

SHELTER

A Publication of Association of Builders & Developers of Pakistan



**Expedite building
approval process !**

- ABAD helps build model police station in Karachi
- Nepra issues revised CSM
- DG Gwadar Development Authority visits ABAD House

**abad**



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HEAD OFFICE & UNIT 1:

B-30-A, Estate Avenue, S.I.T.E., Karachi-75700.
Tel: (+92-21) 32565833-66, 32564237, 32578290
Fax: (+92-21) 32563571
Email: sales@steelex.com.pk, info@steelex.com.pk
URL: www.steelex.com.pk

UNIT 2:

D-67/F, Phase-1, S.I.T.E., Super Highway,
Karachi-75290.
Tel: (+92-21) 36880620-22-23-24
Fax: (+92-21) 36880621

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Editorial Board

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Managing Editor

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Chairman Northern Region

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Vice Chairman Sub-Region Hyderabad

Production & Publication

Azhar Khan
Incharge: Shelter & Publication

Mushtaq Qamaruddin
Designer: Shelter and Publication

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ABAD House:
ST- 1/D, Block - 16
Gulistan-e-Jauhar, Karachi - 75290,
Pakistan

For Details
www.facebook.com/abadpakistan
UAN 111-11-Abad (2223)
Email: info@abad.com.pk
Website: www.abad.com.pk

In memory of

Engr. Zaheer Qadri



Renowned architect and seasoned developer, Engr. Zaheer Qadri, passed away on February 13, 2021 after a courageous battle with Covid-19, in the Maryland, United States.

Mr. Qadri completed his Bachelor of Engineering (B.E.Civil) from the NED University, Karachi in 1970. He had over 40 years of experience in the planning, development, construction and management of buildings and infrastructure development projects.

He had a distinction in completing several building projects from conceptual planning and all architectural prerequisites required for completing a modern-day structure equipped with all necessities.

Mr. Zaheer Qadri was also a senior member of the Association of Builders and Developers of Pakistan and served the ABAD as Regional Chairman (Southern Region) for the year 2000-01. He has also been a part of coveted Central Executive Committee of ABAD for different tenures from early 90s till 2017-18. He has also been the Managing Editor of the Association's bimonthly magazine 'Shelter' and played a pivotal role in standardizing the publication and making it a presentable document for all its readers. Due to his vast knowledge being a professional engineer, he would always ensure that the magazine caters all the audience connected to the engineering sector and not solely the construction segment.

He holds the credit for efficiently supervising and managing the Shelter



magazine for over two decades and ensuring its content is pertinent for all the readers belonging to the construction industry and also budding engineers who would find the magazine articles informative and enlightening for educational purposes.

Mr. Qadri was a good writer and poet also and penned a number of poems during his university days, (of them, we managed to discover one of his odes which was published in NED University's Annual Magazine 'The Young Engineers' in the edition of 1970.

With his expertise and proficiency in legal and literary matters, he was often consulted by the Association members for counseling in diverse issues. He also holds the honour to set up and head the Research Cell of ABAD

tasked with conducting different researches related to evolvement in the construction industry.

The Research Cell, under the supervision of Mr. Zaheer Qadri, conducted several useful studies that were beneficial for all proponents of the construction industry, especially the members of ABAD.

With his demise, the guild of builders and developers has been left with a void.

We seek forgiveness for the departed soul from Allah (S.W.T).

غزل

ظہیر قادری
بی۔ای (سول)

اب پھر سے وہی رسم کبھی عام ہوئی ہے
کبر سے جو انا لٹتی، یہاں گردن زدنی ہے
بیٹے ہوئے لمحوں کا چلو قرض چکا دیں
ہر راگِ زار آج صلیبوں سے سنجی ہے
دیکھو تو تہی دست ہیں اس شہر میں ہم لوگ
سوچو تو یہ احساس کی دولت بھی بڑی ہے
ہر شخص لئے پھرتا ہے جھولی میں نیا غم!
ہر دل کو یہاں درد کی سوغات ملی ہے
میں دھوپ کے صحرا میں پگھلتا رہا دن بھر
اب تاروں بھری رات مجھے ڈھونڈ رہی ہے
اے شمعِ مشبستانِ وفا — نظرِ کرم ہو
تاریکی میرے دل کے گھر وندے میں بڑی ہے
تم ریشم و کینچن اب کی دنیا سے تو نکلو!
دیکھو کہ کٹھن کتنی یہاں زبیت ہوئی ہے

A poem penned by Engr. Zaheer Qadri that was also published in NED's annual magazine in 1970

A Brief about ABAD

The Association of Builders & Developers of Pakistan (ABAD) is a national level representative organization of builders and developers, formed in the year 1972 with the aim and objective of unifying and streamlining the construction activities of private sector.

ABAD is registered under the Companies Ordinance, 1984 with Registration No. KAR No. 4967 of 1977-78 and licensed under Trade Organizations Ordinance, 2007 and it's affiliated with the Federation of Pakistan Chamber of commerce and Industry (FPCCI).

Today, ABAD has in its fold more than 1,200 leading construction companies of the country. Most of its members' offices are equipped with up-to-date systems of designing, cost control, project management and latest civil engineering techniques to minimize the cost of construction. The association operates on democratic lines with election of One Chairman, Senior Vice Chairman, Vice Chairman and Managing Committees and One Chairman from each of its two regions i.e., Southern Region and Northern Region for a full term of year. The Chairman & Sr. Vice Chairman is elected among Full / Ordinary members and the Vice Chairman from Associate Members and One Chairman each from its two respective.

The Elected office-bearers for the term 2020-21 are Mr. Fayyaz Ilyas, Chairman;

Mr. Muhammad Ayoob, Senior Vice Chairman; Mr. Arif Sheikhani, Vice Chairman; Engr. Danish Bin Rauf, Chairman Southern Region; Mr. Sheraz J. Monno, Chairman Northern Region (Lahore) and Mr. Muhammad Kashif, Vice Chairman Hyderabad Sub-Region.

As a representative organization of the country's builders and developers, ABAD has made a valuable contribution in the formulation of National Housing Policy and Sindh building Control Ordinance. It has also played a leading role in securing and increase in the House building Finance Corporation component of housing loans as well as the allocation to HBFC in the Federal Budget.

The principal aims and objectives of ABAD include.

- Unifying builders and developers for their collective good.
- Promoting housing industry in the country.
- Providing assistance to the Government in formulating its housing policies and plans.
- Co-coordinating between ABAD members, the Government and other agencies.
- Dealing with problems faced by its members in the execution of their projects.
- Organized research.
- Awareness and training program to promote the science and art of building.
- Working actively for eradication of unethical business practices from the housing and development field.
- Exploring the prospects of large-scale projects in the public sector and then acting as a consortium of ABAD members to secure and execute the projects.

CONVENER's Report



Engr. Kaleem-uz-Zaman

Convener
Shelter & Publication
Sub-Committee

The construction industry of Pakistan is undergoing several changes and varied measures are being taken for uplift of this important sector under the incumbent government.

Just a year after the COVID-19 pandemic, the construction sector has shown robust growth and contributed to the revival of economic activity in Pakistan. The housing activity has taken off on the back of an incentive package and low-cost housing projects announced by the government.

It is a welcoming sign that Pakistan economy is on the track as the Asian Development Bank has also forecast the country's GDP would grow by two per cent during the current year subject to successful implementation of stabilisation measures.

While, industry and services already show signs of recovery in the ongoing fiscal year with fiscal incentives granted to construction sector and subsidised credit offered to protect employment and stimulate growth.

It is also worth mentioning that growth in private sector credit picked up in the first half of FY2021, led mainly by construction sector.

These trends show the improvement in economy, but continuity in such policies is the key to ensure sustainable economic growth.

The Association of Builders and Developers of Pakistan (ABAD) is always on the frontline assisting the government in its plans – be it contributing to the low-cost housing or sharing expertise on housing policy.

The ABAD, which has more than 1200 members, believes that consulting relevant stakeholders is always important to churn out better results and we hope the government will make use of the expertise of ABAD in policy making related to housing for effective materialization of its plans.

Engr. Kaleem-uz-Zaman
Convener Shelter & Publication Sub-Committee



Mr. Fayyaz Ilyas
Chairman ABAD

Message from the **CHAIRMAN**

The housing problem in Pakistan has been perpetual for decades and it only ballooned up due to absence of proper planning and long-term vision from policy makers.

It was encouraging to note the incumbent government paying heed to significance of the construction industry and its crucial role in sustaining the economy as well as providing employment opportunities to vast number of skilled and unskilled labour. But the potential of this vital sector is not just circumscribed by just handful of upshots, rather it has a wide impact on the economy, and if facilitated in terms of easing approval processes, can do wonders for incredible economic uplift.

It is fact that Builders and developers face problems in acquiring approval for building plans, especially in Karachi, unlike the other parts of the country, especially Punjab and Khyber Pakhtunkhwa, where the situation is comparatively different and business-friendly for construction sector.

The snail-paced slow bureaucratic way of work as well as vested interest are some of the key reasons causing delays in approval of projects. However, it is pleasing to note the federal government giving construction sector a priority and seeking the help of the private sector.

Pakistan is facing a shortage of 12m houses. Annual demand is estimated at 0.4m houses. While the number of housing units being built every year stands at 0.15 million, which means a shortfall of 0.25m houses annually.

A majority of builders and developers are businessmen who want to complete their projects and hand over the possession of housing units to their clients as soon as possible.

It is hoped and expected that the longstanding obstacles in approval process of construction plans ends soon in better interest of the citizens and the national economy to ensure actual materialization of the PM's vision of low-cost housing for the populace.



**APPROVAL
PENDING**

How snail-paced building approval process can gobble the low-cost housing plan

The ambitious Naya Pakistan Housing Scheme, announced by the Prime Minister Imran Khan, in 2020 grips solution to long-standing housing dearth of the country, but the obstacles springing up during the materialization process poses a major challenge than building homes.

Pakistan is facing a shortage of 12m houses. Annual demand is estimated at 0.4m houses. Private builders and developers are constructing 0.15m units a year, which means a shortfall of 0.25m houses annually.

The construction sector is backbone of the national economy as formally, on average, the construction sector contributes between 2.3% and 2.85% to the GDP. In the last five fiscal years to Pakistan's GDP (it was valued at Rs 316 billion in the Pakistan

its value to stand between 10 and 12% of the total GDP. This is because it provides stimulus to over 42 ancillary sectors including aluminum, brick, cables, cement, fixtures, glass, kitchen and bathroom fittings, marble, paint, steel, tiles, transportation, warehousing and wood.

Therefore, it has a far-reaching impact on the overall economy as it employs eight percent of the total labor force. But, whether the construction industry has an effective obstacle redressal system is a matter that needs to be looked into.

The government had announced a relief package of Rs100 billion for the construction sector in April, which was to be followed by the building of five million houses under the NPHP. Builders were bound to register their projects on the Federal Board of Revenue (FBR) portal called Iris by Dec 31 and

Economic Survey 2019-20), most economists estimate



complete the grey structure by Sept 22.

It is perceptible that the construction activities have begun in three provinces – Punjab, Khyber Pakhtunkhwa and Balochistan (to an extent) – but one of the most important provinces Sindh remains stuck bureaucratic rigmarole that seems to erode the passion of the housing scheme that offers to the general public.

The actual problem is the slow bureaucratic way of work as well as vested interest. But the federal government is working hard for the revival of construction activities with the help of the private sector. The appointment of the vice chairman of the Lahore Development Authority (LDA) is from the private sector. And it is seen that the LDA is approving projects within 45 days.

Likewise, Punjab and Khyber Pakhtunkhwa have changed their draconian laws. So builders and developers are getting approvals easily. In Sindh, builders are facing problems and the federal government could do little to remove bottlenecks after the 18th Amendment.

In Balochistan, Gwadar is the main city for construction activities. The provincial government has established the Gwadar Development Authority, which is working well, he claimed.

The role of Sindh Building Control Authority (SBCA) is as important as the federal government rolls out new directions to authorities in its weekly audience that is chaired by the Prime Minister of Pakistan.

The problems in issuance of approvals and snail-paced process of movement of cases till its final approval stage warrants an immediate notice from the centre if it wants effective executive of the plan.

More than 300 projects of ABAD members in Sindh are in the pipeline. Once these projects are approved, you will see investment of more than Rs600bn.

What has to be done?

There are several measures that can be taken on war-footing basis to tackle the growing challenge of the housing shortage.

It is must to expedite all pending/under process approvals in short time as this will create Jobs for skilled Labor & unskilled labor and will propel public sentiments and generate economic stability.

Industries will thrive under these approvals as they will largely impact the construction and allied industries

Secondly, to monitor and manage all regions of Pakistan ABAD membership must be made mandatory for approval of building / layout plans of public sale projects throughout Pakistan. This will help in data gathering of construction activity throughout Pak under one roof.

And to further boost the economy it is imperative that Sindh region be provided by unified bylaws of Cantonment Boards which is awaited for the past one year.



Nepra issues revised CSM for countrywide implementation

The National Electric Power Supply Company (Nepra) issued its revised Consumer Service Manual on March 26, 2021 after detailed deliberations with relevant stakeholders, including the Association of Builders and Developers of Pakistan (ABAD), to streamline power supply mechanism and eradicate loopholes in the existing system run by distribution companies across the country including K-Electric in Karachi for efficient output.

The team of ABAD, under the Chairmanship of Mr. Fayyaz Ilyas and hard-slogging efforts by Chairman Southern Region Engr. Danish Bin Rauf, led to a series of meetings with association members, power consultants and technical experts to deliberate upon lacunas in the current rules and ways to fix them so that all consumers, industrial, commercial and residential, could be benefited. In this connection ABAD floated a number of suggestions from time and again to Nepra for incorporation in the CSM under finalization.

The suggestions of ABAD pertained to grid sharing cost, load criterion of plots in housing schemes, load of commercial/multi-storey/apartment buildings,

and diversity factors to say the least.

The office-bearers of ABAD also took part in a number of hearings held by Nepra regarding Consumer Service Manual and the most recent took place on December 8, 2020 in Islamabad. The Nepra chairman and the team gave a patient hearing to ABAD and sought suggestions and reservations in writing for considering them for probable incorporation in the CSM.

Pakistan Engineering Council very kindly sent Mr. Idrees Khan (Electrical Consultant) and Technical Advisor ABAD along with Dr. Sohail Aftab Qureshi (member governing body PEC) in the said hearing as their nominees. Their input in this regard was appreciated and was given due respect by the Nepra team.

