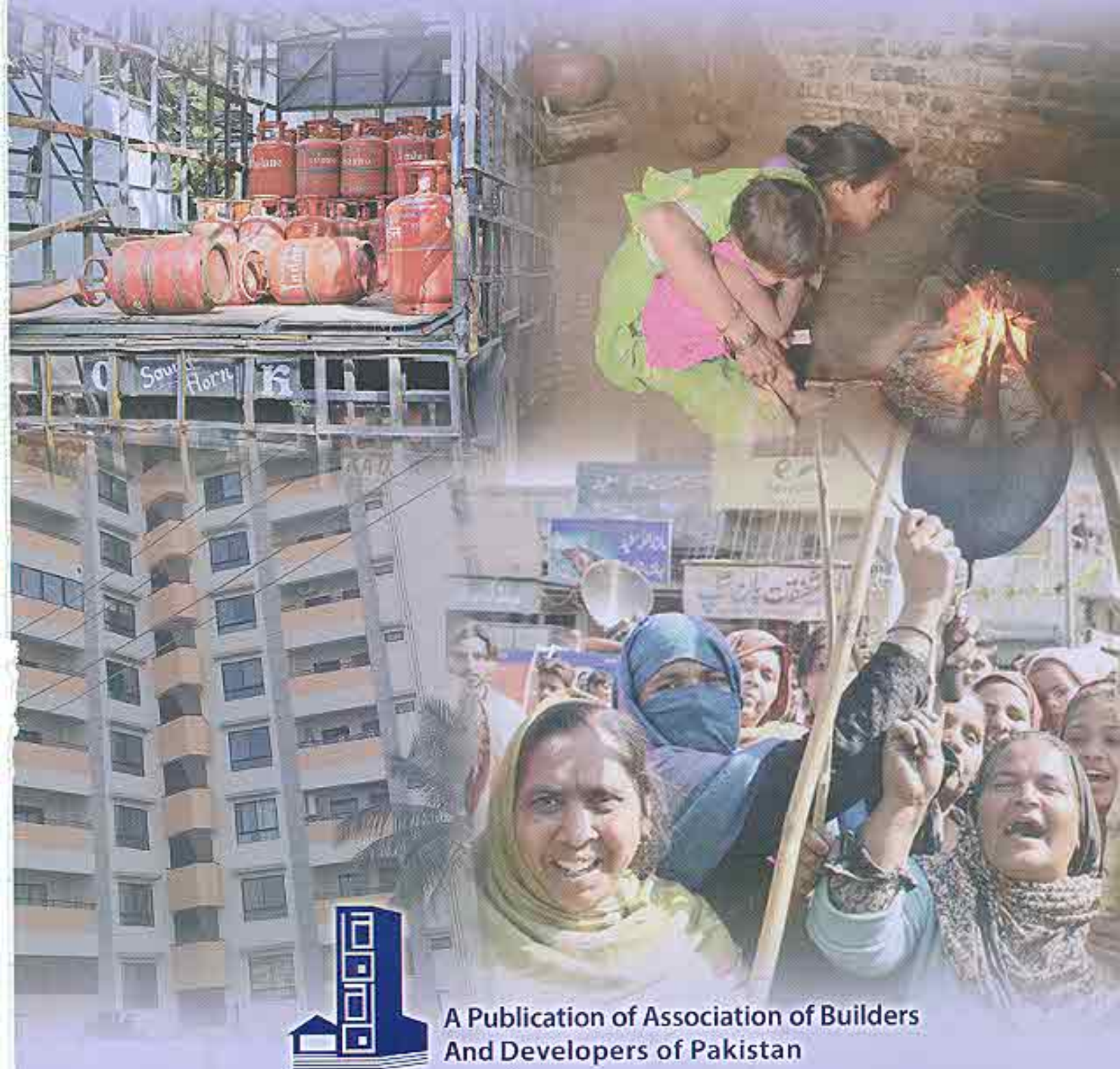


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EDITORIAL



Energy is fundamental to quality of our daily lives. Energy has also direct impact on country's economic outlook and modern national life. It is the lifeline of any modern state's economy, infrastructure and technology. Although Pakistan has been blessed with natural gas reserves but years of mismanagement, lack of strategic vision, limited investments in energy sector and inadequate exploration of these reserves have led to shortage of natural gas in Pakistan.

