among the different building materials used, concrete and steel are the most common and both provide numerous benefits. Now let us determine which material is beneficial under which circumstances.

Safety in Reinforced Concrete Structures

If we talk about safety in using concrete, we have gone through some research works and taken the facts and data from foreign developers. So we came across that, according to the recent announcement by Ground Zero Developer Larry Silverstein regarding safety measures at the new 7 World Trade Center (WTC) building echoes what the concrete industry has been saying for years that, 'concrete is safer.' It is also said that the building's core (where elevators, stairs and power systems are located) will be encased in 2-foot-thick concrete for protection in the event of a fire or terrorist attack.

Another example regarding safety and durability can be taken from the address by Mr. Alfred G. Gerosa, President, Concrete Alliance Inc., New York City, as he said that 'cast-in-place reinforced concrete offers outstanding resistance to explosion and its impacts. Moreover, it can endure very high temperatures from fire for a long time without loss of structural integrity.'

We also know that concrete requires no additional fireproofing treatments to meet stringent fire codes, and performs well during both natural and man-made disasters. Because of concrete's inherent heaviness, mass and strength, buildings constructed with cast-in-place reinforced concrete can resist winds of

more than 200 miles per hour and perform well even under the impact of flying debris.

If we talk about ductility, then with proper design, engineering and construction the apparently rigid structures built with concrete can exhibit increased ductility than any other structure. It is said that use of concrete is a must in areas prone to seismic activity. However, on the other hand it is also said that the performance of any building during an earthquake is largely a function of design rather than the material used in the construction.

Safety in Steel Structures

Safety in using steel structures are sometimes at stake, when we see some reports against it. As a recent report issued by the National Institute of Standards and Technology blame the reduced structural integrity of steel for the collapse of the World Trade Center Towers, the jet-fueled fires are to blame. In this context the experts acknowledge that steel can soften and melt with exposure to extremely high temperatures. However, with the addition of passive fire protection, such as spray-on fireproofing, buildings built of structural steel can sustain greater temperatures and, therefore provide additional safety.

But we should not base our opinions about steel's per-



formance on the events of 9/11. Since that incident a number of researches have done and also published on checking the durability of steel structures. In this context, a research article was published in the October 2003 issue of Modern Steel Construction - the official publication of the American Institute of Steel Con-

struction, article named "Blast Resistant Design with Structural Steel," authors Anatol Longinow and Farid Alfawakhiri recall the WTC attack. The article indicates that the inherent redundancy of the steel frames prevented the structure's collapse. "We're seeing a lot of structures constructed taking into account progressive collapse for blast conditions that are designed very effectively and very economically in steel," explains John P. Cross, vice president, marketing, American Institute of Steel Construction, Chicago.



It is also said that steel's strength and ductility, combined with solid engineering and design, make it a safe choice in seismic zones. While some of the experts in steel framing and structures are also agreed that, the steel framing does very well under the loads

Cost Effectiveness

of high winds because it is ductile, which means it has the ability to bend without breaking and can absorb that kind of energy.

Since the prices of construction materials have spiked therefore the overall cost of the projects have also increased. However, the cost of ready-mix concrete remains relatively stable, and according to Ed Alsamsam, PCA's manager of buildings and special structures, even the increase in steel has had a minimal effect on reinforced concrete building projects. "Concrete prices remain very steady despite the fluctuating and substantial increases in other building material prices," he says.

It is also noticed that cast-in-place concrete construction can be costly in the start of the construction process, but the return on investment achieved in future can lessen the cost differential.

If we talk about the cost effectiveness of steel construction, then we came to know that structural steel has experienced around 50 percent increase over mill prices since last decade, but some

other experts stressed that structural steel represents less than 20 percent of all the steel used in building construction. It is also said that the overall impact on project costs in past few years, people have seen project costs go up by about 10 percent as a result of increases in all types of construction materials. In which the increase in cost of the structural framing system represents less than 2 percent of the 10 percent increase in project costs.

According to some experts, it is not possible to escape the rising steel prices by opting for reinforced concrete, since both are costly on their side. As we all know that the costs for the concrete framing systems have gone up pretty much equivalently to the costs of the steel framing systems. So it is advised that to get



an accurate reading on which material is most cost effective, analyze current steel and concrete framing prices on a project-by-project basis.

Construction Scheduling

According to the experts, buildings with concrete can almost always be built faster and when compared to structural steel, sometimes twice as fast. It is not uncommon for cast-in-place reinforced concrete buildings to raise one floor every other day. It is also observed that developers working with concrete can finish jobs faster, earn a profit, recover capital and move on to the next project.

According to the experts working with steel, it provides many construction benefits of its own. It is also believed that structural steel framing systems are the way of the future and they resulted in an accelerated schedule. It is also believed that quality is enhanced because of off-site fabrication, and that the productivity opportunities that exist in construction can be best addressed in off-site fabrication with a reduction of actual on-site time and on-site construction. As we also know that the advancements in build-

ing information modeling have integrated the design, detailing and fabrication of steel, which have resulted in an accelerated process.

Design Possibilities

We see the concrete buildings in many different shapes everywhere around us. It is also said that concrete seeks the form and we can shape anything out of concrete; that is why the historical buildings were built the way they were by using concrete.





In addition to the unique aesthetics achieved with concrete construction, these buildings offer some very real space advantages. Experts working with concrete said that public and private developers should also realize that using cast-in-place reinforced concrete to frame a high-rise office building would yield more rentable space because of lower floor-to-floor heights. And we can see that with proper engineering, concrete building can also offer uninterrupted floor plates.