Regarding the grid sharing cost, ABAD informed the hearing panel / participants that charging of 132K V grid sharing cost is illegitimate and discriminatory. This cost is being recovered only from the residents of new housing schemes which observe all the prevailing rules / procedures and

	Area	Maximum Load Assessment	
		Urban/Upper Areas	Rural/Lower Areas
Apartments	Upto 700 Sq.ft	125 w/100 sq.ft + 25 % flats with 1 AC of 1.5 kW	100 w/100 sq.ft with 10% flats with 1 AC of 1.5 kW
	701-900 Sq.ft	150 w/100 sq.ft + 50 % flats with 1 AC of 1.5 kW	125 w/100 sq.ft with 20% flats with 1 AC of 1.5 kW
	901-1200 Sq.ft	175w/100 sq.ft + 100 % flats with 1 AC of 1.5 kW	150 w/100 sq.ft + 30 % flats with 1 AC of 1.5 kW
	1201-1600 Sq.ft	175 w/100 sq.ft + 100 % flats with 2 ACs of 1.5 kW each	150w/100 sq.ft + 50 % flats with 1 AC of 1.5 kW
	Above 1600 Sq.ft	200 w/100 sq.ft + 100 % flats with 2 ACs of 1.5 kW	175w/100 sq.ft + 100 % flats with 1 AC of 1.5 kW

NOTE: The above AC load shall not be applied to those buildings which are centrally air conditioned with no provision of individual ACs.

approach DISCOS for provision of proper electrification system. Whereas majority of electricity connections are being given by the DISCOS to all the residents outside such housing schemes, whether residing in old housing schemes or abadies or new housing schemes /extensions which violates the rules and procedures regarding proper approved civic planning and electrification, without recovery of grid sharing cost. ABAD sought that all the DISCOS be instructed to withdraw this illegal practice of charging grid sharing cost from, new, legitimate law-abiding housing schemes and multi-storey buildings.

In its revised CSM, Nepra mentioned that at present, all buildings are being treated as multi-storey or high-rise buildings. Now "It is clarified that any building having ground-plus three storey will not be considered as multi-storey or high rise and no grid sharing charges will be applied on such buildings."

Similarly Nepra also revised its load assessment policy including application of diversity and development factors after consultative sessions with relevant stakeholders (See Annex-I of the CSM)

ABAD had also proposed that a temporary connection be allowed at any stage and during the entire period of construction / development of multi storey buildings / housing scheme. "A uniform policy of design methodology and equipment to be used for an electrical network must be adopted by all the DISCOS under NEPRA."

ABAD further sought that rehabilitation, feeder

sharing and grid sharing costs (AIS and GIS) should be at par in all the DISCOS.

One of the recommendations was 'the underground / overhead external electrification system(s) once designed / vetted, constructed and handed over to DISCO should be the complete obligation of DISCO for all practical purposes i.e operation, maintenance, repairs and augmentation etc. and sponsors will not be responsible for any obligation at any stage in this regard.

Likewise, "definition of Housing societies should be clearly defined to avoid any confusion regarding Hosing societies developed by builders/developers." ABAD also brought to light that load calculation for full paid mode and self finance mode should be the same, as the K-Electric currently have two different criteria.

GST collection

While clarifying the GST collection by power companies, Nepra in its CSM observed that the GST is built-in the cost of material in case of distribution companies however, in case of K-Electric, it has been observed that consumers are charged GST separately on the material however no evidence/ receipt of tax collected is provided to the consumers. KE is therefore required to either issue separate receipts / evidence of tax paid by the consumers or provide an option to the consumers to directly submit their tax to FBR and submit its receipt to KE. KE is required to modify its tax scheme in line with other DISCOs.

IV. ASSESSMENT OF LOAD

Description	Size of Plot		Load Assessment
	Marla	Square Yard	
Individual Houses	03 Marla	75	3.15 kW
	05 Marla	125	5.0 kW
	07 Marla	175	5.70 kW
	10 Marla	250	6.60 kW
	12 Marla	300	7.45 kW
	14 Marla	350	8.75kW
	01 Kanal	500	10.61 kW
	02 Kanal	1000	17.74 kW

The above load criteria is for houses with double storey (Ground + 01) however, for single storey the same shall be taken as half.

Farm Houses/ plots (Area: above 2 kanals)

- Load of first 2 Kanals will be assessed @ 17.74 kW.
- 1/4th area of rest of the plot will be assessed @ 0.4 kW per Marla.

Connection charges

Similarly, DISCOs are charging RCO charges without physically removing the meter. RCO charges can only be imposed/collected for reconnection if supply of electricity is permanently disconnected as per policy given in the CSM 2021.

In the CSM, Nepra noted that some cost deposit cases are submitted to the Board of Directors of distribution companies for approval which causes delay in provision of connection. Further there is anomaly in financial power limits between the DISCOs. "As per Consumer Service Manual CEO has full powers for sanctioning of connections. In view of the said, there is no requirement to obtain approval of the BoD in cost deposit cases where 100% payment is made by the consumer/ applicant."

Installation of transformers

Installation/construction of LT/HT lines & Transformers is to be done by the concerned DISCO or through its approved contractor. Installation of HT/LT line or transformer by any person without prior approval of the DISCO is construed to be illegal abstraction of electricity whether connected or not connected to the Distribution network and the same may be considered direct theft of electricity. Such cases will be dealt under the relevant provisions of the CSM.

Depreciation of Dedicated Distribution System

The CSM mentions that in case of removal or replacement of dedicated distribution system or any part thereof on account of permanent disconnection/ extension/ reduction of load, change of tariff, shifting of site etc. the life period of transformer be taken as 20 Years for calculation of depreciation for adjustment i.e. @ 5% per annum. However, in any case the depreciated value of transformer/material should not be less than 10% of the initial cost.

ABAD believes that the CSM issued by the Nepra should be implemented in letter and true spirit by all DISCOs including the K-Electric and any disruption to its implementation will be tantamount to disservice to the general public at large and will eventually prompt all stake holders to consider legal options in pursuance of their legitimate rights.

Note: ABAD has hired Engr. Idrees Ahmed Khan as Electrical Consultant for facilitation of its members. The consultant is available at the ABAD Secretariat on Monday, Wednesday, Thursday, Friday from 11am to 4pm. In this connection, the members of ABAD can meet the Electrical consultant on the aforementioned days.



ABAD office-bearers

meet Chairman Nepra

A delegation of ABAD led by Chairman, Mr. Fayyaz Ilyas, held a meeting with Director General National Electricity Power Regulatory at his office in Islamabad in February 2021 to discuss non-implementation of Nepra's CSM by the K-Electric and other power-related issues faced by the members of ABAD.

The meeting was presided by DG Nepra Mr. Tauseef Farooqi, flanked by his team while Chairman Southern Region ABAD, Engr. Danish Bin Rauf was also present.

With initiation of the meeting, the Chairman of ABAD hailed the DG Nepra for adeptly working to address the power related issues in the country and appreciated his vibrancy in attending to complaints of builders and developers associated with ABAD.

Mr. Fayyaz Ilyas highlighted that the Nepra recently issued its revised Consumer Service Manual (CSM), however, it's being flagrantly disregarded by the

K-Electric and it should be questioned for its unjustified act.

The delegation of ABAD also proposed a few changes to the Nepra's revised CSM including registration certificate, the role of Discos, load distribution mechanism that the DG assured to look into them.

Engr. Danish Bin Rauf said the Nepra recently issued a new table, but the K-Electric was neglecting it altogether.

The Chairman said the vision of the government for Naya Pakistan Housing Scheme needs resolution of ground issues created by the utilities. He said availability of utility services at a project site makes any project a success story and that needs to be done to attain the low-cost housing vision.

After the meeting, the ABAD delegation thanked the DG Nepra for sparing time for the meeting.

Chairman ABAD meets Secretary Power Division

Chairman ABAD, Mr. Fayyaz Ilyas, along with his team met Secretary Power Division Ali Raza Bhutta at his office in Islamabad in February 2021 to discuss issues faced by members of ABAD related to the power sector.

The meeting was presided by Mr. Bhutta, while Chairman Southern Region ABAD, Engr. Danish Bin Rauf was also present.

Chairman ABAD Mr. Fayyaz Ilyas introduced his team to the Secretary and expressed gratitude to him for meeting and letting ABAD underline issues faced by the construction industry concerning power sector.

Highlighting the problems faced by builders and developers, Chairman ABAD said K-Electric has been committing violations in flagrant disregard of Nepra rules as it has changed the load assessment criteria and raised grid contribution charges on its own and in contravention of the prevailing laws.

He said the K-E was collecting grid contribution charges six times higher than that of distribution companies (discos). He said Nepra also recently issued its CSM; however, the K-E was not abiding by it.

The Chairman said the K-E has taken the load to a higher end without any justification and feasibility. He said K-E also asks land for grid development without conducting feasibility because in most cases, the specific land for grids of 5MW or 10MW was not even required.

Chairman Mr. Fayyaz Ilyas stated that unavailability of distribution networks is a



major issue leading to delay in completion of housing schemes.

The Secretary Power said the highlighted issues have been noted and will also be taken up in meeting with Nepra and we look to get them resolved with all stakeholders on board.

ABAD holds luncheon meeting for Chairman CDA, FBR head & others



A luncheon meeting was organized by the Association of Builders and Developers of Pakistan (ABAD) at a local hotel in Islamabad in honour of the senior government officials including the Chairman Capital Development Authority (CDA); Chairman Naya Pakistan Housing Development Authority (NPHDA); and Chairman Federal Board of Revenue (FBR).

The meeting was presided over by Chairman ABAD, Mr. Fayyaz Ilyas and also attended by Senior Vice Chairman, Mr. M. Ayooob; Vice Chairman Mr. Arif Sheikhani; Chairman Southern Region, Engr. Danish Bin Rauf; former chairman Mr. Mohsin

Sheikhani; Mr. M. Sohail Warind; Mr. M. Ali Taufique; Mr. Nadeem Yousuf Jeewa and other members of the Association.

The ABAD members appreciated the institutions for working to address issues related to the construction industry. They hoped that the vision of the Prime Minister for building the low-cost housing units for people will be materialized soon as the government is adopting measures for ease of doing business and all the provinces must also put in their share to give a much-needed impetus to the initiative.

ABAD member arranges dinner for FPCCI candidates in Karachi



A dinner reception was organized by Mr. Hanif Haroon, chairman supreme council of APMF and member of Association of Builders and Developers of Pakistan (ABAD), at a local hotel on Dec 23 (Wednesday) in honour of the business magnates of the country, especially the candidates contesting the elections of the Federation of Pakistan Commerce and Industry (FPCCI) for the year 2021.

Chairman ABAD, Mr. Fayyaz Ilyas; Senior Vice Chairman Mr. M. Ayoob; Vice Chairman Mr. Arif Sheikhani; Chairman Southern Region Engr. Danish Bin Rauf; patron-in-chief United Business Group, S.M. Muneer; former chairman ABAD and patron-in-chief Allied Panel Mr. Mohsin

Sheikhani; Mr. Arif Yousuf Jeewa, Mr. Hanif Gohar ; Director Unique Motors Mr. Zubair Ghangra, a large number of members of ABAD, civil society members and other prominent business figures attended the reception.

In his address, Chairman ABAD Mr. Fayyaz Ilyas welcomed all the honourable guests who graced the occasion with their presence. He said the construction sector was ignored for the last 50 years and it was in April 2020 when the sector was granted status of the industry, which was overdue.

He hailed the government for unveiling a historic construction industry package earlier this year, however, he added that in view of complex issues is Sindh, particularly in Karachi, the existing deadline of December 31, 2020 for availing the incentives should be extended by at least an year to give relief to the construction industry.



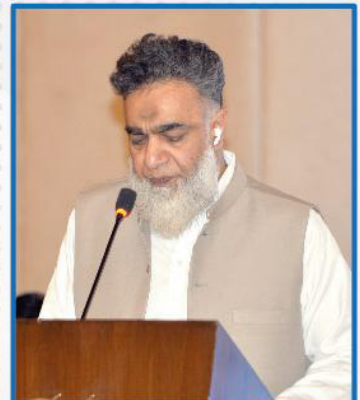
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Mr. Hanif Gohar



Mr. Farigh Nadeem



The chairman said we [ABAD] fully extend our support for the United Business Group (UBG), adding former chairman ABAD Mr. Arif Yousuf Jeewa is a bright and seasoned candidate for Vice Chairmanship of the FPCCI, and expressed best wishes to him and all the contesting candidates.

Former chairman ABAD, Mr. Mohsin Sheikhani, said construction industry is a backbone of many industries in Pakistan, and it has given many important candidates to the Federation. He said the business community must be inducted in the policy-making process as they are the people driving economy forward.

Mr. Sheikhani said president of the FPCCI should have a status of a federal minister. He also praised the former chairmen ABAD, Mr. Arif Jeewa and Mr. Hanif Gohar for being the dynamic and active representatives of the FPCCI.

He also said Gwadar is an important port city and our local people should also get employment opportunities there like being

given to the Chinese workers.

He also highlighted that NAB, Anti-Corruption Establishment and FIA are not meant for the business sectors as they spoil business environment and there must be friendly policies to let the business sector grow and prosper.

“Those who are active taxpayers should be given respect and this is something they genuinely deserve,” he concluded.

Earlier in his address, patron-in-chief Mr. S.M. Muneer said we aim to serve the people and take decisions that are beneficial to the country and all its citizens. He assured ABAD Chairman Mr. Fayyaz Ilyas that FPCCI will work to resolve problems faced by the Association. He also underlined that he has a construction business in Chiniot, and expressed interest to become a member of ABAD.

Following the speeches, the ABAD office bearers presented mementos the chief guests on the occasion.

Secretary Environment Sindh accompanied by DG SEPA visits ABAD House



The Secretary Environment, Climate Change and Coastal Development, Mr. M. Aslam Ghauri and Director General Sindh Environmental Protection Agency, Mr. Naeem Mughal, on Jan 13, 2021 visited ABAD House to discuss issues related to SEPA faced by the members of ABAD.

The meeting was presided over by Chairman ABAD, Mr. Fayyaz Ilyas, and also attended by Senior Vice Chairman, Mr. Muhammad Ayoob; Chairman Southern Region Engr. Danish Bin Rauf; former senior vice chairman Mr. Anwar Dawood; Mr. Ilyas Piryani, Mr. Nadeem Jeewa, Mr. Farigh Nadeem while former chairman Mr. Hassan Bakshi joined in the meeting virtually.

The following is the outline of decisions and assurances made by the Secretary Environment Sindh.

Commencing the proceedings, Chairman ABAD welcomed the visiting delegation and said his team feels honoured to host the delegation of SEPA, led by Secretary Environment. Mr. Fayyaz Ilyas introduced his team members to the visiting delegation.

He said we had our issues pending and it was a warm gesture that the SEPA team expressed its interest to

visit the ABAD House.

The Chairman gave an overview of issues related to pending NOCs of builders and developers at SEPA, pending amendments in the authority rules, and other matters related to IEE and EIA.

He said the scope of construction industry in the SEPA rules should be limited and well-defined. He emphasised the need to bring mechanism for timely issuance of NOCs.

Secretary Environment said he took the charge about three months ago, adding he wanted to consult all stakeholders before making decisions on pending issues. "However, due to Covid-19 and other issues the meeting between SEPA and ABAD couldn't be materialized."

He said SEPA was going to take some key decisions, but consulting relevant stake holders is necessary.

He also asked the ABAD to share a list of pending cases of last two years that are related to the IEE and EIA. He stated that the list will help in proceeding further on the matter.

Mr. Danish Bin Rauf said it happens in most cases

when a construction activity begins at the site and SEPA still do not issue an NOC to the builder concerned.

He said the Section-17 of SEPA rules is the main bottleneck that creates impediments in our work.

Mr. Fayyaz Ilyas said problems arise when we face delays in obtaining NOCs, especially when construction work at the site begins.