Among the issues creating the shortfall of Natural Gas in our country is its exploration. It is said that the country has enough amount of gas but not properly explored so that to make these reserves beneficial for the public. It has been published in the research reports that Pakistan has great potential for natural gas which can meet our energy demands for the next 50 years. In fact, achieving self-sufficiency through the development of these national resources would result in savings of billions of dollars and will put the country on the road to economic growth and development.

If we talk about impact of gas shortage on the construction industry only due to which a ban was imposed on getting new gas connections than we came to know that it has hampered the possession to the people of more than 25,000 housing units. This has also resulted in freezing of more than 200 billion rupees of builders and the public who have booked flats in these projects. It is also causing loss of revenue generation to the Government.

It should clearly understood that provision of infrastructure which include water, sewerage, gas, electricity, roads etc. is the sole responsibility of the state and anywhere when construction is allowed it should be checked in advance that all these facilities should be available in the end runs.

So the problem of gas should be resolved on priority basis to increase the construction activities in the country that in result will be provided job opportunities as well as revenue generation for the Government.

Engr. Zaheer Qadri

MESSAGE BY CO-CONVENERS

Through this publication ABAD is playing a major role in highlighting the problems and issues faced by Builders' Community. In this way a platform is also been provided to raise the voice of construction industry and is also very helpful in bridging the gap between the industry and the concerned departments.

As a Co-Convener of the magazine, I invite all the members to write in our magazine and discuss their concern regarding construction industry. Therefore it would become a source of knowledge for others and would surely pave a path for the betterment of our industry.



Mustafa Shelkhani

Co-Convener

Shelter and Publication Sub-Committee

The Association of Builders and Developers of Pakistan (ABAD) has been very active in maintaining close liaison with all relevant Government Departments and Authorities and working with them for the betterment of Construction Industry. On the other side the Executive Committees of ABAD are holding their regular meetings to chalk out frame work for solving the problems being faced by the industry.

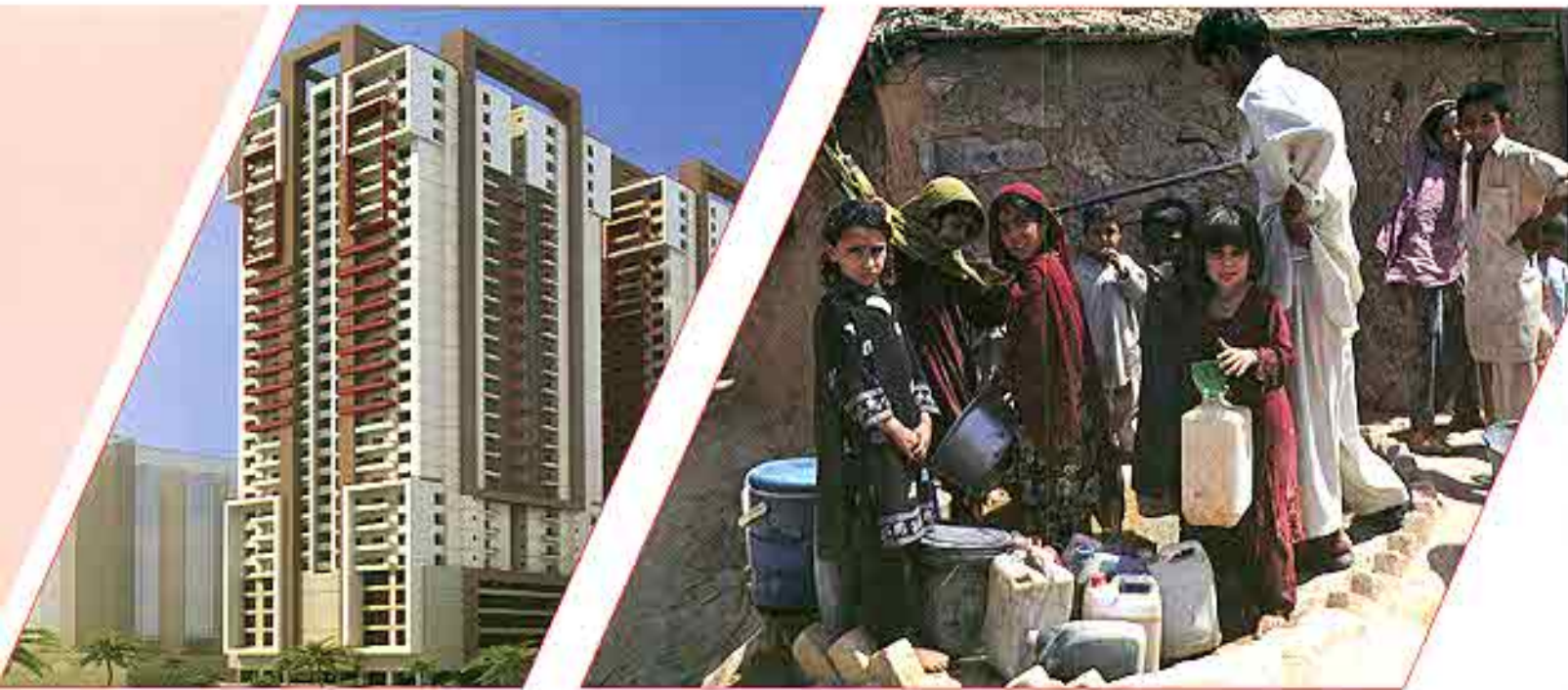
Through the platform of Shelter Magazine, I request all the members to come forward and tell us about the issues in the construction of their projects, so that we can also highlight and try our level best to resolve them on immediate basis.