According to some professionals steel has the highest strength-to-weight ratio of any construction material. And with new construction methods, steel buildings remain a popular choice for office and multifamily developers. Use of girder slab, staggered truss and castellated beam construction enables lower floor-to-floor heights than typically expected in structural steel buildings.

If someone looking for long spans of column-free space then steel can accomplish extremely long spans in structures and very open-bay footprints without intermediate columns. It is said that steel is a very flexible material in terms of different ways to address design requirements.

By reading the above deliberations, if someone have not decided which side he is on, so no need to worry because the instructions on steel and concrete build-

ings has only just begun. To find out more, one has to contact both local and national industry associations that are offering complimentary information and other advices about using concrete and steel during building construction.



Ban on High-Rise Buildings

Another nail in coffin of construction

By: M. Habib Khokhar

The construction sector of Pakistan is a vibrant sector for the national economy in terms of local and foreign investment and job creation as this sector is the second largest job provider after agriculture and contributing more than 2 percent to the Gross Domestic Product (GDP). However, it is pity that this sector has been always neglected and never given any incentive like other sectors by the government and relevant authorities.

Despite a great importance the construction sector has never given special status like status of industry or status of infrastructure for its growth, which will ultimately boost the economy. The residential and commercial construction is largely depended on private sector, even most government buildings are constructed by private sector constructors. The only gov-

ernment agency working for commercial residential project is Pakistan Housing Authority but this agency could hardly spread its wings out of Federal Capital.

It is well-versed to all concerned segments that according to reports of the World Bank (WB) and the State Bank of Pakistan (SBP) Pakistan housing shortage in Pakistan has reached to 12 million housing units and according to a conservative estimate almost 0.4 million housing units are added to this shortfall every year. On the other hand, private builders and developers, most of them are affiliated with the ABAD, are constructing 0.15 million housing units every year.

Thus, Pakistan needs 12 million housing units built immediately to overcome the shortage of houses. If we calculate this shortage in term of finances with the



minimum cost of PKR 1.5 million per unit, the total sum of construction roughly comes to PKR 18000 billion or 180 billion US dollar.

The construction industry around the world is directly contributing a handsome percentage to the Gross Domestic Product (GDP) so is the case of construction sector of Pakistan is contributing more than 2 percent to the GDP by creating thousands of jobs, selling new homes and supporting more than 70 allied industries manufacturing dozens of construction materials and providing jobs to other thousands of people through these industries. Thus the construction industry is the most important sector for the national economy in terms of providing shelter to fellow countrymen, generating handsome revenue for the government and providing jobs to thousands of highly skilled, skilled, semi-skilled and unskilled work force of the country.

According to a conservative estimate, the construction industry of Pakistan is providing jobs to almost 1.2 million people annually through building 0.15 million housing units.

There are many factors severely limiting development of a vibrant housing sector in the country. These include lack of effective institutional framework, poor urban planning, absence of secondary mortgage market, high transaction costs of properties, unorganized real estate sector, inadequate property development framework, insufficient long term funding arrangements, and complex system of property titles and land registration and above all lack of policy for the regularization of important industries like cement, steel, tiles etc.

More than 45 percent of total population of Pakistan is living in urban centers including Karachi, Lahore, Peshawar, Islamabad, Faisalabad etc and more than 50 percent of urban population is living in Katchi Abadis. Now the situation has reached at such an alarming state that even people from lower middle class are also forced to live in Katchi Abadis due to their inability to own homes in any good residential areas or pay high rents prevalent in such areas.

These Katchi Abadis have created many socio-eco-





conomic problems because such shanty townships have no official basic amenities like gas, electricity, water, roads etc; however, they are getting all these amenities and utility agencies. Above all these Katchi Abadis have become abode of criminals because security agencies have no access to these areas in absence of proper town planning and details of people residing in these areas, thus creating law and order situation, which is evident from the recent operation against criminals in Karachi, where security forces have found hardened criminals, terrorists and anti-state elements operating their heinous networks without any fear of Law Enforcement Agencies through certain mafia groups, who are inflicting huge revenue losses upon the government (LEAs) in these Katchi Abadis.

The ABAD has time and again sought attention of the government towards this menace and also presented proposals for building affordable and low-cost houses for citizens from low-income groups, who cannot afford costly houses. But, the government and relevant authorities never paid heed to these proposals.

That is the reason why the ABAD has recently announced a Low Cost Housing Scheme housing 5000

houses of 120 square yards or 5 Marla under the nose of the government i.e. in the federal capital Islamabad and this scheme will be realized soon.

This is the situation of housing in Pakistan. But people at the helm of affairs are not interested for doing anything good for their citizens.

Most unfortunate and painful part regarding the Supreme Court's decision of banning construction of High-Rise buildings in Karachi is that the relevant authorities have misguided to the top judiciary regarding construction sector leading the Apex Court to issue judgment against construction of High-Rise buildings, which are need of hour for fast growing cities like Karachi.

It is wrongly presented and propagated that the water crisis in Karachi, one of the ten mega cities of the world, is because of construction of High-Rise buildings. A lame excuse presented by Karachi Water and Sewerage Board (KW&SB) caused the Water Commission to recommend banning construction of High-Rise buildings in Karachi till the time water supply system in the city does not come to normal. It was a strange recommendation on the part of the Commission because the

actual matter was related to water scarcity and lack of sanitation in Shikarpur but the story ended to Karachi, very strangely banning construction of High-Rise buildings. It is like manufacturing of air-conditioners be stopped in case of electricity shortage and manufacturing and selling of automobiles be closed down in case of shortage of petrol or diesel or traffic on roads are increasing.