The Secretary Environment asked if you can begin construction without the approval of SBCA. The chairman responded that first we acquire the NOC for advertisement for sale and then final construction permit which leads to commencement of the work on ground.

The Secretary said in case of SEPA it is actually a problem in the law, and it's the Section-17 that stipulates acquiring NOC for IEE and EIA.

He said if SEPA doesn't follow its law, its own existence will come into question. "If somebody is not

aware about the law, than it's his fault in the first place."

Mr. Anwar Dawood said that the same law specifies that NOC will be considered approved if it's not issued within three months.

Mr. Dawood recalled the earlier demand of ABAD members that NOC should be for a scheme and not individual projects. He stated that previously DG SEPA had agreed to our demand that counting of parking floors in Sepa rule should be abolished."

The Secretary said he completely agreed to this genuine concern and the authority may revisit it soon.

Under Section 24, there is an advisory committee for environmental impact assessment. Mr. Anwar Dawood said this committee lacks relevant people, who have no practical knowledge about buildings. The Secretary responded "we will address this concern."

Mr. Anwar Dawood also highlighted that Sepa doesn't



have list of consultants. The Secretary asked his team to publish the list of certified consultants on the website of Sepa.

Engr. Danish said there is a procedure for registering consultants, which is also exercised by the SBCA. Secretary Environment said we will look into rules and revisit them if there is no provision for consultant registering mechanism.

The Chairman SR said we had also asked the NED vice chancellor to prepare the documents for consultants and he did that accordingly "If someone believes that hiring of consultants shall be made optional and as per choice of individuals than we can look into it," the Secretary told his team.

Mr. Farigh Nadeem said amendment in Sepa rules is pending and we expect speedy work on it.

The Secretary said around 20 to 22 cases are pending in Sepa, while his team said all of the cases have been resolved.

DG SEPA Mr. Naeem Mughal said 12 of the cases had compliance issues from applicants. "We then issued notice to them but we got no response."

He said pending cases at the moment are the ones which we are receiving at current, which are subsequently sent to expert committee for vetting.

Mr. Anwar Dawood said seeking quarterly report from under-construction project makes no sense. The Secretary asked his team about it.



DG SEPA said there is material supply, digging and dumping of waste which is related to environment. He, however, said the concern raised by ABAD is valid.

“We assure you that we are handling cases speedily and there are no pending cases.” The Secretary also assured there will be no pending cases from now onwards.

About the penalty issue, the Secretary said penalty on violation in a project depends on intensity of violation.

The Chairman ABAD said our members are ready to pay penalty but there should be leniency from SEPA keeping in view size of projects.

The Secretary agreed that there should be categorization in this regard.

Engr. Danish said the penalty amount should be fixed to prevent corruption room for any person.

Mr. Ayoob proposed that Rs 0.1 million should be fixed for those who have submitted, and Rs 0.2 million to those who have not submitted their cases to Sepa. The Secretary said the suggestion has been noted and we will look into it.

Engr. Danish said 70% of the cases are not being submitted because it's being seen as a norm for Sepa that it doesn't issue NOCs.

Mr. Imran from the Sepa team said construction of projects begins even before we receive request for the NOC. He said violations cannot be concealed as Google Maps also record the timeline of construction activity at sites.

Mr. Hassan Bakshi said there are projects which have

begun and they are about 300 to 400 across Sindh. “One way is to regulate them or give them amnesty with imposition of particular amount in penalty. We need to take a definite stance here.”

The Secretary said he agreed to ABAD's proposal in principle to regularize cases that have been forwarded to Sepa. He said a time period may be given to ABAD for one or two months and once the deadline expires no new case will be entertained. “Later we will take the case list to the Cabinet for decision onwards.”

Engr. Danish Bin Rauf said we get EIA conducted from our own expense, and we can also rope in NED experts to conduct EIA of entire Jauhar area.

Mr. Imran from SEPA, on a proposal to rope in NED experts, said being an academic and a practitioner are two different areas. He said we also send reports to NED professors but we get no reply.

Mr. Fayyaz Ilyas said there is a need to revisit the Technical Committee of SEPA, and ABAD member must be inducted to it.

Mr. Farigh Nadeem suggested that SOPs should be devised to replace environmental assessment exercise to make the process easier. He said most of the government departments lack spaces for parking and have poor sewerage system which is in violation of SEPA rules.

The Secretary said departments were not meant to create easiness; instead they are supposed to implement laws.

After discussion on all agenda points, the meeting ended with a note of thanks from the chair.



VIRTUAL MEETING OF ABAD TEAM WITH ADDL. SECRETARY PETROLEUM DIVISION

A virtual meeting of Chairman ABAD, Mr. Fayyaz Ilyas and his team, was held with Additional Secretary Petroleum Division Mr. Nadeem Irshad Kayani on November 25 (Wednesday) to discuss issues related SSGC and SNGPL faced by the members of ABAD.

The meeting was also attended by Convener of the SSGC Sub-Committee of ABAD and former chairman southern region, Mr. Muhammad Ali Taufique, Chairman Northern Region, Mr. Sheraz J. Monnoo, ABAD member Mr. Omar Bin Islam and officials of the SSGC and SNGPL.

Initiating the meeting, the Chairman ABAD outlined the issues faced by ABAD members including non-provision of SSGC infrastructure in far-off areas resulting delay in development of projects, lack of clarity in deadline by the SSGC for completion of job and obstacles faced by Hyderabad members.

Northern Region Chairman of ABAD, Mr. Sheraz J. Monnoo, said a portal was recently developed by the Punjab government named E-Khidmat Markaz (Fc.Punjab.gov.pk) which offers smoother mechanism for submission of documents online, adding the same could be adopted for Sindh.

The Chairman, Mr. Fayyaz Ilyas, said he will speak to the authorities concerned for replication of the similar system in Sindh. He said unfortunately there was currently no such

mechanism in place in the province.

Mr. Sheraz said the E-Khidmat portal offers services that are quite helpful in obtaining approvals online through LDA and other authorities.

He said we also want disconnection of user from the department and let user connect to the authority using technology.

Mr. Ali Taufique said governance was not difficult in Punjab because federation has its party in the province, however, the situation in Sindh was different which lead to impediments at times.

Mr. Taufique informed the Additional Secretary about problems faced by ABAD. He informed that SSGC has not provided infrastructure to outskirts projects and resultantly project completion is halted due to unavailability of gas supply.

The Additional Secretary, Mr. Nadeem Kayani, said we had spoken to the SSGC in this regard and they said they were currently focusing on the ongoing schemes and will further look into their development portfolio and funds to address problems of other housing schemes.

Mr. Ali Taufique said there are schemes which have been finalized for 10 years, but non-provision of SSGC infrastructure has halted its completion.

The additional secretary sought reply from the SSGC official concerned. The official in response said they will identify those projects and fix the issues faced by them.

Mr. Nadeem Kayani also told Mr. Taufique to have your team sit with the SSGC and decide the matter along with its proper timeline for resolution.

Mr. Ali Taufique cited there is portal in Punjab titled E-Khidmat, saying we will also like to have similar service in Sindh.

The additional secretary directed his team to initiate and expedite its working and brief him about the progress in days to come.

The SSGC team official replied in affirmative for establishing online portal.

Mr. Kayani also asked the SSGC team about follow-up on decision earlier taken regarding processing of cases in 30-60 days.

The official responded that we will soon set in this mechanism, however, he said the members of ABAD should also club all required documents together with their file so that any document should not remain missing and it will help in smooth processing of the case.

He also said the processing of case could also take up to 90 days, hence this process should let be continued through mutual coordination.

said they had received six cases, of them work is already underway on three projects. He said we are dealing all cases on priority.

Mr. Ali Taufique also urged the additional secretary to order restoration of self-finance scheme so builders and developers could directly purchase material from vendor and do away with hassle that is often generated in connection to the SSGC.

Mr. Nadeem Kayani said it was previously conveyed as well that material will be purchased by the SSGC because of quality check and it was also under the government rules.

Mr. Sheraz J. Monnoo said anything that is being finalized here should also be made part of the bye-laws for our record and future reference.

The official said this will be finalized in a management committee meeting that shall be held next week.

The additional secretary directed to get it done as soon as possible. He also asked about a follow-up on a decision earlier taken for development of software for easiness of users, and inquired how long it will take to develop it.

The SSGC team official said they will ask it from the IT department and communicate the secretariat accordingly.

After discussion of all the points, the meeting ended with a note of thanks from the Chair.



Meeting of ABAD delegation at HESCO office in Hyderabad



A delegation of ABAD led by Chairman Southern Region of ABAD, Engr. Danish Bin Rauf, visited the office of Hyderabad Electricity Supply Corporation (HESCO) in November to meet the power utility officials to discuss lingering issues of the members of Hyderabad sub-region.

The delegation also comprised Vice Chairman Hyderabad sub-region, Mr. Muhammad Kashif Shaikh and other members of the Association. The meeting commenced with introduction from both the sides.

The delegation of ABAD told the HESCO team that ABAD members face problems in Hyderabad related to provision of power connections.

ABAD asked the HESCO team about its plan for

research and development and how it could help the members of the Association in this regard.

The visiting delegation of ABAD also proposed a few measures for improvement of maintenance system of the power utility.

Both the sides also exchanged views on ease of doing business.

ABAD also offered its technical expertise and sought representation in governing body of the HESCO. To which, the power utility officials replied in affirmative and said they would look into the proposal.

The HESCO team also hailed the recommendations mooted by ABAD and expressed its interest for future collaboration.



Seasoned politician Sardar Latif Khosa visits ABAD House

Prominent politician and advocate, Sardar Latif Khosa, visited ABAD House on January 22, 2021 to meet the office bearers and other members of the Association in a luncheon gathering and also discuss the overall economic situation of the country.

The meeting was presided by Chairman ABAD Mr. Fayyaz Ilyas and also attended by Senior Vice Chairman, Mr. Muhammad Ayoob; Vice Chairman, Mr. Arif Sheikhani; Chairman Southern Region Engr. Danish Bin Rauf; former chairmen Mr. Mohsin Sheikhani, Mr. Anwar Gagai and other members of the Association.

The members of ABAD welcomed the seasoned politician to ABAD House and exchanged views on the overall economic situation of the country and measures needed to further boost the construction sector.

Mr. Khosa, who is also former Governor Punjab, appreciated the efforts of ABAD in housing sector development and hailed the



services of several members of the Association for their contribution towards the construction industry.

ABAD Chairman also briefed him about the current pool of members of the Association and their vast contribution to the national economy.

The Association also urged Mr. Latif Khosa that it will be an honour for ABAD to host Mr. Bilawal Bhutto Zardari at ABAD House. To which, Mr. Khosa said he will duly forward the request and make a further liaison to materialize the plan.

After the meeting, the Chairman of ABAD presented the Annual Report of the Association to Mr. Khosa.

Ferozabad Model Police Station built in collaboration with ABAD



An inauguration of Ferozabad Model Police Station, renovated and constructed in collaboration with the Association of Builders and Developers of Pakistan, was held on April 17, 2021 (Saturday), with top cops and senior members and office-bearers of ABAD in attendance.

The police station is located in District East of Karachi.

The Karachi Police Chief, Mr. Ghulam Nabi Memon, was the chief guest, while Chairman ABAD Mr. Fayyaz Ilyas graced the occasion as the special guest. Vice Chairman ABAD, Mr. Arif Shaikhani; Chairman Southern Region Engr. Danish Bin Rauf; former chairman Mr. Hassan Bakshi; Convener ABAD's law and order sub-committee Mr. Asif Sumsum, and a large number of Association members were also in attendance.

DIG East Saqib Iqbal Memon, former DIGP West Dr. Amin Yousafzai; and other senior cops were also present on the occasion.

Speaking on the occasion, Chairman ABAD Mr. Fayyaz Ilyas said that ABAD is fulfilling its social responsibilities along with the development of construction sector. "The construction of Model Police Station Ferozabad with assistance of ABAD is also one of the social duties which we dedicatedly undertook and completed". Mr. Ilyas said that the police department had given great sacrifices in maintaining law and order in a mega city like Karachi.

He paid tribute to policemen fighting on the front lines against terrorists and criminal gangs to protect the citizens of Karachi, and said those who laid down their lives shall be remembered always.



just continuation of our efforts towards improvement of our city and empowerment of law enforcers who protect the citizens and sacrifice their lives to maintain peace in the metropolis.

Karachi Police Chief, Mr. Ghulam Nabi Memon, said other police stations of Karachi would also be upgraded on the similar pattern, adding renovation and construction of Ferozabad Police Station materialized after intense efforts.

“The sole purpose for renovation of the police station is to provide better environment to the public as well as giving a good impression from the police.” He said the sacrifices rendered by Police, Rangers and other law enforcement personnel for restoration of peace in the city cannot be overlooked. “We will ensure safety of citizens and upholding peace in all available resources to the best of our abilities,” the city police chief said.



He added that it was unfortunate that Karachi Police lacked proper technology and best police station buildings to deal with other challenges.

In this regard, he said, “ABAD will fully cooperate in setting up model police station(s), and we will continue to fulfill our responsibilities,” the Chairman concluded.

Mr. Asif Sumsum said ABAD has been performing its corporate social responsibilities for years and the construction of Ferozabad Model Police Station is

ABAD INKS MOU WITH NIPPON PAINT, JAPANESE CONSUL GENERAL GRACES OCCASION AS CHIEF GUEST



A ceremony to sign a memorandum of understanding between Association of Builders and Developers of Pakistan and the Nippon Paints was held at the ABAD House on Jan 22 (Friday) to enhance cooperation between the two sides.

The meeting was presided over by Chairman ABAD, Mr. Fayyaz Ilyas, while the Guest of Honour on the occasion was H.E. Mr. ToshiKazu Isomura, the Consul General of Japan in Karachi. The ceremony was also attended by Senior Vice Chairman ABAD, Mr. Muhammad Ayoob; Chairman Southern Region, Engr. Danish Bin Rauf; former chairman Mr. Mohsin Sheikhani; senior member ABAD Syed Shahid Khairi and other members of the Association.

President Nippon Paints, Syed Samad Zaheer; and GM Nippon Paints, Mr. M. Siddique Akbar were also present.

The session was moderate by Chairman Southern Region, Engr. Danish Bin Rauf.

In his opening remarks, Mr. Fayyaz Ilyas welcomed the Japan's Consul General in Karachi to the ABAD House. He recalled his meeting with the Japanese Consul General at a local hotel recently and appreciated the dignitary for his fluency in speaking Urdu language. "It was encouraging and pleasing to note the Honourable Mr. ToshiKazu Isomura's communication in Urdu."

Mr. Fayyaz Ilyas said everyone is familiar with the Nippon Paints in Pakistan. He stated that ABAD is an association working for decades in the country and have a significant role in the construction industry. "We are performing our role to the development of Pakistan and it was commendable that the incumbent Prime Minister gave an unprecedented package to the construction industry in April 2020."

He underlined that around 70 allied industries are linked to the construction sector and that's the reason the PM announced special package which was historic and we are immensely thankful to him.

The chairman thanked H.E. the Japanese consul general for being at the ABAD House, and highlighted that if any other Japanese company intends to explore Pakistani market then it will be a good opportunity for them because of untapped potential of the local market.