Muhammad Zeeshan Siddiqui

Co-Convener

Shelter and Publication Sub-Committee



KARACHI | A CITY OF CHAOTIC DEVELOPMENT

by: Shahnawaz M. Khan

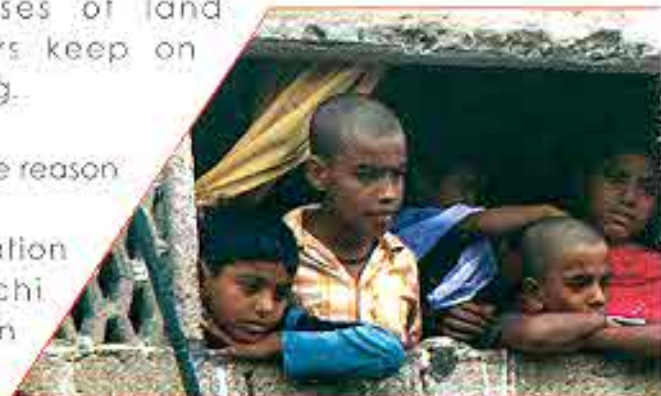
MASSIVE MIGRATION OF PEOPLE IS THE MAIN CAUSE OF KATCHI ABADIES IN KARACHI

Five of South Asia's mega-cities, Delhi, Mumbai, Kolkata, Dhaka and Karachi, have become the focal point for diverse forms of economic, social and political interaction. Their combined population is 15 per cent of the region's total urban population. Each of these cities performs a vital function with regard to trade, investment, employment, growth and innovation while simultaneously bearing the cost of this function. Not only do these cities face acute challenges in terms of densification, overburdened and unsatisfactory infrastructure, poor urban service provision and a growing slum population, they also pose significant threats to urban life—traffic congestion, environmental pollution, polarization of communities and rampant poverty and violence.

Unplanned and chaotic urban development is

central to understanding such dichotomies. As we all know that Katchi Abadies have also been contributed in the developmental problems of our city and under the prevailing conditions Katchi Abadis are proliferating. Since the "land grabbers" enjoy patronage of powerful peoples and the political parties sooner or later these housing units get electricity and gas connections. After a few years, these Katchi Abadis are regularized and the businesses of land grabbers keep on flourishing.

The prime reason for the proliferation of Katchi Abadis in





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Karachi is massive migration of people from other parts of the country. According to some estimates at an average over 2,500 people enter Karachi every day. Added to this are refugees from Afghanistan, Bangladesh, Iran and African countries. Since they have either no or worthless income in the earlier

According to some estimates at an average over 2,500 people enter Karachi every day. Added to this are refugees from Afghanistan, Bangladesh, Iran and African countries.

mainly due to the lack of basic amenities. The immigrants have formed 'ethnic concentration' which often become serious law and order issue.