The ironical background of this case is that one person sent an application regarding water shortage and lack of sanitation in Shikarpur, a historical city of Sindh, to the Supreme Court of Pakistan and this application was converted into a Constitutional Petition by the apex court keeping in view the basic human rights.

As the hearing of this petition goes on, Shikarpur was almost forgotten and Karachi becomes main focus and a Commission, headed by a senior Sindh High Court judge, was appointed by the Supreme Court to look into the matter and fix responsibilities after hearing all relevant authorities and stake-holders. All stake-holders including Association of Builders and Developers of Pakistan (ABAD) were heard by the single-member Commission and a detailed report of the Commission was sent to the Supreme Court of Pakistan.

The Commission forcefully stated in the report that all

relevant government departments and authorities are not taking interest in the job for which they were created and onus of failure of providing civic amenities to the people is goes to these departments and authorities. However, no action was taken against these departments and authorities except removing Managing Director of KW&SB that is also on technical grounds not for his failure to provide enough water to the people of Karachi and no high officials of any other department or authority were removed from the job.

This is not the first time that construction sector is facing wrath for a “crime” not committed by the sector. As I told earlier, this sector is totally neglected by the government except for tax collection. The ABAD had proposed for Fixed Tax Regime (FTR) for builders and developers in federal budget 2016-2017 to avoid unnecessary and unjustified pressure, more importantly to end the corrupt practices by concerned officials, from tax collecting machinery as there was no mechanism for separate tax collection from builders and developers like other sectors and industries.

Under the fixed tax regime, a fixed per square foot tax was imposed on commercial and residential buildings and a per square yard tax was imposed on developers and they were asked to deposit the tax at offices of the Federal Board of Revenue through representatives of the Association of Builders and Developers of Pakistan (ABAD).

The government and the Federal Board of Revenue (FBR) accepted this suggestion but the corrupt elements within the tax collection authority played a well-thought game to fail implementation of Fixed Tax Regime and haphazardly introduced a new property valuation mechanism in the name of collecting more taxes from property transaction all over the country but the main thrust of this new property valuation mechanism was



on Karachi. All stake-holders including the ABAD rejected this mechanism at first but the government and the FBR were adamant to change their minds and any how implemented this so-called more tax collecting mechanism. During the process no property transaction took place for almost six month literally stopping new residential and commercial projects resulting in less collection under the head of FTR. However, builders and developers paid more than Rs. 238 million 5 percent advance tax under the FTR during January 2017 to 30th June 2017 (six months) of the fiscal year reflecting total taxes of Rs. 4.76 billion, which is almost double than regular taxes (Rs. 2.6 billion) paid by builders and developers every year. If the government and the FBR had given full year to builders and developers, they could be in a position to pay more than Rs. 9 billion, which is almost four-times more than average annual tax paid by builders and developers.

Unfortunately, Finance Minister Ishaq Dar, in his budget 2017-2018 speech, wrongly depicted that the Association of Builders and Developers of Pakistan had claimed tax collection of Rs. 28 billion if the Fixed Tax Regime is implemented but they (builders and developers) have paid taxes only Rs. 110 million during the fiscal year. While the fact is that members of ABAD have paid more than Rs. 238 million after January 2017 i.e. during last six month of the tax year.

Woes of the construction sector do not end here as the government has increased 0.25 paisa per kilogram Federal Excise Duty (FED) on cement and the Finance Minister, while announcing this increase, had assured that the cement industry of Pakistan is vibrant and this increase will not be passed on to end-consumers but will be absorbed by the industry. The increase of FED on cement, as announced by the Finance Minister, comes to Rs. 12.50 per a bag of 50kg of cement but flouting assurance of the Finance Minister the cement manufacturers have not only passed on raise in FED to end-consumers more than the actual FED i.e. Rs. 20 per a 50kg bag of cement making cement dearer, which is already dearer than international market. The Finance Minister also raised sales tax on steel.

ABAD says that increase of FED on cement from Re1 per kg to Rs1.25 per kg and the increase on sales tax

on steel (which is charged through the units of electricity consumed by steel manufacturers) from Rs. 9 per unit to Rs10.5 per unit will definitely make housing pricier. When the price of a 50kg cement bag goes up by Rs12.50, it is enough for builders to charge a lot more from those who've booked apartments or houses. Likewise raise in the sales tax on steel will also add to the price of housing as the price of per ton steel has been increased by Rs. 5000 to Rs. 7000.

The withdrawal of FTR coupled with higher rate of Federal Excise Duty on cement and additional sales tax on steel will surely push up the cost of construction. Builders and developers are asking the government to revise its policy towards Fixed Tax Regime but the government has shown no signs of budging.

The government, on the behest of bureaucracy of the FBR, is trying to depict that construction sector itself is responsible for its woes, but the fact is quite contrary to the claims of the government and the FBR. The government and the FBR are adamant that the FTR is withdrawn because of low collection but the ground realities are that the government and the FBR are responsible for so-called failure of this scheme.

ABAD's position is very clear and logical that a new tax regime developed with the consensus of stakeholders should ideally not be scrapped if the tax collection target is not met in a year. And, second, the government must also investigate the circumstances that led to such a low tax collection. Whatever tax has been deposited to the FBR by builders and developers is just 5 percent advance tax which reflects a total tax of Rs. 4.76 billion, which is almost double than average annual tax paid by builders and developers before introduction of the FTR.