He expressed his gratitude to the guest of honour and all office-bearers for sparing time for the ceremony. President Nippon Paints, Syed Samad Zaheer

thanked the office-bearers and members of ABAD for materialization the programme and making it to it. He said Nippon is the only company in the last 80 years that saw all bumpy rides, but due to quality 'it survived the tough times'.

He highlighted that the purpose of the MoU is to provide best quality Japanese brand on reasonable rates. "In Karachi alone, there are more than 100 paint manufacturers," he added.

"I hope that after this MoU, ABAD and Nippon Paints will benefit from each other and our business relation will prosper." He said 65% of their product's potential market exists in Karachi.

In his address, Japan's Consul General in Karachi Mr. ToshiKazu Isomura said construction sector is the most important industry in Pakistan. The Consul General said the PM Imran Khan also didn't favour shutting this sector during the Pandemic and it shows the importance of this industry because of several key factors including employment of ample people attached to it.

He said we hope Nippon Paints will also contribute to the development of Pakistan. He stated that Japan never compromises in quality in its products. "In future, we will also collaborate with companies in other sectors and add our share to the development of Pakistan."

He concluded his speech with best wishes for Pakistan and its prosperity.

Senior Convener Diplomatic Affairs Committee, Mr. Rizwan Adhia, praised the Japanese consul general for being friendly and cooperative. He said we must also learn from the Japanese culture.

Mr. Adhia remarked that the MoU will pave the way for enhanced cooperation between the two sides.

After the brief address from the Chair and the guest of honour, the office-bearers of ABAD presented mementos to the Consul General of Japan and President Nippon Paints and his team. The visiting delegation also presented shields to the ABAD team.

The meeting then ended with a note of thanks from the Chair.



Association of Builders And Developers



MoU signing with HVACR Society

A signing ceremony of a Memorandum of Understanding (MoU) was held between Association of Builders and Developers of Pakistan (ABAD) and HVACR Society at the ABAD House on Dec 16 (Monday) to develop bilateral cooperation, collaboration and linkages for the development of engineering profession in Pakistan.

The ceremony was presided over by Chairman ABAD, Mr. Fayyaz Ilyas and also attended by Senior Vice Chairman, Mr. Muhammad Ayooob; Vice Chairman, Mr. Arif Sheikhani; Chairman Southern Region, Engr. Danish Bin Rauf, former chairman Mr. Mohsin Sheikhani, senior member ABAD Syed Shahid Khairi; Mr. Nadeem Jeewa, Mr. Mehmood Tabba, Mr. Abdul Kareem Adhia and other members of the Association.

The HVACR delegation was led its President Mr. Khurram Rehman Mallick, while other members of his team included Mr. Fahim I. Siddiqui, Mr. Yousuf Hassan and Mr. S. Muhammad Ali Amir.

Commencing the proceedings, Chairman ABAD thanked the visiting delegation for the meeting intended by both the sides. He also introduced the office-bearers and members of ABAD to the

delegation.

Mr. Khurram Rehman gave an overview of the HVACR Society, saying over 590 companies fall under the HVACR which has more than 3,000 members.

He praised the Chairman ABAD for being visionary and dynamic with an aim to transform the construction industry at par international standards.

Mr. Khurram Mallick suggested Mr. Fayyaz Ilyas to form a committee comprising HVACR Society members so their recommendations regarding HVACR upgradation and betterment could be communicated to the Prime Minister during his meeting with ABAD delegation.

The Chairman nominated two focal persons from ABAD – Engr Danish Bin Rauf and Mr. Abdul Kareem Adhia – and said the two aforementioned members will be in coordination with the HVACR Society and the latter could inform them about suggestions, recommendations for further pursuance.

Mr. Fayyaz Ilyas said it was grateful of the Prime

Minister who granted construction sector status of the industry in April this year during the pandemic.

He stressed the need for adopting technology in construction. He said ABAD will also look at the HVACR for solution to exorbitant electricity cost and how the existing system could be transformed. He said promoting local industry will prevent foreign exchange from moving out of the country.

Syed Muhammad Ali Amir said we need to make building designs keeping in view fire exits, basement ventilation spaces as carbon monoxide usually accumulates in building basements. "We also need to be loyal to humans, alongside being dedicated to the country," he added.

Senior Vice Chairman Mr. Muhammad Ayoob stated we always strive to promote our local construction industry.

Chairman Southern Region ABAD, Engr. Danish Bin Rauf said when we usually design buildings we bring the ventilation of washrooms in an elevation and now there is a need to change this pattern.

Mr. Abdul Kareem Adhia said training of students and making them realize their responsibility was equally important to materialize vision for constructing a successful project.

Mr. Nadeem Yousuf Jeewa suggested the delegation to hold small training sessions at different colleges to equip students about the knowledge of evolving technology.

Mr. Fayyaz Ilyas and Mr. Khurram Rehman expressed determination to move forward for further development of the engineering sector in line with the international standards.

Later, the Chairman ABAD and president HVACR Society jointly signed the MoU documents. With completion of the MoU signing, the office bearers of ABAD presented mementos to the visiting delegation.

The meeting then ended with a note of thanks from the Chair.



Former president GCCCI visits ABAD House



The former chairman of Gwadar Chamber of Commerce and Industry (GCCCI), Mir Naveed Kalmitti, visited ABAD House on Dec 5 (Saturday) on invitation of ABAD to hold a meeting with office bearers and discuss development of business and tourism in the region and ways for strengthening relationship between the two port cities.

The meeting was presided over by Chairman ABAD, Mr. Fayyaz Ilyas, who was accompanied by Senior Vice Chairman, Mr. Muhammad Ayoob; Vice Chairman, Mr. Arif Sheikhani; Chairman Southern Region, Engr. Danish Bin Rauf; former chairman Junaid Ashraf Taloo, former vice chairmen, Mr. Abdul Rehman, Mr. Abdul Kareem Adhia; Mr. Nadeem Jeewa and other members of the association.

At the outset, the chairman ABAD welcomed Mr. Kalmitti and his delegation to the ABAD House and introduced office-bearers and his team to representatives of the Gwadar chamber.

Mr. Fayyaz Ilyas began his address with an overview of ABAD members' working in Gwadar. He informed that the former vice chairman of ABAD, Mr. Arif Yousuf

Jeewa, is also contesting for the position of Vice Chairman of FPCCI, and the support of Gwadar Chamber is hospitable for him.

He said the market in Gwadar undergoes rapid ups and downs, which has been witnessed in the past as well.

He wondered how Gwadar populace was still much below the poverty line despite the city being developed to the core. He said development of any city was linked to industrialization, job creations, and sense of security among its netizens.

Mr. Naveed Kalmitti began with his introduction and a brief take on his academic and professional background. He said he was a mechanical engineer and an entrepreneur since the days of his professional upbringing. He said he was keenly backing the builders and developers in Gwadar for development of the port city.

Mr. Fayyaz Ilyas said he has an experience in the construction field for over 25 years, while his family was into this business for about 76 years. He said the role of private sector in housing development in Pakistan is much more than that of the public sector.

He said the scenic landscape of Gwadar was breath-taking and it's a rare sight that is not seen everywhere in Pakistan. Mr. Fayyaz Ilyas said tourism potential was mammoth in Gwadar, but with subject to security.



A member of the visiting delegation said he believes that Gwadar is an industrial estate rather than a real estate market. "Security was an issue, but now it's no more a concern." He informed that motorway is being built in Gwadar, while two dams are also under construction.

Engr. Danish Bin Rauf enquired about the number of members in the Gwadar Chamber of Commerce.

Mr. Kalmitti said the chamber has 380 members belonging to different areas who are currently undertaking trade, transportation and other business activities in the city.

He went on to say that the subsequent governments after Musharraf era are double-minded for Gwadar. He said the agreement signed with China during Mr. Zardari's tenure never had our nod, because of a few reservations.

He underlined that development activities spurred in Gwadar during Musharraf era, but they came to a halt soon after it. He said one of the reasons was the skyrocketing prices of land in Gwadar.

He said it was certain that Gwadar International Airport, which will be Pakistan's biggest airport, will be completed by 2022. He said the geographical location of Gwadar was of great significance and it's something God gifted. "Since we all are born and raised here, we must benefit from the potential of this developing city."

He stated that before he assumed charge as a minister in

Balochistan in the recent past, there was water tanker service running with a government sanction of Rs 3.5 billion. "After I took charge, I realized that despite heavy spending on water tanker service, 50% of the households was still not getting water. I probed and subsequently broke the cartel which was run by an XEN and a front-man of the provincial chief executive."

Mr. Kalmitti said it a positive aspect that Gwadar is pollution-free, and said the port city will rapidly develop after three years following completion of utility services provision.

He advised the investors from Karachi to invest in Ormara and Kund Malir areas where land was available at comparatively cheaper rates.

The Gwadar Chamber leader said they are organizing the Gwadar Business and Tourism Summit on coming New Year (Dec 31, 2020), which will have a musical night, boating and other facilities. He also invited the ABAD members to take part in the summit.

He said the security situation in Gwadar was better than that of Karachi, adding that the presence of army in the port city virtually makes it like an area of cantonment; hence there must be no worry about security.

He highlighted that an issue is currently surfacing in Gwadar about complexity in procedure for issuance of

NOCs. Besides, he added, “someone should tell the government that if anybody had bought a piece of land at a nominal rate in the past and if its price has shot up now, the property still belongs to the original buyer, and the government must not move to claim it on any pretext.”

He said such instances will only discourage investors and shake their confidence, and these measures are bound to backfire.

Mr. Affan Qureshi said the Chief Minister of Balochistan in August 2019 had announced to make Gwadar a ‘Free Economic District’, but the word could not be materialized as yet.

Mr. Kalmitti said the work was already underway in this regard.

Mr. Fayyaz Ilyas said Gwadar undoubtedly has great potential for tourism, and unlike the past, there are burgeoning activities in the city now. He referred that builders and developers in Karachi had been facing numerous issues related to CAA, SBICA, KDA, but they are being addressed and resolved now.

He told the delegation to share the details of tourism prospects and opportunities in Gwadar with ABAD members so we could further explore it for our consideration.

Mr. Fayyaz Ilyas said it was optimistic to observe that COVID-19 didn’t hit Pakistan the way it did to other countries. He also stressed the need for diversity in a

business for its long-term efficacy.

Mr. Naveed Kalmitti said participation of ABAD team in an upcoming summit on New Year will be helpful for them, adding: “We will also arrange a briefing for them keeping GDA on board regarding their Master Plan to give builders and developers a thorough overview of the economic prospects of Gwadar.”

Mr. Abdul Kareem said he has couple of lands – one in Singhar and other near Ormara – for development purposes, however, a foreign delegation was to visit there, but it’s showing reluctance due to security matters.

Mr. Kalmitti said such concerns are being addressed. He said Gwadar could only develop and prosper on international standards if it has a separate legislation which is different from the current Pakistan laws.

Senior Vice Chairman ABAD, Mr. Muhammad Ayoob, said the members of ABAD undertake millions and billions of rupees investment in different. He emphasized that we should invest in our own country to boost and support our national economy

The Chairman ABAD said he and his team would soon plan a visit to Gwadar in connection to making headway for prospective investment.

After culmination of the discussion, the meeting ended with a note of thanks from the Chair.





Director Design SBCA visits ABAD House

The Director Design of the Sindh Building Control Authority, Mr. Farhan Qaiser, visited ABAD House on Jan 15 (Friday) to discuss the pending cases of ABAD members in the SBCA and devise a mechanism for its speedy approval.

The meeting was held with Chairman ABAD Mr. Fayyaz Ilyas in the chair and also attended by Senior Vice Chairman Mr. Muhammad Ayoob; former senior vice chairman, Mr. M. Sohail Warind; Mr. Khursheed Alam and Mr. Amir Amin Thara.

With commencement of the discussion, Mr. Ayoob highlighted that there are two kinds of complaints pending with the SBCA, and one of them pertain to defaulters which are large in numbers.

Mr. Khursheed stated that about 25 to 27 NOCs of our members have been cancelled by the SBCA and we would look for its reason.

Regarding 130 other pending NOCs, Mr. Qaiser said the honourable director general has advised to give extension in NOCs, but we are in talks over its modus operandi.

The SBCA Director said a request for giving developer, who never worked for 20 years, an extension for another

five years is questionable.

Mr. Ayoob said ABAD cannot take guarantee of every individual developer, and "in fact in my case as well." He added that fact of the matter that we have to give extension to developers.

Mr. Khursheed Alam said if utility agencies provide basic provisions than the developer will be responsible if he fails to complete a project in time.

Mr. Qaiser said we need to find a solution, instead of indulging into discussions about rules.

A SBCA team member said "it happened most of the times when we send a case to ABAD for comments and we get a response that this person is not a member of ABAD or he left some years ago." Mr. Ayoob said this is not the case and these instances are negligible.

Mr. Qaiser said we can give NOCs to all projects subject to certain commitment from the government agencies and land development agency that they will facilitate the project and complete all formalities related to it.

Mr. Khursheed Alam clarified that the SBCA is giving us extension and not the sale NOC.



Mr. Qaiser said he believes that no objection certificate from SEPA should be applied on developers, while the team of ABAD replied in negative saying NOC of SEPA is irrelevant for developers.

Mr. Ayooob said there are several cases stuck and a blanket approval will be solution to process all stalled cases.

He suggested that a blanket approval of two years be given to all developers who are working due to Covid-19. Mr. Qaiser asked who will give fee of the blanket approval. He opined that blanket approval cannot be done because 130 pending files have different case background hence no one should be gauged with a single yardstick.

He said SBCA had assigned colors to builders to rank their performance. The red color meant that builder is not reputed/trusted, yellow means his performance is shady but not altogether bad, and green suggests he is squeaky clean.

Mr. Qaiser said individual cases could be comprehensible for consideration, but blanket approval is not practicable. He said blanket approval can be given in one case when the SBCA gets a guarantee that the developer will complete the project in a five year period.

Mr. Fayyaz Ilyas said the department must also get assurance from the top authorities, meanwhile ABAD will also seek assurance from its members about timely completion of projects, subject to availability of infrastructure. He said provision of water, power and gas is important for any project and scheme.

The Chairman said current schemes are being populated as developers are working speedily. He said ABAD can

bind its members to complete a project within specified period.

Mr. Amir Amin Thara said those selling projects on social media illegally will also be discouraged once developers are allowed to complete their schemes.

Mr. Fayyaz Ilyas said illegal activities spur when legal works are banned.

Mr. Khursheed Alam said SBCA had written a letter to the government about willingness of developers to work on projects in the recent past and we can re-run the same letter.

Mr. Fayyaz Ilyas said we will also draft a new letter in this regard.

He said we will send letter to all dignitaries including the Chief Minister, Governor and the Minister concerned.

Mr. Khursheed Alam said SBCA used to give newspaper ad every two months about illegal projects, but this practice has stopped.

The SBCA Director said this practice will continue from now onwards, after it was unknowingly on hold, which the Director said was not in his knowledge.

The Chairman appreciated the Director Design for being cooperative and visionary to resolve issues.

Mr. Qaiser suggested that ABAD can also give advertisement in the press about projects being re-initiated. The Chairman said we will surely look into it.