However, most flourishing is the business of land grabbers, who even don't spare amenity plots of parks and playgrounds. The 'dignified' land grabbers first construct schools on amenity plots and then convert these into marriage halls. They acquire land in the name of educational institutions on nominal cost from the government but ultimately do the same. So to restrict these unethical activities amenity plots should not be converted into residential or commercial plots.

At present the Karachi city is expanding horizontally. On the National Highway, Karachi touches Ghara and on Super Highway it is getting closer to Thana Bola Khan. But in this case provision of infrastructure is very difficult for the government agencies. So the city should be developed vertically to overcome the issue of infrastructure facilities. Multistory buildings should be constructed on the sites to save the land and make people come closer to the city area rather than go to outskirts for living and earning.

As the city has expanded horizontally and most of



days they mostly occupy houses in the outskirts, where rentals are low

Multistory buildings should be constructed on the sites to save the land and make people come closer to the city area rather than go to outskirts for living and earning.



the people living in the far-flung areas belong to middle and low income groups, Most of them have no transport of their own or at the best have motorcycles. Lack of public transport cause two serious problems for commuters:

1) People have to travel in highly depleted and over loaded public transport or

2) Buy motorcycles to save them from this tyranny. Over the years, due to availability of motorcycles at lower prices, commuters have gone for this option. Rising population of motorcycles has given birth to some contentious problems like accidents and worst traffic jams on the roads. huge increase in petrol consumption and the rising pollution caused by the toxic emission by these motorcycles.

As stated earlier ethnic concentrations have developed in various parts of the city, Katchi Abadis have also become hideouts for the outlaws. It is known to all (even the law enforcing agencies) that militants and extremists, robbers, killers and even the most wanted criminals belonging to other parts of the country come to Karachi to for these illegal activities and hideouts.

Planned urbanization can improve outcomes for human development by providing people with the necessities and comforts of urban life. On the flip side, unplanned urbanization can pose the greatest challenge to the survival and wellbeing of urban dwellers and exclude them from sharing the benefits of development, as we have seen in the case of Karachi.



The city's future awaits an informed response from urban planners and policy makers that is in consonance with a rational and environment-friendly approach to infrastructural development. While investing in infrastructure is a costly endeavor and necessitates long term planning, there are several concrete steps that can be taken in the immediate to short-term. These include:

- Resource mobilization by municipal and provincial authorities to finance basic services;
- Provide basic infrastructure facilities to the public from government;
- City development should be vertical rather than horizontal;
- Access to formal housing credit for low and middle income groups;
- Development of human capital and the expansion of individual capabilities to position Karachi as a globally competitive mega-city with substantial benefits;
- Sustainable urban planning needs to be at the forefront of urban policy making in Karachi, where planning documents are dynamic enough to incorporate real-time adjustments.
- Balance between the core and periphery whereby the expansion of the mega-city does not come at the cost of peripheral development;

Planned urbanization can improve outcomes for human development by providing people with the necessities and comforts of urban life.

- Social and environmental assessments at all stages to ensure effective land-use management;
- Minimal speculation over current and potential land values; and
- Protection of land from encroachment and illegal occupation.

For a city of the size of Karachi, good urban planning can result in real urban transformation. Balancing the negative externalities associated with a spatial concentration of people and economic activities is contingent upon effective mega-city management. More often, the city's problems are caused by the pattern of land-use, the violation of laws and regulations, non-provision of infrastructure facilities and overall urban mismanagement.

To rectify these, the city's administrative apparatus can conduct annual surveys and assess both the quality of urbanization and its scale. Moreover, it can document the contribution of the informal sector, which plays a central role in the city's growth and function.

Visit of CEO TDAP and Delegation from FPCCI at ABAD

A luncheon meeting in honour of the newly elected office bearers



of Federation of Pakistan Chambers of Commerce & Industry was held at ABAD House on 5th March. Leading Businessman and Chairman Trade Development Authority of Pakistan, S M Munir was also invited in it with other Officials from different trade bodies.