ABAD is of firm belief that the FBR officials themselves let the scheme fall apart for it had blocked avenues of corruption. ABAD demands that the new tax scheme be given at least three more years to succeed.

The government's point of view is that the new scheme was introduced for boosting tax collection from the construction sector and for proper documentation of the construction sector. Since the new scheme failed to



achieve both objectives, continuing with it makes no sense, claims the government.

With the increase of cost of construction and high prices of residential units, rents of houses will definitely increase. House rents have already moved up in Karachi, Lahore, Islamabad and other major cities in the recent past due rise in prices of residential units coupled with urbanization and expansion in economic activities in these cities.

According to an article in Daily Dawn, “online house renting portals and other commercial web platforms updating housing prices and rents on an hourly basis have created intense competition in the renting business and given people a chance to strike the right deals after thorough searching. ‘So, I don’t think house rents will rise on mere anticipation (of higher cost of construction),’ an official of Zameen.com told.”

“The construction industry, in general, is estimated to have grown 9pc in FY17, far less than 14.6pc in FY16 but more than double the five-year average of 4pc. Prospects for FY18 are also bright on the back of high

economic growth and speedy progress on CPEC-related infrastructure projects.”

But the expectation will not come true because of raise in cement and steel prices and top of issues is ban on high-rise building in Karachi. The center of most of construction activities is Karachi but this year Karachi may not be able to provide as many residential units as it is providing normally because of ban on high-rise buildings.

It is the fact that the vertical development is on the rise all over the world, especially in mega cities of the world due to constraint of land and to fulfill rising demand of housing. In the case of Karachi, it is being argued that the city can bear the horizontal development as land is in adequate supply in surrounding areas of the city. But this argument is just for the sake of argument and it is being forwarded by those people who are against

high-rise building construction or those government and semi-government institutions, which are responsible for providing civic amenities to people but are not working properly.

An increase in the cost of housing for the poor and middle-income group would have a negative impact on builders catering to housing needs of such people. The government should take steps to keep cost of construction low to promote those builders who are willing to build low cost housing for lower strata of the society rather than going for government schemes for such people and also encourage banks to provide financing for such private schemes.

The situation is very critical regarding housing in the light of unwise government decisions and presence of unworthy government and semi-government institutions like Karachi Water and Sewerage Board, SBCA and others. If the decisions-detrimental to construction sector-are not revisited and changed according to ground realities, dream of providing houses to every family of Pakistan and jobs to thousands of highly skilled, skilled, semi-skilled and unskilled workforce, who are pillars of economic growth.

Press Conference at ABAD

Launching of ABAD International *Expo* 2017

Sindh Govt. would extend full support to ABAD for ABAD Expo-2017 and all participants would be provided foolproof security, Sindh Minister for Information Syed Nasir Hussain Shah



A press conference was held at ABAD to announce the 4th ABAD International Expo here in Karachi from 12 to 14 August 2017, at Expo Center. The program was attended by large number of guests from press and media with the prominent members of ABAD. Sindh Minister for Information Syed

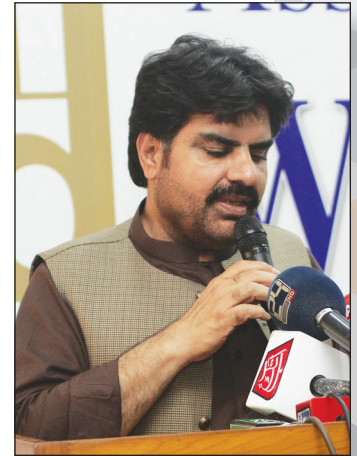
Nasir Hussain Shah was the chief guest with the Chairman ABAD, Senior Vice Chairman, Chairman South and Team Leader ABAD Expo 17 were also on the stage.

Addressing the gathering Chairman ABAD thanked all the guests and members attended the conference. Briefing about the upcoming event in Karachi ABAD International Expo 17, he said that over 0.5 million people would participate in ABAD Expo and more than Rs. 500 billion agreements with the international participants are expected to be cemented during this three-day event.

Discussing the issues of construction industry, he said that Karachi has lost almost Rs. 200 billion investment due to the ban on construction of high-rise buildings in the city. He added that the country was facing shortage of 12 million houses and construction of these houses can fetch investment of about 180 billion US dollars.

Emphasizing upon the need of providing housing facilities to all the countrymen belonging to low income group, the Chairman informed said that ABAD had decided to build low-cost houses for people of low income group and ABAD was going to begin

building such housing schemes from Islamabad. He said that more than 150 local and international companies were expected to participate in ABAD Expo 2017. Focusing on the vision of ABAD, he said that ABAD was striving for promotion of national economy but the restrictions being imposed on construction industry were creating disastrous impacts on such efforts.



After that Sindh Minister for Information Syed Nasir Hussain Shah addressed the gathering, appreciating the services of ABAD as the only National Level Representative Organization of Builders and Developers in Pakistan, said that ABAD Expo had now become an international event and playing an active role in promoting soft image of Pakistan in general and Karachi in particular.

Discussing the progress of provincial government in facilitating the public, he said that Sindh government was facing difficulties in providing basic amenities to the Karachiites as this was only city in the world where influx of 0.1 million people from other cities was reported annually. He said that the Sindh government would extend full support to ABAD for holding successful ABAD Expo-2017 and all participants would be provided foolproof security.