After discussion of all agenda points, the meeting ended with a note of thanks.



Director General Gwadar Development Authority visits ABAD House

The Director General of Gwadar Development Authority, Mr. Shehzeb Khan Kakar, along with his team visited ABAD House on Thursday (Nov 5) to meet ABAD members, discuss proposals related to investment in Gwadar and thrash out issues creating bottlenecks in construction activities in the port city.

The meeting was chaired by Senior Vice Chairman ABAD, Mr. Muhammad Ayooob, while Vice Chairman Mr. Arif Sheikhani; Chairman Southern Region ABAD, Engr. Danish Bin Rauf; former chairmen Mr. Mohsin Sheikhani, Mr. Junaid Ashraf Taloo and other members including Mr. Mehmood Khan, Mr. Affan Qureshi were also in attendance.

Commencing the proceedings, Mr. Mohsin introduced ABAD team to the DG Gwadar Development Authority and shed light on the previous meeting that was also held

at the ABAD House.

Former chairman Mr. Junaid Taloo said several matters were agreed upon, but no implementation has been done yet.

DG GDA, Mr. Shahzeb Khan Kakar, said we had been discussing several issues and most of the points were being repeated over and over with no significant headway.

He said our bye-laws needed some changes, and we have sent its draft to the Chief Minister.

Mr. Taloo said to DG GDA that you have the onus and you will be the one sending proposal to high-ups for resolution of issues.

Chairman SR, Mr. Danish, said ABAD has representation

in governing bodies of SBICA, KDA and other institutions, and we will also look to get our presence in the GDA so that our issues could be well highlighted and brought to notice.

Mr. Shahzeb said our governing body has eight secretaries, and most of the people don't make it to meetings. "We discussed restructuring of GDA, and it's already on the cards."

Mr. Danish said we would send a letter to you about our representation in the GDA governing body.

DG GDA responded that if we reconstitute the body it may take some time.

Mr. Mohsin said we recently got our representation in the CDA, and the process is expanding in different cities.

Pursuing other agenda points, the House moved to discuss the point no.3 related to the license fee in Gwadar. Mr. Junaid said GDA has increased fee which is quite higher than SBICA.

DG GDA said Gwadar cannot be compared with Karachi, "we need money at the moment." Mr. Junaid said a fee should be reasonable so every member must come and invest.

Mr. Ayoob said we want Gwadar to have hundreds of members, and it could only happen once the fee is reduced.

The DG GDA said we need some time to discuss about it and we will get back to you.

Mr. Shahzeb Kakar said we expect you to give us a proposal that shall be beneficial for both the parties.

Coming next to the other point related to development charges, Mr. Junaid said NOC issuance process should be speedy.

Mr. Kakar sought details of obstacles, and particular detail of gridlocked cases. Mr. Nadir of GDA said we get such cases approved in a week.

Mr. Nadir said problems at time occur at the end of builder like discrepancies in papers. Mr. Junaid Taloo said all

processes should be completed speedily.

Mr. Kakar said paper advertisement is also another issue that triggers a bit delay. Mr. Nadir said issues also erupt outside our department which we also look to address.

Mr. Affan said several construction works are pending because some people had bought land keeping in view the then bye-laws.

Mr. Junaid also questioned how the GDA could fix development charges. The member responded that development charges should be in proportion and not like if the plot values at Rs 0.2 million and development charges are sought at about Rs 1.6 million.

Mr. Junaid said if someone is developing a scheme as per standards then he shall have the right to seek fair development charges. "The standard of work should be noted here."

Mr. Nadir said there are builders who are charging exorbitant rates. Mr. Taloo said any such person should not be allowed to undertake this move.

Mr. Kakar said we have a prerogative to regulate this matter, which cannot be overlooked.

Mr. Taloo said if a plot is sold for Rs 0.5 million and development cost incurred is Rs 3 million. Then standard of development will have its cost accordingly. If development is carried for just Rs 0.5 million then quality will be compromised, he added.

Mr. Nadir we will find a way-out for it.

Mr. Kakar said we will reach some standardization, which should be proportional. Mr. Ayoob said the developer will also give his client justification while asking any





amount.

Mr. Taloo said development in far-off areas should not be allowed because people will not populate there due to lack of utility services.

Engr. Danish Bin Rauf said such cases could be referred by the GDA and ABAD to the Arbitration Committee.

Mr. Mehmood said developers want to take development charges, but authorities say current rates are higher.

Mr. Kakar said we can form a committee of four people having two people from each side (GDA and ABAD). "It will be tasked with deciding escalation, and the town planning officials will also be taken into loop."

DG GDA said let us form the committee in this regard and we will look forward to receive such cases for further pursuance.

Mr. Junaid Taloo said mortgage should be reduced to 15%. Mr. Affan said the saleable area that we eventually get is 40-42%.

The former chairman ABAD, Mr. Junaid, said mortgage is 15% all over Pakistan.

Mr. Kakar said your suggestion will be taken to the governing body and we will discuss it there.

Mr. Junaid said sewerage treatment plant (STP) should be centralized. Mr. Kakar said we are planning of increasing water resources, horticulture for the next 50 years.

Mr. Junaid said you should write a letter to departments

concerned underlining your plan. Mr. Kakar said we couldn't do this in writing, as it's already in our bye-laws, however we will implement our plan.

Mr. Kakar also said there were no such cases where NOCs extension was withheld.

Mr. Nadir said traffic buffer never comes under green area, however it will be checked in the scheme if it is actually falling under the green area.

Mr. Kakar said anyone who is affected by it will sit with the GDA and a way out will be decided that is acceptable to both the sides.

Regarding issuance of NOCs, the DG GDA said our jurisdiction in Gwadar is just limited to a Tehsil and not the whole District, however we have moved forward a plea to authorities concerned to expand our jurisdiction to the district land.

After the meeting, the Director General of GDA was presented memento of ABAD by the Senior Vice Chairman, Mr. M. Ayoob.

Inauguration of Dubai City Gwadar

The DG GDA was invited for the groundbreaking of Dubai City Gwadar a few weeks later, in which he commended the efforts of ABAD for materializing on its promises regarding development activities in the port city.

He said the pledges he had made for addressing concerns of developers in Gwadar were already in the process of resolution and with time all bona fide concerns of the builders and developers will be addressed and resolved.



DHA Multan Director holds presentation at ABAD House

A presentation by Director DHA Multan Col. (retd) Anwaar Tarar was held at the ABAD House on Wednesday (Nov 25) regarding investment opportunities in the Defence Housing Authority Multan on large-sized commercial plots for potential investors, particularly those belonging to the Association of Builders and Developers of Pakistan.

The session was moderated by Director DHA Multan, Col. (retd) Anwaar Tarar, and presided over by Chairman ABAD, Mr. Fayyaz Ilyas.

Senior Vice Chairman ABAD, Mr. Muhammad Ayoob; Vice Chairman Mr. Arif Sheikhani; former chairmen Mr. Hassan Bakshi, Mr. Junaid Ashraf Taloo and other senior members of the Association attended the session.

With commencement of the proceedings, Chairman ABAD thanked the DHA Multan Director for making it to ABAD House for presentation to the members. He said construction activities were going on in the northern areas and DHA Multan could be of considerable potential in this connection.

Mr. Anwaar Tarar began his speech by expressing gratitude to the ABAD office bearers and members for turning up on the occasion.

He said Multan is a new emerging city and it's a geographical centre linking all key thoroughfares of the province. He said south Punjab Secretariat is also quite near to the DHA Multan. He said the project has all the prerequisite approvals and development

has taken place on more than of 45% area, while its total project area is 9,000 acres. He stated that road infrastructure is almost 100 percent completed.

He underlined that there is no issues of gas, power or electricity. He went on to explain that DHA Multan has already its share allocated in the national grid, while the authority is also developing its own grid station. Similarly on water supply, he said our tap water is drinkable, which we cannot perceive in the context of Karachi and many other cities. "While our ground water is in abundance, and we have a modernized sewerage system which is designed in view of futuristic needs."

Mr. Kakar said the DHA Multan also has a vast area for zoo, which is around 12-acres. He added that we also have exclusive sectors for Medical and Education City.

He also shed light on Rumanza, a subsidiary project in the DHA Multan, which will have the state-of-the-art golf course and other facilities.

Chairman ABAD asked queries including total area of DHA Multan and Rumanza project; population ratio of Multan; housing needs of the city; status of utilities provision; prospects of vertical growth construction in Multan; demand and supply status of housing in the city; the building bye-laws and how much area is currently occupied in the project.

Mr. Kakar replied that DHA Multan is a project on 9,000 acres land and it is at the highest altitude. He



said we have developed four sectors and 11 sectors are under development. He informed that our target audience is mainly from the South Punjab, while people from other cities are also expressing eagerness in our project.

He said we are also attracting people towards idea of living in apartments, which is currently not a popular trend in Multan. He told the House that we have no upper limit on vertical construction in the commercial category.

To a question, he said we have plots available from 500 square feet to 10,000 sq. ft.

Former Chairman Mr. Hassan Bakshi asked what the provision is if an investor looks to purchase a land beyond 10,000 sq. ft. The DHA director said we can have a detailed discourse to have this provision created.

Mr. Tarar said the cost of 4,000 sq. yards commercial plot is available for Rs 250 million, and stated that its possession status is ready once all terms and conditions are agreed with the buyer. "There will no delay in it," he said.

He also informed the ABAD members that DHA Multan is independent and the sole approval authority. "Our area is also free of aviation zone." Mr. Mahmood Tabba asked what incentive could be given to the members of ABAD.

Mr. Tarar replied that we have flexibility on it and the matter can be discussed once the ABAD members visit the site. He also told that we will also give Rs 2.1 million rebate on early development to investors.

Mr. M. Ayoob asked how the focus of the populace will be shifted towards apartments when they are naturally inclined to villas and bungalows.

Mr. Anwaar Tarar said the kind of development we are undertaking, people will feel privileged to avail it.

Mr. Nadeem Jeewa asked about the size of a smallest plot and its cost.

Mr. Tarar said the smallest plot is 125 sq. yds and it's available for Rs 2 million.

Mr. Jeewa said this cost should be reduced, because if there will be no difference in cost of an apartment and a house. People won't be interested to buy the apartment.

The Chairman ABAD said there should be noteworthy difference in cost of an apartment and a house.

To another question about material provision, the DHA Multan director said we have our own construction park where all material will be available at a reasonable cost.

In the end, the Chairman ABAD Mr. Fayyaz Ilyas thanked the DHA Multan Director for the briefing the members and said we may soon plan a visit to Multan, probably in December or January. He also thanked the members of ABAD for attending the session.

Later, the Chairman concluded the meeting with a note of thanks.



NBP regional head visits ABAD House



A delegation of the National Bank of Pakistan (NBP) led by its regional head Mr. Agha Abdul Hakim visited ABAD House on Saturday (Dec 19) to meet the office-bearers and discuss collaboration between the two sides regarding financing of the government's low-cost housing schemes and projects under it.

The meeting was presided over by Chairman ABAD Mr. Fayyaz Ilyas and also attended by Senior Vice Chairman Mr. M. Ayoob; Vice Chairman Mr. Arif Sheikhan; Chairman Southern Region Engr. Danish Bin Rauf; Mr. Noman Tabani and Mr. Muhammad Ali Taufique.

The NBP delegation comprised officials including Mr. Amir Ahsan, Mr. Ashar Muhammad Mirza, Mr.

Majid Hussain Sheikh, Mr. Mohsin Bashir, and Mr. Irfan Ali Jafri.

The meeting commenced with introduction of both the sides. Initiating the proceedings, Chairman Mr. Fayyaz Ilyas welcomed the delegation.

The NBP official expressed gratitude to the ABAD Chairman and his team for sparing time. He said the government has launched the low-cost housing scheme and the NBP was striving to provide people some relief in this connection.

He explained: "The scheme parameters are stringent and we are struggling to get projects. Hence we would like ABAD to help us in this regard."

Mr. Fayyaz Ilyas expressed surprised that the NBP



team galvanized into action such belatedly when expiry of the government scheme was just ten days ahead at Dec 31, 2020.

“There are policies in the finalization process and many banks are working very aggressively for housing loans,” said the Chairman.

He said banks are providing our members facilities and collaborating with them. “The construction is the second largest industry providing employment to people.”

He said we also had a meeting with NBP team recently but things could not proceed after it. “If any member is seeking mortgage financing or project financing, we will let the NBP know.”

He stated that meetings are held, but we do not see any headway afterwards.

Mr. Hakim of the NBP said deadline of 31 Dec is for the tax amnesty while the housing scheme is perpetual and it will go on.

He also admitted the laxity on part of NBP for not holding an earlier meeting. “We will try not to give any ABAD member a reason to complain.”

Mr. Noman Tabani said the government of Pakistan has fixed the formula for banks to finance projects.

Mr. Fayyaz Ilyas said government has fixed a rate of Rs 3 million for a housing unit, and 10% of the amount will be given by a buyer and 80% loan will be given by the bank. “You can also offer loan on high-end like Rs 6 million, which is subject to eligibility of buyer.”

He informed that recently HBL signed an agreement with one of our members of Rs 2 billion for project financing.

The Chairman said loans are available for existing and new projects. He asked the NBP team to apprise us of their project financing model.

Mr. Hakim said we have a scheme in the pipeline. “We will first inform ABAD as soon as it is finalized.”

Mr. Noman Tabani asked what will be the payment method of the NBP for financing of projects. Mr. Hakim said we will give amount on a built-up unit as mentioned under our policy.

Mr. Tabani questioned what if the title document was not available at the time of financing.

Mr. Hakim replied said we will seek a legal opinion which will be done in a week period to proceed further in this regard.

Mr. Tabani said mortgage financing head of NBP had told us that approval of project by the bank will have a 30-day period expiry. But, we need an approval that is intact for at least six months or eight months.

The NBP said projects which have been completed or are near completion and fall under the parameters of the scheme can get us on board for financing.

Another delegation member said our policy for financing is based on a market value rather than the FBR value.

Mr. Fayyaz Ilyas said projects are finalized in three phases and we have to facilitate the client amid these phases. "Completion is the last phase and before that we apply for sub-lease, and in the meanwhile we contact bank for loan for client during the construction process and it helps us speed up pace of the project."

He said every client has different time phases for seeking loan and they do it as per their need. "We usually facilitate the client for loan during the construction process."

He underlined that once a project completes, the interest of a builder culminates with it.

Mr. Noman Tabani highlighted that we are now

mentioning net area and gross area separately in housing units while selling them to clients.

Engr. Danish said loan seekers must have documented earning as per government rule, and asked whether NBP was following that criterion.

The NBP said there are investigation agencies which we will hire for the purpose.

Senior Vice Chairman Mr. M. Ayoob asked whether SBP also finances projects which are smaller up to 300 sq. yds. The NBP team replied in affirmative.

Mr. Fayyaz Ilyas also questioned if the bank will approve loan for project if its sub-lease is issued. He said Meezan Bank is also disbursing loans on sub-lease document.

Mr. Hakim said understated property value suits bank because its ultimate beneficiary will be loan seeker.