The proceedings started with the welcome note of Vice-Chairman ABAD Muhammad Hanif Memon. He first greeted the guests and then briefed them about the agenda of the meeting. After that Chairman ABAD, **Junaid Ashraf Taloo** came of the rostrum and said that Iftikhar Ali Malik and S M Munir panel succeeded in FPCCI with heavy mandate. Similarly, the panel backed by Mohsin

Sheikhani succeeded with heavy mandate in ABAD. He spoke about the role of construction industry in the economic development and said that the total requirement of all gas connections in Sindh including Karachi and Hyderabad is less than 1 MMCFD. The summary about lifting the ban on gas connections has been

sitting in the Prime Minister's office for the last six months. He said that Rs 200 Billion of builders and allottees are blocked at present which could bring more revenue for the Government if brought into circulation.

S. M. Munir said that Construction industry has an important role in



the economic development of any country. He said that in his next meeting with the Prime Minister Mian Muhammad Nawaz Sharif, he will take ABAD representatives along and request the PM to remove the four year old ban on new gas connections.

Praising the efforts of ABAD he said that ABAD has great respect in trade associations and this is officially accepted. He said that old issues of housing & construction industry will be resolved from FPCCI platform. Informing about the benefits of EXPO he added that their exhibition was a great success and export orders worth 1.75 billion dollars were booked while the participation by businessmen from 75 countries improved the image of Pakistan in the world.

Addressing the gathering President of FPCCI **Mian Muhammad Adrees** said that FPCCI has declared 2015 as the Year of Revival of Pak Economy and the Government has also supported our view that issues can be resolved at 7% growth of the economy. Appreciating



is peace. The Construction moves the wheel of many allied industries and should be given facilities and incentives.

At the end Senior Vice President of FPCCI, Abdul Raheem Janoo and Regional Chairman ABAD, Mohammad Hassan Bakshi also spoke on the occasion.



the role of construction industry in the economic development of the country, he said that bureaucracy has failed to resolve the issues of country and the economy cannot prosper without private sector participation. He offered full cooperation of FPCCI for resolution of issues of members of ABAD.

Addressing the gathering former Chairman, **Mohsin Sheikhan** said that disturbed law and order situation is a great hurdle in the



developmental process in our country and the situation can be improved with the cooperation of business community. He said that Construction Industry is the largest employer in the cities where there



Visit of Russian Trade Commission at ABAD House



A delegation of Russian Trade Commission headed by Mr. Alexey Kudryavtsev, Consultant of Trade Commission of Russia, Karachi branch with Maxim

increasing trade between Pakistan and Russia. He said that they have contacts with Russian companies, who are interested to sell construction machinery and

more than 800 members in its umbrella. He said that construction material is being imported in good quantities from China. Russian companies can also increase their trade with Pakistan. Russian Companies can also display their products in ABAD EXPO 2015 by booking stall in it.



Gromakov, Chief Expert Trade Commission of Russia visited ABAD on 7th March. The delegation was received by Vice Chairman ABAD M. Hanif Memon, Regional Chairman (SR) M. Hassan Bakshi and Former Senior Vice Chairman M. Saleem Kassim Patel.

The meeting started with a brief introduction of ABAD given by Regional Chairman. Then expressing his views regarding the business opportunities in Karachi Mr. Alexey Kudryavtsev, Consultant of Trade Commission of Russia, Karachi branch said that there are vast openings of

materials special explosives for demolishing old buildings. He added that due to Russian Rouble being less expensive, Pakistani Construction companies can purchase construction machinery and material on comparatively cheaper rate. He said that Russian companies are also interested in Joint Ventures in Pakistan. The Volume of trade between the two countries can be greater than 500 million Dollars in future. Russian companies are also interested to sell roof fillings and precast roofs.

Then Regional Chairman ABAD M Hassan Bakshi said that ABAD has

Former Senior Vice Chairman ABAD, Saleem Kassim Patel said that there is a shortage of 8 Million houses in Pakistan. Russian companies can help in reducing this shortage by participating in low cost housing. He added that the housing mortgage to GDP Ratio in Pakistan is the lowest in the region and Russian companies could start joint ventures in Pakistan.

Vice Chairman M. Hanif Memon said that Russian Tiles, Special Grade Steel Bars, Sanitary Fittings, Fancy Lights and machinery are specially required for high rise construction and can have good scope in Pakistan. So these should also be considered in good business opportunities.

At the end ABAD shield was presented to the guests.