Senior Vice Chairman Muhammad Hassan Bakshi and Chairman Southern Region Muhammad Ayoob also spoke on the occasion and briefed about the significance of the international exhibition of ABAD to be held from 12 to 14 August.

ABAD Welcomes New Members



M. Saad Mughal



Khalid Hasan



M. Asad Mughal

AMCON Builders

AMCON Builders is a newly formed company registered in ABAD recently, but having many successful projects in the past with its other sister company's portfolios.

Among the successful famous projects, Income Tax Building and Sindh Medical Collage Building are the ones. The company is also having some recent projects in different areas like a project of Hospital in Matiari District and a high-rise commercial project in Bath Island.

The Company is a Partnership Firm and Mr. Khalid Hasan, Muhammad Asad Mughal and Muhammad Saad Mughal are the Partners.



Muhammad Yaqoob

Y. K Builders and Developers

The company formed in the year 2005, and since then working to serve the construction industry with its prestigious projects in different areas of the city. Some of its old projects like Bon Kara are very famous. The project with the name of Sky Tower is among its new ones.

The Company is a Proprietorship Firm and Mr. Muhammad Yaqoob is its Proprietor

Khadija Enterprises

Khadija Enterprises is a newly registered company and having some recent projects in different areas of Karachi.

It is a Proprietorship firm and Mrs. Khadija Nilofer Ishtiaq is the Proprietor.



Khadija Nilofer

Azure Developers

Newly registered company at ABAD in 2017, Azure Developers is having some recent projects in different areas of Karachi city like two ongoing projects one in Defence and other near 3 – talwar block 8, Clifton Karachi.

It is a Proprietorship Firm and Mr. Ahsan Dawood Murad is the Proprietor.



Ahsan Dawood Murad

TPL Properties Pvt. Ltd.

The Company was formed in 2007. It has some famous past project like, Centre Point building, a ground plus twenty six 26 upper floors, situated in Deh Drigh Road, Taluka Shah Faisal, District Korangi, Karachi. The company is in process of developing a residential project at land situated at Survey No. 22/7, Homie Katarak Chambers, Civil Lines Quarter Karachi.

The Company is a Private Limited Firm and Mr. Asghar Ali, Mr. Bilal Ali Bhai, Mr. Jameel Yousuf Ahmed, Muhammad Ali Jameel, Muhammad Shafi, Syed Zafar-ul-Hasan Naqvi, Mr. Yousuf Ali and Mr. Zaid Bashir are the directors.



Ali Asghar



Khurram Siddiqi



M. Nauman Hussain

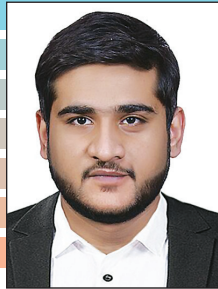
DOM Associates (Pvt.) Ltd.

The newly registered firm DOM Associates is working in the area of Gulshan-e-Maymar and having one project under its company name.

It is a Private Limited Firm and Mr. Muhammad Khurram Siddiqui, Muhammad Noman Hussain Siddiqui and Muhammad Zaid-ur-Rehman Khan are the directors.



Sheikh Maqsood Iqbal



Sheikh Ahmed Bin Maqsood

Master City (Pvt.) Ltd.

The Company is a newly registered firm in this field and having only one project under its umbrella named Master City.

It is a Private Limited Firm and Sheikh Maqsood Iqbal, Sheikh Ahmed Bin Maqsood and Mrs. Shazia Maqsood are the directors.



Amjad Arif



M. Abdullah Nawab

Bravo Builders and Developers

Newly registered company at ABAD, Bravo Builders and Developers is having no recent project in its portfolio. But completed many famous and successful projects with their sister companies in different areas like Metroville, Abul Hasan Isphahani Road and Ameer Khusro Road Karachi, where the projects like Aisha Terrace and Areesh Heights are very known.

It is a Partnership Firm and Mr. Amjad Arif, Sheikh Muhammad Jawed and Muhammad Abdullah Nawab are its Partners.



Shaikh M. Javed

BEGA**Builders and Developers**

BEGA Builders and Developers is a newly registered firm and having its upcoming project BEGA Residency in the area of Northern by Pass, Karachi.

It is a Proprietorship firm and Mr. Muhammad Siraj and Mr. Ameer Hamza are the Proprietors.



Muahammad Siraj

ATA Builders

The company is newly registered in the builders' fraternity, but they have some successful projects in the past like Maritime, Ata Cottages and central Comfort. The company is also working on some new projects in the areas of Nazimabad and Gulistan-e-Johar.

The Company is a Proprietorship Firm and Mr. Muhammad Azhar Khan is its Proprietor.



M. Azhar Khan

Sanaullah**Builders and Developers**

Sanaullah Builders and Developers is a newly registered firm in ABAD. Working in different areas of Hyderabad city the company has some upcoming projects in near future. It strives to serve the construction industry by providing best quality with client satisfaction.

It is a Proprietorship Firm and Mr. Sanaullah Sheikh is the Proprietor.



Sanaullah Shaikh



Muhammad Asif



Muhammad Zubair

Asif-Zubair **Builders and Developers**

Asif-Zubair Builders and Developers is a newly registered firm at ABAD, mostly worked in memon community. Having an ongoing project in Karachi named Al-Jadeed Residency in the area of Malir, the company is trying to build a reputation in the field of building construction.