Mr. Ayoob asked if it was possible that bank could get project value evaluated from private evaluator so we could tell the client about it with bank reference. The NBP officer said it could be done.

After discussion, the meeting ended with a note of thanks from the Chair.





The joint meeting of the Central Executive Committee & Regional Executive Committee

The Central Executive Committee and Regional Executive Committee of the Association of Builders and Developers of Pakistan are coveted bodies mandated to take key policy decisions concerning the issues of the members and discuss measures in better interest of the construction industry of Pakistan.

The meetings of CEC and REC, presided by Chairman Mr. Fayyaz Ilyas with Senior Vice Chairman Mr. M. Ayooob; Vice Chairman Arif Sheikahni and Chairman Southern Region Engr. Danish Bin Rauf in attendance, are held every month with a vision to review previous decisions and discourse new policy measures. The monthly meetings held from November 2020 to February 2021 took several key decisions.

The meeting held on Nov 28, 2020 discussed the pending cases in SBCA and the steps need to be taken

to resolve the issue. The Chairman informed the House that more than 200 cases are pending with the SBCA, while only 70, apart from 200, were approved for processing from April 2020 till date.

Mr. Fayyaz Ilyas stressed the need for getting SBCA bye-laws overhauled.

Former chairman SR, Mr. Ali Taufique, said amalgamation matter is not enlisted in the gazetted notification of SBCA, which should be done.

Mr. Asif Sumsum said we must work for our members under legal framework.

Mr. Fayyaz Ilyas also updated the House about his team's recent meetings with federal secretary for power and petroleum and said they have assured us of resolving a number of our issues on priority.



Mr. Khursheed Alam pointed out that there are buildings which have been completed, but the SBCA was not issuing completion for it. The Chairman said SBCA also has a provision for issuing partial completion which can be availed.

Mr. Anwar Dawood, Mr. Ibrahim Habib and Mr. Mahmood Tabba appreciated the ABAD office-bearers for arranging a successful visit of ABAD to Master Tiles and Minhas Pipes in Gujranwala and managing it perfectly. They said all invitees were well taken care off. Chairman ABAD thanked the members for their gratitude.

Mr. Fayyaz Ilyas said we had discussions with authorities concerned to make ABAD membership mandatory for firms undertaking construction projects nationwide, and we expect some decision on it.

Mr. Danish Bin Rauf said we also discussed the taxation related matters and subjudice cases with FBR chairman. "We also requested him to form a committee having member each from FBR and ABAD to settle pending cases. And he showed optimism to our proposal," said Mr. Rauf.

He said we also informed the FBR chief that our members are punctual taxpayers and we may also update them with a list in this regard.

A total of 17 new membership cases were presented and approved by the House during the meeting.

Meanwhile in a meeting held on Jan 2, 2021, the House approved new membership cases, conversed about SBCA-related matters, briefed the participants about recent meeting of office-bearers with the prime minister in Islamabad; and discussed strategy to restrain steel and cement cartels run by local manufacturers.

During the discussion, Mr. Nusrat Chughtai said those applying for memberships must have builder or developer in their title.

Mr. Fayyaz Ilyas said we also encourage applicants from regions like Islamabad and Gwadar to be in our membership pool. He said the aspiring member must be told not to register their firm that has word 'marketing' in it.

Mr. Farooq Shaikhani said the term 'marketing' broadens work domain of the applicant as 'service provider' and eventually they have to get it registered with the SRB.

The Chairman said we must approach the applicant and inform him about complexity of the name so he could modify it.

Mr. Fayyaz said the applicant must be told that their company membership will be for a specific project and it cannot be used afterwards. He, however, said the other member(s) with the same company title should also be consulted on the name.

Mr. Nusrat Chughtai said trademark registration is not necessary for the applicant, but membership of ABAD is important for them. He said we must consult our members who hold similar titles.

The House also discussed the Honourable Supreme Court orders on the Royal Park building affectees.

Discussing the next agenda point about SBCA and pending cases in the court, Mr. Fayyaz Ilyas said we will personally pursue cases of all members after they ensure completion of all compliance at their end.

Briefing the House about meeting with Prime Minister

on Dec 31, he said the PM was very much clear about importance of construction industry which can lead to economic revolution. He hailed the premier for extending date of incentive package.

Mr. Ilyas hoped that the process of cases awaiting approval will soon be expedited. He also asked members to ensure compliance from their side. The chairman said we are also facing problems related to the Sindh Environment Protection Agency as cases of some of our members are pending with Sepa. Mr. Asif Sumsum asked if Sepa NOC was required for built-up units or just land. The chairman responded the NOC will be required for both of them.

Engr. Danish Bin Rauf said there are several cases pending with respect to EIA and IEE, and informed the members to submit their case to ABAD for its speedy processing. "We had also proposed the department to impose a penalty of Rs 50,000 or Rs 1,00,000 on each case to approve backlog of pending cases."

Mr. Anwar Dawood said Sepa recently penalized two projects for Rs 0.4 million and Rs 0.5 million, respectively. He added that builders are also supposed to submit quarterly report to Sepa about the project and failing to do so will be tantamount to the penalty.

Regarding cartelization by steel and cement manufacturers, the chairman said a huge hike is seen in rates of steel and cement recently. He said it was also a fact that raw material prices have increased globally, but local dealers are claiming supply to them from overseas units is halted at the moment.

He said prices of steel and cement have increased upto 20% and it is impacting routine construction while building low-cost housing at Rs 3 million per unit will be impossible in view of price hike.

The Chairman said the local manufacturers had bought

raw material several months ago and they are selling it now at higher rates, which is unjustifiable.

"We told the Prime Minister about steel, cement cartelization and he assured us to investigate the matter."

The chairman said regulatory duties on raw material must be abolished after increase in raw material prices internationally. "We must also prepare a line of action or perhaps protest the rate increase; but at the moment we are observing the situation."

Mr. Nusrat Chughtai said steel and cement cartels will be badly hit if we halt any purchasing from them just for 10 days.

Mr. Nusrat said we must now halt advance booking of steel.

Engr. Danish said we shall now form a committee and everyone must practically work to resolve this matter and avoid shying away from tasks assigned to them.

Discussing another agenda point, the chairman said Complaint Committee recommended us 10 members who are not complying to requests of the Sub-Committee for resolution of complaints. "In my opinion, we can first serve show-cause notices to these members and if they don't respond, we can proceed with our action."

The chairman praised the committee and sought the list of members who are not complying so a show-cause notice be issued to them, which could give them time to reply in seven or 15 days.

The chairman said we will issue the show-cause notice and the next line of action of will be taken in the upcoming CEC. Mr. Fayyaz Ilyas said he would also





personally contact the members to resolve complaints.

Mr. Fayyaz Ilyas told the House that we have received a demand for an office in Hyderabad and we will duly look into it.

The next joint meeting of the CEC-REC was held on Feb 6, 2021. The meeting discussed matters related to registration of builders/developers under amended Anti-Money Laundering Act, approval of new membership cases.

Mr. Fayyaz Ilyas said we had arranged a session at ABAD for briefing about Anti-Money Laundering Act.

He told the House that we are clear that identification of suspicious transactions is not possible for us, because other relevant institutions are supposed to do that as it's their duty.

Mr. Asif Sumsum said there is confusion in amnesty offer by the government, as it is being perceived that only builders have been asked to declare their income because of their alleged undeclared sources of income.

Mr. Hassan Bakshi said we must call the scheme as 'incentive package' rather than 'amnesty scheme'.

Mr. Asif Sumsum said there has to be clarity in the incentive package.

Mr. Fayyaz Ilyas said the incentive is given to boost the construction sector. Secondly, people from other sectors can also avail this package.

Mr. Noman Tabani said we must ensure compliance of the law of the land and if we fail to do that, we will have no legal ground to stand on.

Mr. Fayyaz Ilyas said we need to train our staff and aware clients about the new rule.

Responding to a query, Mr. Hassan Bakshi said punishment for not reporting suspicious transaction applies when we don't report it under malafide intent.

Mr. Arif Jeewa said people who migrated from Waziristan to other cities are using their cash, earned through illicit business, to invest in different ventures. "The government knows the source of cash flows and it's very nearly impossible for us to spot these sources."

Regarding SBICA-related issues, Mr. Hassan Bakshi said SEPA has formed a committee, adding ABAD Secretariat must send them a letter asking them to give us representation in the committee.

Mr. Aijaz Qazi said some cases of Hyderabad are also pending which needed resolution. The Chairman asked Mr Qazi to share the list of Hyderabad cases and we will guide them further for swift resolution.

Former senior vice chairman Mr. Anwar Dawood said meeting with the Registrar Cooperative Society officials will be purposeless for us. "My legal adviser said we must immediately approach court against them, because the society has no data about societies."

Mr. Ibrahim Habib said he had filed a case against Sindh Muslim Society and the court had ordered in which it clearly mentioned that 'the role of housing societies is limited in housing construction.'

Mr. Nusrat Mirza said the law is like another window opened for corruption and it has been given a legal cover.

Mr. Fayyaz Ilyas said secretary environment recently visited ABAD and he was positive in resolving issues.

Engr. Danish Bin Rauf said he met with consultants and relevant officials to discourse about unnecessary role of SEPA to issue NOCs.



Joint meeting of KDA, LDA, MDA & HDA sub-committees

A joint meeting of the KDA, LDA, MDA and HDA sub-committees of ABAD was held on November 27 (Friday), with Mr. Fayyaz Ilyas in the chair, to thrash out lingering issues related to the aforementioned departments and devise a strategy to pursue the cases on priority basis.

The meeting was also attended by Senior Vice Chairman, Mr. Muhammad Ayoob; Vice Chairman, Mr. Arif Sheikhan; Chairman Southern Region, Engr. Danish Bin Rauf; Haji Islam Siddiqui, Mr. Asif Sumsum, Mr. Khursheed Alam, Mr. Sadiq Baloch and other senior members of the Association.

Opening the discussion, Chairman ABAD said purpose of the combined meeting of related committees is to address shared problems faced by all members.

He said the recent general body meeting of the KDA had approved their rates, which is unjust and unacceptable. "In this regard, I spoke to the local government minister and sought rationalization of rates and also told them the renewed rates are inexcusable," Mr. Ilyas added.

Haji Islam said the KDA was itself overstaffed and they are unfairly increasing rates under various heads. There is mismanagement in the authority, and non-cooperation, he said.

He stated that we cannot pay the KDA under their revised rates, because they have raised the fee up to 300 per cent, while the law allows maximum up to 25pc hike.

Mr. Fayyaz Ilyas said we are also looking to meet the

minister concerned and hammer out the issue.

A member during the meeting said KDA increased Outer Development Charges to Rs 240 per sq. yds along with 13% penalty, which is quite exorbitant. "They are asking for surcharge payment from 1987."

Mr. Omar Bin Islam said meeting with KDA director general is important because there are frequent shuffling on this position.

Mr. Fayyaz Ilyas cited that in the past SBCA had increased betterment charges and they withdrew it after we contested the case.

Mr. Kashif Sheikh informed that the case of related to the Hyderabad Development Authority is scheduled for hearing in the second week of December.

Mr. Ayoob told the House that land conversion charges were Rs 150 per sq. yards which is now Rs 1000 and similar raise has been made under various heads.

Mr. Asif Sumsum said law and order committee persons should also be invited in meetings related to encroachments because it pertains to their domain.

Haji Islam Siddiqui said KDA Director General in various meetings listened to our problems, but didn't take practical measures to resolve them. He lamented that the matter was also not pursued from ABAD convincingly.

The chairman asked Haji Islam to get message circulated to ABAD members to submit their cases

related to plots purchased by them through auction in 1992, whose possession is still pending.

Regarding amalgamation of plots, Chairman ABAD said it is a significant issue and it has two problems. "The ratio in combined plots and cutline problem has to be discussed with the new DG."

Mr. Abdul Rehman said we presented the case to the SBCA Committee, adding it has to be pursued from SBCA.

Mr. Asif Sumsum said an officer of SBCA, named Wilayat, kept on holding the notification on the matter from issuance and in the end the DG refused to sign it, saying why he should own the blame.

Engr. Danish said we are sending a letter to the SBCA and we can also include the demand of extension in it.

Discussing issues related to MDA, Mr. Fayyaz Ilyas said we are trying to strengthen our liaison with the Sindh government. "We have also been holding meetings with secretary petroleum, secretary power and informed them about lack of infrastructure in areas under MDA and this was also conveyed to the Prime Minister."

Mr. Khursheed Alam said three years back the chief minister had called meeting of utility heads and many of burning issues were resolved in it, while the

outcome of the meeting was favourable for us."

"We must now hold meeting with the CM and urge him to call the utility heads, and also tell him about significance of utility services."

Mr. Alam said we have 108 projects in the MDA remit which means 0.5 million plots approximately. He advised the office bearers to invite the new DG MDA to ABAD for a meeting.

The Chairman agreed to the proposal in this regard. Mr. Asif Sumsum said MDA had been a no-go area for us for last 11 years, and this trend should now end.

Mr. Ilyas said we shall now meet the new director general of MDA, along with their team. Mr. Khursheed Alam said we must take legal affairs and revenue team in the loop as well.

He stated that we must also meet the deputy commissioner concerned and settle the issue with them.

Mr. Abdul Rehman said Mr. Sohail in the MDA was pursuing our matter but after his removal the situation has changed altogether.

Moving forward to the LDA issues, Mr. Sadiq Baloch said Lyari issues are similar to that of Malir.



He said after shifting of truck stand near Hawks Bay, it is badly impacting the infrastructure due to frequent movement of heavy vehicles. He said the stand could also have been shifted near Northern Bypass.

Dr. Hani said there were maintenance issues in the Scheme-42. He stated that LDA staff is competent, but their DG doesn't take interest

Mr. Fayyaz Ilyas said it would be good if we get the pictorial references of the area to prepare the case for further pursuance.

Engr. Danish said we must press the provincial government to build a bridge from Masroor to Scheme 42. "And we can push this suggestion in NPHDA meeting as well."

The Chairman said it will be good if we have mapping details, and Mr. Amir Amin Thara can share his presentation which we can redo as per our requirement.

Regarding plantation proposal, Mr. Sadiq Baloch said RCD is the main artery as well as the route from Shershah Bridge to Yousufabad bus terminal, and there must be plantation on it.

Mr. Fayyaz Ilyas said we must plan an activity for plantation there, which will be good from the environmental point of view.

Discussing the HDA related issues, Mr. Kashif Sheikh said his team had a meeting with officials of the Hyderabad Development Authority (HDA) and we discussed with them a number of issues including a suggestion that the amount dedicated for ODC should not be spent elsewhere.

He said our fee for scheme approval was Rs 250 per sq. yds and now it is raised to Rs 1450 by the HDA. Mr. Fayyaz Ilyas said we will soon find a way-out to resolve this issue.

A member from Hyderabad said the fee raised by HDA was used for different purposes. While, Mr. Kashif Sheikh said HDA is building a project named Gulshan-e-Sarmast and they can generate much revenue from there. "But it is not being utilized."

Another member said a policy could be made at

provincial government for a rationalized mechanism for funds usage.

Engr. Danish said ABAD representation must be there in the HDA governing body.

Mr. Fayyaz Ilyas said the issue is well noted and measures will be taken to fix it.