It is a Partnership Firm and Muhammad Asif and Muhammad Zubair are its Partners.



Muhammad Waseem

Z.A.M Construction

Z.A.M Construction is a new firm in this field having just one ongoing project in its portfolio named Manzil-e-Zahra. ABAD wish that the company perform well in future also.

The Company is a Proprietorship Firm and Mr. Muhammad Waseem is its Proprietor.



Irfan Mutafa Qureshi

Mahin **Builders and Developers**

Mahin Builders and Developers is formed in 2006 and having many successful project in its portfolio in Hyderabad city. Among the old projects Mahin Apartment in Latifabad no. 7, Hyderabad is very famous and among the recent projects Jannat Blessing in the same are Latifabad is also very famous.

It is a Proprietorship Firm and Mr. Irfan Mustafa Qureshi is the Proprietor.

EMAREX**Builders and Developers**

EMAREX Builders and Developers is a newly registered firm in ABAD. Previously working mainly in defense area and also having some ongoing residential projects in the same area. The company is a growing one working on small units but trying to establish its name among the builders community with client satisfaction.

The Company is a Partnership Firm and Mr. Owais Haroon and Mr. Rizwan are the Partners.



Rizwan

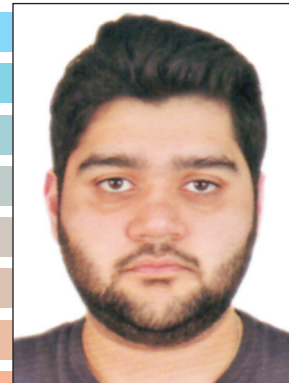


Owais

Shorline**Builders and Developers**

Shorline Builders and Developers is a newly registered firm in ABAD. Having an ongoing project named Shorline Builders Luxury Apartment in Shaheed-e-Millat, the company is striving to work hard to provide better facilities to its clients.

The Company is a Partnership Firm and Mr. Duzan Adam and Ms. Saffurah Adam are the Partners.

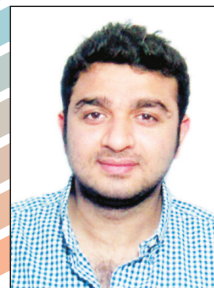


Dozan Adam

Ali Haider Developers

Ali Haider Developers is a newly registered firm in ABAD but having some old projects with their other company namely, Canyon Views, Defence Residency, Mirador Villas. Among the recent projects Daata Comforts and Gold Crest in DHA Lahore are very prominent.

It is a Partnership Firm and Haji Anis, Mr. M. Umair, Mr. M. Uzair and M. Mustafa Hassan are the Partners



Muhammad Umair



Haji Anis Pardesi

ہے کہ آباد ایکسپو کی رہنمائی آباد کے چیئرمین حسن شیخانی کر رہے ہیں، اس میگا ایونٹ کی کامیابی کے لیے ہمیں سخت محنت کی ضرورت ہے، انھوں نے زور دیتے ہوئے ممبران کو کہا کہ اس بین الاقوامی نمائش میں تعمیراتی صنعت سے وابستہ دیگر صنعتوں اور بین الاقوامی کمپنیوں کی شرکت کو یقینی بنانے کے لیے بھرپور کوششیں کی جائیں۔

محمد حسن بخشی نے بتایا کہ 3 اپریل 2017 کو کراچی جیمبر آف کامرس اینڈ انڈسٹریز میں منعقدہ سینیٹ کی قائمہ کمیٹی کی عوامی سماعت پر آباد کے اعتراضات اور تحفظات کو پیش کرنے کے لیے ہم نے اے کے بروہی کمپنی سے ایک قانونی ماہر کی خدمات حاصل کی تھی جس کے ذریعے آباد نے قائمہ کمیٹی کے ارکان کو اپنے تحفظات پیش کرتے ہوئے اس امر کی نشاندہی کی کہ ترامیم تعصب پر مبنی ہیں اور آئین کے بھی متصادم ہیں۔ حسن بخشی نے بتایا کہ ایس ای سی پی نے اصولی طور پر ہمارے تحفظات کی توثیق کی ہے تاہم ہمیں ان ترامیم کے خلاف قومی اسمبلی اور سینیٹ میں لابینگ کی ضرورت ہے۔ انھوں نے یقین دلایا کہ وہ ان ترامیم کی بھرپور مخالفت کریں گے اور ان کے خلاف عدالت جانا پڑا تو وہ یہ اقدام بھی اٹھائیں گے۔ آباد کے ممبر عبد الرحمن نے کہا کہ ہمیں پاکستان کی مختلف ایسوسی ایشنز کو بھی ان ترامیم کے خلاف اعتماد میں لینا چاہیے جس پر حسن بخشی نے کہا کہ ہم لابینگ کے لیے کمپنیوں کی خدمات بھی حاصل کریں گے۔

محمد حسن بخشی نے اجلاس کے شرکاء کو بتایا کہ سندھ ریجنل کے ڈی جی آباد ہاؤس کا دورہ کرنے کی خواہش رکھتے ہیں۔ انھوں نے کہا کہ آباد کراچی میونسپل کارپوریشن کے کسی اسپتال کو گود لینا چاہتا ہے جس کے تمام اخراجات آباد پورے کرے گا، اس مقصد کے لیے ہم نے کراچی کے محترم میئر وسیم اختر کو ایک مراسلے کے ذریعے درخواست دی تھی۔ میئر وسیم اختر نے ہماری استدعا منظور کرتے ہوئے ہمیں کے ایم سی اسپتالوں کی فہرست بھیجی ہے جن میں سے کوئی ایک اسپتال منتخب کرنے کے بعد کاغذی کارروائی کی جائے گی۔ حسن بخشی نے کہا کہ اسپتال منتخب کرنے کے لیے آباد نے کمیٹی تشکیل دے دی ہے جو اپنی رپورٹ چیئرمین آباد کو پیش کرے گی۔ راحیل رنج نے اجلاس کو بتایا کہ انھوں نے سولجر بازار میں واقع ڈی ایم سی اسپتال کا دورہ کیا ہے، دیگر اسپتالوں کا جائزہ لینے کے بعد اپنی رپورٹ چیئرمین آباد کو پیش کریں گے۔ راحیل رنج نے کہا کہ سولجر بازار بڑا اسپتال ہے اس کے کسی ایک حصے کو بحالی مرکز بنایا جاسکتا ہے جس پر حسن بخشی نے کہا کہ اس کے لیے ہمیں اجازت لینی ہوگی۔ عبد الرحمن نے کہا کہ کے ایم سی کے اسپتال غیر معیاری ہیں اور وہاں طبی سہولتوں کا فقدان ہے۔ آباد کے سابق چیئرمین محمد حنیف گوہر نے کہا کہ کے ایم سی اسپتالوں کی شہرت اچھی نہیں ہے کیوں نہ ہم آباد کے اطراف قبضے والی جگہوں پر ایک بحالی مرکز تعمیر کریں جو مکمل طور پر آباد کے زیر انتظام ہوگا اور جس کے لیے عطیات بھی لیے جائیں گے۔

فاروق شیخانی نے اجلاس کو بتایا کہ ایس بی سی اے حیدر آباد کے عملے کا رویہ بلڈرز اور ڈیولپرز کے ساتھ انتہائی نامناسب ہے جس سے حیدر آباد کے بلڈرز اور ڈیولپرز ناالا ہیں۔ انھوں نے کہا کہ کراچی کے مقابلے میں حیدر آباد میں پلاٹ بہت چھوٹے ہیں اور کلفٹن کے پلاٹوں سے تو ان کا کوئی موازنہ ہی نہیں۔ حسن بخشی نے کہا کہ آباد کے ممبران سے ایس بی سی اے حیدر آباد بالکل تعاون نہیں کر رہا اور نہ ہی ان کے مسائل حل کیے جا رہے ہیں۔ ایم نیسی اسکیم سے مطاق حسن بخشی کا کہنا تھا کہ ایم نیسی اسکیم کا دوبارہ اعلان کیا جانا چاہیے اس کے لیے ہم ڈی جی ایس بی سی اے سے رجوع کریں گے۔ انھوں نے کہا کہ ایم نیسی اسکیم کو ہمیشہ کے لیے نافذ کیا جانا چاہیے۔ تمام مسائل پر سیر حاصل بحث کے بعد آخر میں شکریہ کے ساتھ اجلاس کا اختتام کیا گیا۔

سینٹرل ایگزیکٹو کمیٹی اور صدرن ریجن کی ایگزیکٹو کمیٹی کے مشترکہ اجلاس

آباد ہاؤس میں سینٹرل ایگزیکٹو کمیٹی اور صدرن ریجن کی ایگزیکٹو کمیٹی کا مشترکہ اجلاس منعقد ہوا جس میں ممبران کی بڑی تعداد نے شرکت کی اس میٹنگ میں بہت سارے پُرانے اور اہم ممبران نے بھی خاص طور پر شرکت فرمائی۔ اجلاس کا آغاز تلاوت کلام پاک سے کیا گیا پھر میٹنگ کی باقاعدہ کارروائی شروع ہوئی۔ چیئرمین آباد محسن شیخانی کی علالت کے باعث اجلاس کی صدارت آباد کے سینئر وائس چیئرمین محمد حسن بخشی نے کی۔ سینئر وائس چیئرمین نے اجلاس میں موجود تمام ممبران کو خوش آمدید کہا اور اس کے بعد پُرانی سینٹرل ایگزیکٹو کمیٹی اور صدرن ریجن کی ایگزیکٹو کمیٹی کے مشترکہ اجلاس کے منٹس منظور کیے گئے اور پچھلے مہینوں کا حساب بھی منظور کیا گیا اور ساتھ ہی کچھ ممبر شپ کے کیسز بھی منظور ہوئے۔ اس کے بعد ایجنڈے کے مطابق میٹنگ چلتی رہی۔

میٹنگ میں موجود آباد کے ممبر فیصل یوسف نے کہا کہ ایک ہی نام کی کمپنیوں کے لیے آباد کے قوانین ہیں لیکن ایک ہی نام کے پروجیکٹس کے لیے آباد کی کوئی واضح پالیسی نہیں ہے لہذا اس مسئلے کے لیے بھی قانون وضع کیا جائے۔ آباد کے سابق سینئر وائس چیئرمین عارف یوسف جیوانے کہا کہ ٹریڈ مارک رجسٹری میں ایک ہی نام کی کمپنیوں کے اندراج ہونے کے باعث ہمیں بھی اجازت ہے تاہم آباد کی ممبر شپ بہت اہمیت کی حامل ہے ہمیں آئی پی او میں اندراج کرنا چاہیے۔ آباد کے سینئر وائس چیئرمین حسن بخشی نے کہا اس ضمن میں ہم جلد چار ممبران پر مشتمل ایک کمیٹی تشکیل دیں گے۔