Mr. Kashif said a formula has been made about betterment charges, and the share is unfairly distributed to other departments, while technically the total amount should go to WASA.

Mr. Fayyaz Ilyas said we face similar issues in Karachi that betterment funds are not consumed on its original purpose.

Regarding zonal plans, Mr. Sheikh said Hyderabad has seven zones, but only three are identified by the provincial government and four are unrecognized having no master plan.

Mr. Fayyaz Ilyas directed the team including Mr. Farooq Sheikhan and Mr. Kashif Sheikh to do some paperwork so we could soon take chief secretary on board.

Mr. Farooq Sheikhan said we must first meet local government secretary Najam Shah on the matter.

The Chairman said we can write a letter to Mr. Shah and also hold a meeting with him soon.

Haji Islam Siddiqui said ABAD must focus on press and media by targeting mainstream newspapers to raise its issues. He said stories related to departmental corruption should be highlighted in the press.

"We used to have budget for this purpose, but it seems missing now."

Mr. Fayyaz Ilyas asked Dr. Hani and Mr. M. Ayooob to garner files related to rationalization of material rates and work on it.

The Chairman also asked Mr. Danish to mobilize his CSR team to pursue the matter related to media. After discussion of all the points, the meeting ended with a note of thanks.



FBR Sub-Committee Meeting

A meeting of the FBR Sub Committee of ABAD was held on Saturday (Jan 23) at the ABAD House, presided over by Senior Vice Chairman Mr. Muhammad Ayoob, to thrash out a matter related to registration of builders and developers under the amended Anti Money Laundering Act through a section of the FBR.

The meeting was also attended by Chairman Southern Region, Engr. Danish Bin Rauf; former chairman Mr. Hassan Bakshi; Mr. Nusrat Chughtai, Nadeem Jeewa, Mr. Rauf Chappal and other members of the Association.

Chairman Northern Region, Mr. Sheraz J. Monnoo and Vice Chairman Hyderabad sub-region, Mr. M. Kashif Shaikh joined the meeting through a video conferencing.

Initiating the proceedings, Convener FBR Sub-Committee Mr. Hassan Bakshi, briefed the House about extension in incentive package till Dec 2021 given by the government, while project completion extended till Dec 2023.

Mr. Farigh Nadeem asked if there is a condition in the law that project must have been started before the registration.

Mr. Bakshi said registration on portal has no prior requirement of a project. He said the Finance Act can be consulted for further clarity.

Mr. Bakshi said the Anti-Money Laundering Act was passed recently, "and we have been made reporting agent to inform FBR about the suspicious transaction."

He added that the after we report any suspicious transaction the FMU will take further action. He said Convener of our Legal Affairs Sub Committee opined that the new condition was under the law and it was

passed by the assembly.

The former chairman said we should view it with a perspective of law enforcement agency and not the FBR. He said if we fail to take a decision then the government may automatically register us.

Mr. Bakshi said members often inquire about whether to register and we have to decide in unison in any case.

Engr. Danish said this law empowers the FBR to raid offices if the people don't comply with the law, which must be reviewed. He said real estate associations have also sought time before implementation of the law. He added that there is a need to aware clients about it.

Mr. Muhammad Ayoob said it will be difficult to ascertain transaction whether it's suspicious or not.

Mr. Hassan Bakshi said the point is genuine but we also have to follow the law of the land. "We have two choices, one is to register ourselves and the second is to register but also put our reservations with the government and try to sort them out."

"We can write a letter to the government and seek time for apprising our members about the law in detail."

Northern Chairman Mr. Sheraz J. Monnoo said it would be helpful if we have more sessions for fellow builders to cognize them about the new conditions.

Mr. Nusrat Chughtai said: "When the PM has given us incentive with a provision that no source of income will be asked from us then why FBR is intervening into it."

Mr. Chughtai said suspicious payments may not necessarily be in millions, it's in thousands as well. "How can we run after each client with different backgrounds, and same is the case of our office employees who can't



practically vet each client.”

He insisted that we are different from the real estate people and FBR needs to make a clear differentiation in it. He said banks will be more relevant to question clients about source of income and their financing sources.

He said there should be no withholding tax on builders and developers.

Mr. Hassan Bakshi said PM has given us exemption on withholding tax on certain materials. He said exemption is for money that has not been declared to tax authorities.

He dispelled the idea to confront the FBR and said the FBR was answerable to the government. “But we have to battle the government and tell them the law is unacceptable and we cannot admit it.”

Mr. Askari Agha said what he understood is we have to declare transaction of the amount that is coming to us through cross check.

Mr. Rauf Chappal asked whether we spoke to any consultant in this regard.

Mr. Bakshi said there are two types of consultants: legal consultant and tax consultant. He said legal consultant advised us that we may not get a relief from court on this particular matter.

Mr. Mustafa Shaikhani said FBR conditions are contracting the law and it's near to impossible to single out suspicious transactions.

Mr. Bakshi responded that there will be no absolute judgments in checking suspicious transactions. Mr. Mustafa said a client will never come to us if we keep checking their background of income.

Mr. Hassan Bakshi said we have condition in our country to obtain CNIC when we reach 18. “There is no other way for it.”

Mr. Danish said we must also publicise the salary slab of 17 to 20 grade officers of the government and share it to the authorities, and question their source of income.

Mr. Hanif Memon said we receive several online payments in our accounts and asked how we could examine all of them.

Mr. M. Ayoob said despite reservations we will have to register on the portal. “But the powers given to FBR are unjustified, and they must be amended. And any action on suspicious transaction has to be taken against the sender and not the builder.”

Mr. Nadeem Jeewa said of the total amount we receive in a day, it's difficult to check the transaction background. He said once we register with FBR then we have to agree to all conditions even if they are wrong. He opined that we must be given exemption till 2023.

He stated we can request the PM to remove rough edges of the law.

Mr. Askari Agha said FATF condition is already known to all members and our company has been following it for the last 20 years.

Mr. Sheraz Monnoo said we can arrange a presentation from a tax consultant for clarity of all members. Mr. Hassan Bakshi said we may soon hold a briefing from tax consultant in this regard.

The former chairman said everyone needs to study the law.

To another query, Mr. Hassan Bakshi said, in his personal opinion, that as a responsible citizen we have to follow the law whether we like it or not.

Mr. Ayoob asked Mr. Hassan Bakshi to hold a meeting with consultant in a day or two, but the binding for us to report client should be abolished.

Mr. Danish said the condition that even after we report a client, the FBR must not be empowered to visit our offices and press its authority unnecessarily.

After the discussion, the meeting ended with a note of thanks from the Chair.



Meeting of Shelter & Publication Sub-Committee

A meeting of the Shelter & Publication Sub-Committee was held on Dec 28 (Monday) with Chairman Southern Region Engr. Danish Bin Rauf in the chair to discuss the mechanism for content selection and its finalization and other related matters of the magazine.

The meeting was also attended by Convener of the Sub-Committee, Engr. Kaleem-uz-Zaman, Vice Chairman Mr. Arif Sheikhan, senior member Mr. Nadeem Yousuf Jeewa, and Shelter in-charge Mr. Azhar Khan and designer Mr. Mushtaq Qamaruddin.

The chair vetted the content firmed up for the upcoming edition of the Magazine and opined that more pieces shall be inserted to enhance content in the magazine.

Chairman SR, Engr Danish Bin Rauf said the content will be placed segment-wise with insertion of pieces related to Research & Development; building material and construction techniques; ABAD's Corporate Social Responsibility (CSR) works, and researches of engineering universities like NED, SUET, NUTECH, others (they will send us their researches and we will finalize).

Engr. Kaleem-uz-Zaman said a parameter can be

decided for publication of material in Shelter.

Mr. Nadeem Jeewa suggested incorporation of details of ABAD MoUs with different allied industries.

Vice Chairman said that some allied industries don't reveal their agreements to their rivals; hence MoU details should not be published.

Chairman SR said the magazine should not look like a photo album as many magazines do. He said the new members page details will not carry pictures to keep the page length minimum.

Chairman SR said he would ask more vendors and other fellow members (including office-bearers) to give ads to the magazine and they will be done accordingly. He also sought the tariff details, and stated he will discuss it with the Chairman.

Mr. Nadeem Jeewa suggested inclusion of complaint committee achievements in the magazine to reflect positive side like resolution of general complaints of clients.

Mr. Kaleem and Mr. Danish said this can be done.

After discussion of all relevant points, the meeting ended with a note of thanks from the chair.



Scientists develop 'ultra-white paint' that can cool your home

The researchers said the paint could be on the market in one or two years.

The evolution of technology in the construction sector is taking place in a rapid manner that is creating a healthy competition of quality work in developing countries.

In a first, scientists have developed a light-reflecting "ultra-white" paint, which they say could negate the need for air conditioning and even reduce carbon emissions, if used on a mass scale.

The paint, developed by engineers at Purdue University in Indiana as part of a six-year project, is capable of reflecting up to 98.1% of sunlight and therefore has the ability to cool buildings, according to an official announcement from the University.

The researchers said the paint could be on the market in one or two years.

Unlike traditional paint, the "ultra-white" paint is made with a chemical compound called barium sulfate, which is also used in the production of cosmetics and photo paper.

The barium sulfate particles are made up of varying sizes, which "scatter" the sun's rays and can even cool immediate surrounding surfaces.

White paint has been used for centuries in warmer climates to cool buildings from the heat, but this new formula absorbs far less sunlight and therefore heat,



the researchers said.

Whereas regular paint will absorb between 10% and 20% of sunlight, the new paint takes on just 1.9% -- an amount small enough to allow a building to lose heat overall, they said.

"If you were to use this paint to cover a roof area of about 1,000 square feet, we estimate that you could get a cooling power of 10 kilowatts. That's more powerful than the central air conditioners used by most houses," said lead researcher Xiulin Ruan, professor of mechanical engineering at Purdue.

The researchers said the new white paint was so white it was the equivalent of the blackest black, "Vantablack," which absorbs up to 99.9% of visible light.

It is the "coolest on record," they claimed, capable of keeping surfaces 19 degrees Fahrenheit cooler than other ambient surroundings at night, and 8 degrees Fahrenheit lower during strong sunlight.

Lukas Schertel, an expert in light scattering from the University of Cambridge, who was not involved in the research, told a prominent media outlet that the findings were potentially exciting and that the paint, if used on an industrial scale, could have a positive impact on the climate by reducing energy consumption.

He said research into cooling paints had gained traction in recent years and that if they were applied on an industrial scale, including to generators and other machinery that radiate heat, then in theory they "could have a global impact on energy efficiency."

The challenge would be encouraging commercial take-up, he said -- and to do that, manufacturing of the paint would need to be scalable and affordable.

"The materials used in the formula are "relatively widely available" already, he added, but a manufacturer would "need to make it cost-efficient."

COVID-19: IMPORTANT PRECAUTIONS AT CONSTRUCTION SITES



The global Covid-19 Pandemic has virtually changed the way construction methods are employed at sites with more safety precautions being put into place that has not been a case in the past.

The construction workers and the contractors are bound to take extra preventive measures to dispel general fear of spread of coronavirus at the construction sites.

According to global guidelines, following are some of the common yet important measures that need to be implemented at sites under a proper supervisory mechanism from a contractor to ensure compliance of specified SOPs.

Hold briefings at the beginning of the workday to discuss COVID-19 regarding:



1-Raise awareness on how to prevent exposure and contagion by the virus (ways it presents, how to avoid its spread, symptoms and signs, etc.)

- Highlight the importance of proper and frequent hand washing.



- Promote respiratory hygiene that emphasizes on covering the face when sneezing and coughing, and properly wiping the nose; thus controlling the primary source of the contagion.

- Take the temperature of all personnel and ensure that they wash their hands before entering the site or the project office.



2-Avoid handshakes, hugs and any other forms of close contact on the job.



3-Maintain a minimum distance of 1 meter at all times (entrance to the project, meetings, lunch, etc.) - Avoid touching your face (eyes, nose, mouth) without washing your hands.



4-Wash hands before eating and drinking and do not share food or drinks with colleagues.



5-Do not share or exchange your personal protection equipment (PPE).



6-The use of disposable gloves should be mandatory depending on the nature of the tasks to be carried out, under the responsibility of the focal point designated by the contractor. For example: workers responsible for handling food and beverages, those involved in general cleaning tasks, vehicle drivers, security guards in access control, etc.

The Contractor, through its focal point for occupational safety, must carry out the following specific prevention measures:

- Encourage frequent handwashing of all personnel in the project (workers, supervisors, visitors):
- Place posters that promote good respiratory hygiene at different project sites, mainly on the work fronts, temporary offices and the project's operations campus.
- Dispose of the tissues in separate and closed containers, properly labeled and placed at different points of the project, keeping them in tightly closed containers or bags until their final disposal.
- Prepare a registry of workers suffering from chronic diseases such as diabetes, hypertension, coronary problems, asthma, allergies, cancer, etc. The record must be submitted to the Project Manager.
- Make sure people sit within a moderate distance during meal times (you can mark the spaces to sit).



If transport for project workers is provided by the contracting company (bus or other), the following measures should be applied:

- Daily cleaning of transport units.
- The driver should wear gloves, wash their hands during the working day, and before and after the use of gloves.
- Keep the windows open for sufficient ventilation as much as possible, allowing sunlight to enter the interior of the vehicle.

These recommendations must be implemented in addition to any norm, regulation or directive issued by each country, bearing in mind the social protection coverage in terms of health and occupational risks in each country.

Use of Precast and prefabrication techniques in low cost housing



Affordable housing is much-debated subject in Pakistan nowadays, especially after the government of the country announced to build low-cost housing schemes for populace during its five-year term.

The affordable housing describe dwelling units whose total housing cost are deemed “Affordable” to a group of people within a specified income range. In most developing countries, the technology to be adopted for housing components should be such that the production and erection technology be adjusted to suite the level of skills and handling facilities available under metropolitan, urban and rural conditions.

Building materials constitute a sizeable portion of the total cost of construction. Inadequate supply and increasing prices of basic building materials, like steel, iron, bricks, etc. adversely affect the construction of houses and slow down the housing activity in the country.

Reduction in cost and increase in supply of such materials can be achieved by manufacturing basic material required for housing from the raw materials available locally. Thus, there is wide scope for development and utilisation of low cost

technologies and also use locally available building materials.

There are different methods for quick and efficient completion of a housing project and two of them are precast and prefabrication modes.

Both of these construction types have their advantages and disadvantages.

Prefabrication

In a building the foundation, walls, doors and windows, floor and roof are the most important components. These components can be analysed individually based on the needs. This will improve the speed of construction and reduce the Construction cost.

In the construction of walls, rammed earth, normal bricks, soil cement blocks, hollow clay blocks, dense concrete blocks, small, medium and room size panels etc of different sizes are used. However, bricks continue to be the backbone of the building industry.

In actual construction, the number of the bricks or

blocks that are broken into different sizes to fit into position at site is very large. As a result of this, there is wastage of material and the quality of construction also suffers.

Increasing the size of wall blocks will prove economical due to greater speed and less mortar consumption, which can be achieved by producing low-density bigger size wall blocks and advantages of industrial wastes like blast furnace slag and fly ash can be made.