آباد صدرن ریجن کے چیئرمین محمد ایوب نے ذیشان صدیقی اور فارغ ندیم کی اچھی کارکردگی پر انھیں خراج تحسین پیش کرتے ہوئے کہا کہ دونوں ممبران آباد کی بہتری کے لیے کوشاں ہیں، انھوں نے ممبر شپ سرٹیفکیٹ کے اجرا میں تاخیر کی نشاندہی کرتے ہوئے فارغ ندیم کو تجویز پیش کی کہ اس مسئلے کے حل کے لیے حکمت عملی بنائی جائے جس پر فارغ ندیم نے کہا کہ ممبر شپ سرٹیفکیٹ کے اجرا میں تاخیر کا سبب دستاویزات کی تصدیق ہے لیکن ہم بھرپور کوشش کریں گے کہ سرٹیفکیٹ کے اجرا میں تاخیر نہ ہو۔ انھوں نے شرکا کو بتایا کہ آباد کو ناردن ریجن سے ممبر شپ کے لیے 3 درخواستیں موصول ہوئی ہیں جو خوش آئند ہے تاہم بلڈنگ فنڈز کم تھے جو کچھ سی ای سی اور آرای سی کے اجلاس میں بڑھادیے گئے۔ عارف جیوانے کہا کہ ناردن ریجن کے بلڈرز اور ڈیولپرز کی حوصلہ افزائی کے لیے انھیں بلڈنگ فنڈز میں اسٹنڈی دیا جانا چاہیے تاہم سی ای سی اور آرای سی کے فیصلے کی پابندی ہمارے لیے ضروری ہے۔

عارف یوسف جیوانے بتایا کہ فنانس، اکاؤنٹ اور آباد بجٹ سب کمیٹی کے کنویز ڈاکٹر طارق محمود اس وقت سکھر میں ہیں اور انھوں نے کہا ہے کہ آئندہ اجلاس میں کھاتے پیش کریں گے تاہم ڈاکٹر طارق نے بتایا ہے کہ آباد۔ جنگ ایکسپو سے ہمیں بہت فائدہ ہوا ہے۔ عارف جیوانے مزید کہا کہ ہم اسلام آباد میں آباد سے متعلق ایک مثبت رائے عامہ بنانے میں کامیاب ہو چکے ہیں۔ عارف جیوانے اسلام آباد میں ہونے والی آباد کی نمائش میں شرکت کرنے والے ممبران اور نمائش کے انعقاد میں بھرپور تعاون پر اظہار تشکر کیا، عارف جیوانے تجویز پیش کی کہ آباد کی نمائش میں شرکت اور اس کی کامیابی کی کوششوں میں حصہ لینے والوں کو شیلڈ پیش کی جائے۔ محمد حسن بخشی نے اسلام آباد میں منعقدہ آباد کی ایکسپو کی کامیابی میں بنیادی کردار ادا کرنے پر عارف یوسف جیوانے کو خراج تحسین پیش کیا۔

محمد حسن بخشی نے 12 تا 14 اگست 2017 کو کراچی ایکسپو سینٹر میں ہونے والی نمائش آباد انٹرنیشنل ایکسپو پر روشنی ڈالتے ہوئے کہا کہ یہ بات قابل فخر

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By Aamir Shafaat Khan

The impact of budgetary measures taken in the fiscal year 2016-17 was Rs36 on a 50-kilogram bag, including federal excise duty of Rs30 and general sales tax of Rs6. Similarly, the impact of this year's measures was Rs17.50 per bag, including Rs12.50 FED, Rs2.50 sales tax and Rs2.70 withholding tax.



کراچی میں زیر تکمیل رہائشی پائس کے الاٹیز میں خوشی کی لہر، کنسترنز نہ ملنے کے باعث نئے گھروں کا قبضہ نہیں لے سکے تھے

آباد نے بجلی اور قدرتی گیس کے کنکشنز کے لیے سخت جدوجہد اور کوششیں کیں مگر آباد کو کامیابی حاصل نہیں ہو سکی

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150 ہائی رانز بلڈنگ پرو جلیٹس کی سرگرمیاں معطل ہونے سے متوقع سرمایہ کاری رک گئی، اداروں کی ناکامی کی ذمے داری تعمیراتی منصوبوں پر ڈالنا درست نہیں

کراچی میں 17 فیصد پانی عوام استعمال کرتے ہیں، باقی 83 فیصد پانی کا استعمال کہاں ہو رہا ہے، اس بارے میں متعلقہ اداروں کو حقائق تلاش کرنے کی ضرورت ہے، بلڈرز

اس طرح کی سرکاری سرپرستی کے تحت 25 کروڑ روپے خرچ کیے گئے۔ 2017 میں پاکستان کی سرکاری حکومت کے ایک وفد نے امریکی صدر کے ساتھ ملاقات کی۔ 2017 میں پاکستان کی سرکاری حکومت کے ایک وفد نے امریکی صدر کے ساتھ ملاقات کی۔ 2017 میں پاکستان کی سرکاری حکومت کے ایک وفد نے امریکی صدر کے ساتھ ملاقات کی۔



Despite ban, high-rise constructions on the rise

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اٹش میں بلڈنگ میٹریلز کمپنیوں کی شرکت سے 70 سے زائد اقسام کی ہزاروں الائیڈ انڈسٹریز کے کاروبار کو فروغ ملے گا، حکمت کو خطیر ٹیکس آمدن ہوگی

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