The prefabrication method is effective but it also has limitations. As the precast elements have to behave monolithic on erections, extra reinforcement may be necessary in some cases. Extra reinforcement is required to take care of handling and erection stresses.

Precast

Precast is a modular building system based on ready-made, factory-manufactured components and intelligent connections. It provides a way to design and construct a sufficient number of suitable homes to meet the needs of city dwellers in a reasonable timeframe and at a reasonable cost.

Compared to traditional cast-in-situ, precast uses less cement, water, steel, and labor. Most of the work is transferred from the site to a safe and controlled, automated factory environment. This results in improved productivity and minimal logistics: precast products can be transported to a site ready-to-install. The shorter construction time and low lifecycle costs of the buildings make precast an optimal technology for large housing projects where productivity plays a key role.

Precast buildings are well-suited to hot climates. Both the thermal and sound insulation properties of precast are very advanced. Precast concrete buildings absorb and store surplus heat and slowly release it back into the air.

Precast can also be used for buildings in seismic areas, when the specific local requirements are



taken into account in analysis and design. Demands for precast connection types vary among different precast products, local building conditions, occupancy requirements, and loads. A building can be fully or partially precast, depending on the local construction conditions and requirements.

One of the most common precast products, the hollow-core slab, is a versatile prestressed concrete element typically used in floor construction in multi-story buildings. The weight is only 50 to 60 percent of a solid slab. "Hollow-core slab is one of the most sustainable construction materials, enabling savings in concrete, cement and reinforcements. Concrete is used only where it is actually needed," Kallio explains. The slabs meet the strict requirements for airborne sound transmission.

What's the benefit?

Mass housing targets can be achieved by replacing the conventional methods of planning and executing building operation based on special and individual needs and accepting common denominator based on surveys, population needs and rational use of materials and resources. The essence lies in the systematic approach in building methodology and not necessarily particular construction type or design. The methodology for low cost housing has to be of intermediate type less sophisticated involving less capital investment.

ABAD WELCOMES NEW MEMBERS

ASSOCIATION OF BUILDERS & DEVELOPERS
OF PAKISTAN

ABAD HOUSE

FASON CORP.

M/s. Fason Corp. is a new member in ABAD registered in 2020. It's a proprietorship firm in the name of Mr. Faisal.

ABAD wishes them a great future ahead.

GOHAR GOLF VISTA BUILDERS & DEVELOPERS

M/s. Gohar Golf Vista Builders & Developers is a new member in ABAD registered in 2020. Mr. M. Hanif Gohar, Mr. Sohail Malik, Mr. Aslam Rayaz, Syed Arshad Ali and Syed Shehzad Ali are partners.

ABAD wishes them a great future ahead.

DOWN TOWN BUILDERS & DEVELOPERS

M/s. Down Town Builders & Developers is a new member in ABAD registered in 2020. Mr. Muhammad Obaid, Mr. Muhammad Uzair and Mr. Danish Tariq are partners.

ABAD wishes them a great future ahead.

DE'ELEGENT ENTERPRISES

M/s. De'Elegant Enterprises is a new member in ABAD registered in 2020. Mr. Muhammad Shakeel and Mr. Muhammad Mushtaq Awan are partners.

ABAD wishes them a great future ahead.

CONCRETE BUILDERS & DEVELOPERS

M/s. Concrete Builders & Developers is a new member in ABAD registered in 2020. Syed Salman ul Hasan and Mr. Bakhsh Shah Zeb are partners.

ABAD wishes them a great future ahead.

BARKATI BUILDERS & DEVELOPERS

M/s. Barkati Builders & Developers is a new member in ABAD registered in 2020. Mr. Mushtaq Ghafar Barkati and Mr. Hunain Siraj Barkati are partners.

ABAD wishes them a great future ahead.

BUILD HOME BUILDERS & DEVELOPERS

M/s. Build Home Builders & Developers is a new member in ABAD registered in 2020. Syed Muhammad Majid Ziadi and Mr. Sarfaraz Ahmed are partners.

ABAD wishes them a great future ahead.

DONI BUILDERS & DEVELOPERS

M/s. Doni Builders & Developers is a new member in ABAD registered in 2020. Mr. Hassaan Doni and Mr. Muhammad Arif Doni are partners.

ABAD wishes them a great future ahead.

MAQ BUILDERS & DEVELOPERS

M/s. MAQ Builders & Developers is a new member in ABAD registered in 2020. It's a proprietorship firm in the name of Mr. Muhammad Asim Qureshi.

ABAD wishes them a great future ahead.

ABAD Welcomes New Members

ISMAIL BUILDERS & DEVELOPERS

M/s. Ismail Builders & Developers is a new member in ABAD registered in 2020. It's a proprietorship firm in the name of Mr. Fahad Ali Shahani.

ABAD wishes them a great future ahead.

MIKAIL BUILDERS & DEVELOPERS

M/s. Mikail Builders & Developers is a new member in ABAD registered in 2020. It's a proprietorship firm in the name of Mr. Muhammad Irfan Banduka.

ABAD wishes them a great future ahead.

KHAWAJA BUILDERS & DEVELOPERS

M/s. Khawaja Builders & Developers is a new member in ABAD registered in 2020. It's a proprietorship firm in the name of Mr. Muhammad Yasir.

ABAD wishes them a great future ahead.

NOOR-E-KAMAL BUILDERS & DEVELOPERS

M/s. Noor-e-Kamal Builders & Developers is a new member in ABAD registered in 2020. It's a proprietorship firm in the name of Mr. Muhammad Suhail.

ABAD wishes them a great future ahead.

NOOR PAK DEVELOPERS

M/s. Noor Pak Developers is a new member in ABAD registered in 2020. Mr. Aamir Sheikh, Mr. Muhammad Shaheen, Mr. Mubarak Ali and Mr. Idrees Ali are partners.

ABAD wishes them a great future ahead.

KHIDMAT LOW COST HOUSING PVT. LTD.

M/s. Khidmat Low Cost Housing Pvt. Ltd. is a new member in ABAD registered in 2020. The Status of the firm is Privated Limited. Ms. Humaira Siddiqui, Mr. Asif Hussain Qureshi and Mr. Muhammad Ali Behlim are directors.

ABAD wishes them a great future ahead.

JEewa GROUP

M/s. Jeewa Group is a new member in ABAD registered in 2020. It's a proprietorship firm in the name of Mr. Muhammad Arif Yousuf Jeewa.

ABAD wishes them a great future ahead.

IMMASS BUILDERS & DEVELOPERS

M/s. IMMASS Builders & Developers is a new member in ABAD registered in 2020. It's a proprietorship firm in the name of Mr. Muhammad Imran Kunda.

ABAD wishes them a great future ahead.

HASSAN SYED BUILDERS & DEVELOPERS

M/s. Hassan Syed Builders & Developers is a new member in ABAD registered in 2020. It's a proprietorship firm in the name of Mr. Syed Rafiq ul Hassan.

ABAD wishes them a great future ahead.

ABAD Welcomes New Members

HOME PLANNER BUILDERS & DEVELOPERS

M/s. Home Planner Builders & Developers is a new member in ABAD registered in 2020. Mr. Muhammad Yousuf, Mr. Abdul Bilal, Mr. Muhammad Armoghan Khan and Mr. Muhammad Basit are partners.

ABAD wishes them a great future ahead.

PRINTEK PRIVATE LIMITED

M/s. Printek Private Limited is a new member in ABAD registered in 2020. The Status of the firm is Privated Limited. Mr. Sultan Ali Lakhani, Mr Bilal Ali Lakhani and Mr. Aijaz ul Haq are directors.

ABAD wishes them a great future ahead.

HUMAIRA BUILDERS & DEVELOPERS

M/s. Humaira Builders & Developers is a new member in ABAD registered in 2020. It's a proprietorship firm in the name of Mr. Sikandar Aziz.

ABAD wishes them a great future ahead.

RAWAH BUILDERS

M/s. Rawah Builders is a new member in ABAD registered in 2020. It's a proprietorship firm in the name of Mr. Hamaad Habeeb.

ABAD wishes them a great future ahead.

HUSSAINI ASSOCIATES BUILDERS & DEVELOPERS

M/s. Hussaini Associates Builders & Developers is a new member in ABAD registered in 2020. It's a proprietorship firm in the name of Mr. Aftab Ahmed Soomro.

ABAD wishes them a great future ahead.

AD & AAB BUILDERS & DEVELOPERS

M/s. AD & AAB Builders & Developers is a new member in ABAD registered in 2020. It's a proprietorship firm in the name of Mr. Muhammad Waqar Hasan.

ABAD wishes them a great future ahead.

ARMANI BUILDERS & DEVELOPERS

M/s. Armani Builders & Developers is a new member in ABAD registered in 2020. It's a proprietorship firm in the name of Mr. Hanif Haroon.

ABAD wishes them a great future ahead.

ARCH BUILDERS

M/s. Arch Builders is a new member in ABAD registered in 2020. Mr. Shahid Habib and Mr. Abdul Rauf are partners.

ABAD wishes them a great future ahead.

AL KHALID BUILDERS & DEVELOPERS

M/s. Al Khalid Builders & Developers is a new member in ABAD registered in 2021. It's a proprietorship firm in the name of Mr. Ziad Khalid.

ABAD wishes them a great future ahead.

ABAD Welcomes New Members

AL-SADIQ BUILDERS

M/s. Al-Sadiq Builders is a new member in ABAD registered in 2020. It's a proprietorship firm in the name of Mr. Asif Ali.

ABAD wishes them a great future ahead.

SAQIB BUILDERS & DEVELOPERS

M/s. Saqib Builders & Developers is a new member in ABAD registered in 2020. It's a proprietorship firm in the name of Mr. Muhammad Saqib.

ABAD wishes them a great future ahead.

WASEL DEVELOPERS & CONCEPT DESIGN

M/s. Wasel Developers & Concept Design is a new member in ABAD registered in 2020. It's a proprietorship firm in the name of Mr. Majid Yar Khan.

ABAD wishes them a great future ahead.

STAR AZIZI BUILDERS

M/s. Star Azizi Builders is a new member in ABAD registered in 2020. It's a proprietorship firm in the name of Mr. Abdul Aziz.

ABAD wishes them a great future ahead.

TOTAL PROJECT SOLUTION

M/s. Total Project Solution is a new member in ABAD registered in 2020. Mrs. Andaleeb Firdous, Mrs. Fatima, Ms Ummul Baneen, Mr. Zuhair Naqvi and Ms. Anam Firdous Naqvi are partners.

ABAD wishes them a great future ahead.

SPECTRUM

M/s. Spectrum is a new member in ABAD registered in 2020. It's a proprietorship firm in the name of Mr. Muhammad Umair Lakhani.

ABAD wishes them a great future ahead.

SHAHZAD ESTATES PRIVATE LIMITED

M/s. Shahzad Estates Private Limited is a new member in ABAD registered in 2020. The Status of the firm is Privated Limited. Mr. Ghulam Nabi Qureshi, Mr. Shiraz Qureshi and Mr. Shahzad Qureshi are directors.

ABAD wishes them a great future ahead.

SKYRISE BUILDERS & DEVELOPERS

M/s. Skyrise Builders & Developers is a new member in ABAD registered in 2020. It's a proprietorship firm in the name of Mr. Muhammad Hamza Ahmed.

ABAD wishes them a great future ahead.

روزنامہ مقدمہ منگل 06 اپریل 2021

لکھائی (رپورٹ/شمارہ) غیر ملکی صنعت کو کرنی اپنے سے ملک کی معیشت میں انقلاب برپا کیا جاسکتا ہے | کیونکہ اس صنعت کے طے سے 70 (باقی صفحہ نمبر ۹)

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بفـ 14 حـ المـ حـ 1442 هـ 27 فروری 2021ء

سندھ بلڈنگ کنٹرول اتھارٹی، این او سیز اور ادائیگیاں آن لائن ہوں گی

آباد کے قیام سے اٹھارہ فی کے پورٹل پر درخواستیں اور بلڈنگ پلان جمع کروائیں، اجلاس

[illegible]

جماعت 5، باب 1442، 18 جولائی 2021ء، 6 مئی 2022ء

[illegible]

مقامی

[illegible]

شہر میں غیر قانونی بلڈنگوں کا جال نہیں ہونا چاہیے

BUSINESS
COP

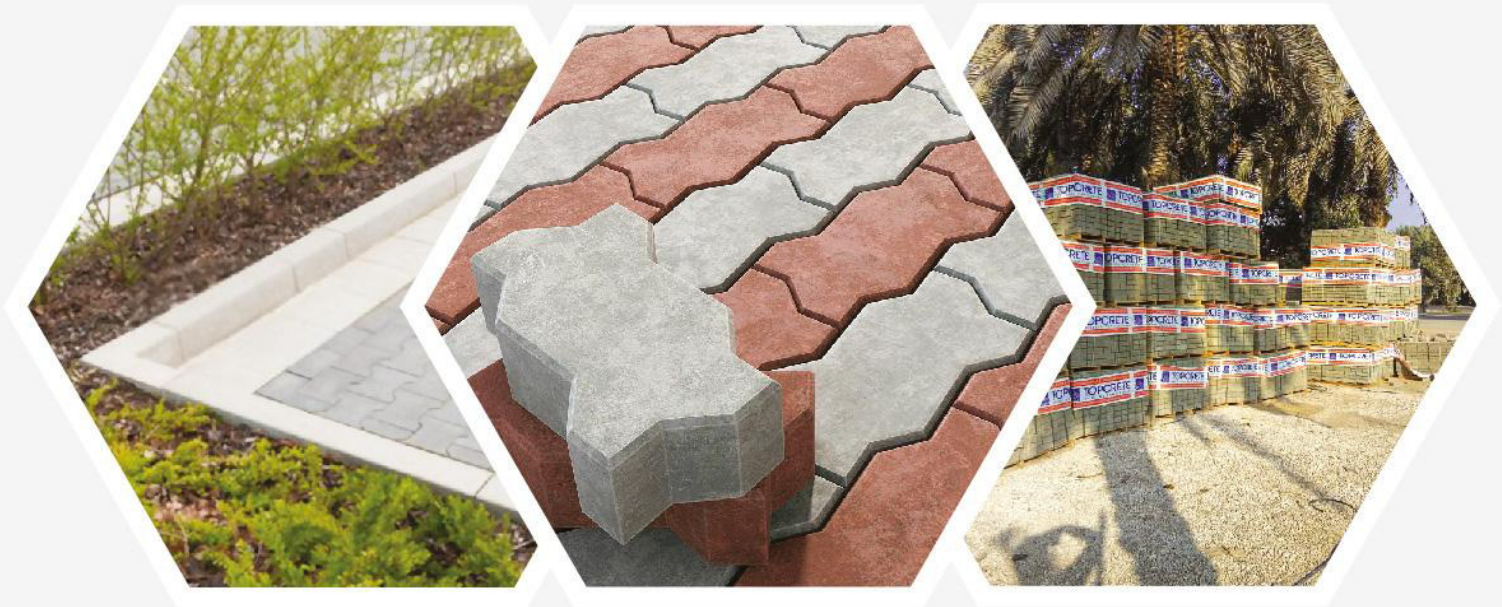
estimates will have a positive effect on the national economy. — PR

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