

# abad SHELTER

A Publication of Association of Builders And Developers of Pakistan

ABAD-JANG  
**EXPO**

24-25-26 March, 2017

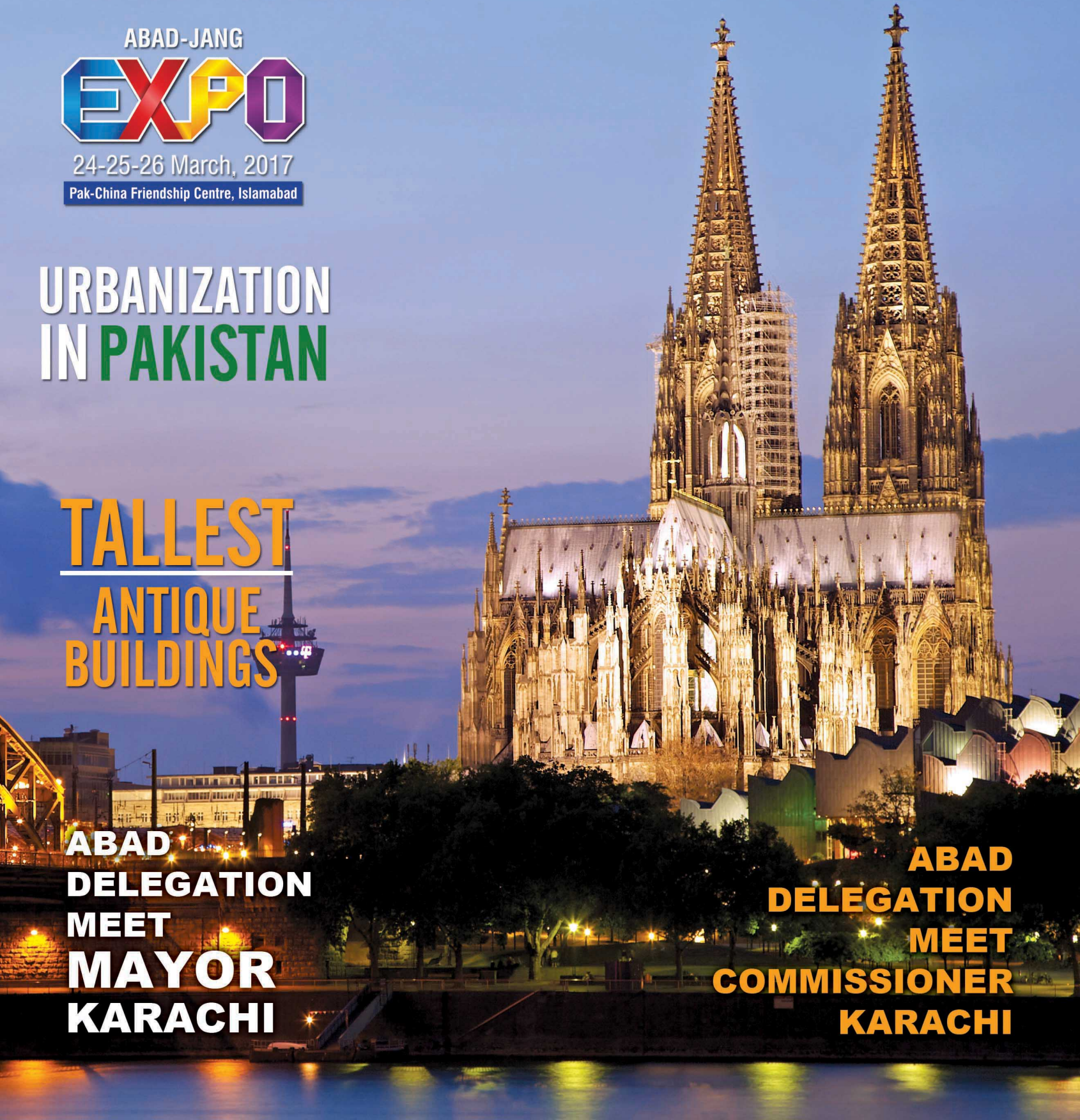
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URBANIZATION  
IN **PAKISTAN**

**TALLEST**  
**ANTIQUE**  
**BUILDINGS**

**ABAD**  
**DELEGATION**  
**MEET**  
**MAYOR**  
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**ABAD**  
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24-25-26 March, 2017

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# Brief About ABAD



**ASSOCIATION OF BUILDERS AND DEVELOPERS OF PAKISTAN (ABAD)** is a National Level representative organization of Builders and Developers, registered under the Companies Ordinance, 1984 with Registration No. KARACHI 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). It was formed in the year 1972 with the aims and objectives of unifying and streamlining the construction activities of private sector.

## The principal aims and objectives of ABAD include.

- ✓ Unifying builders and developers for collective good and streamlining their activities
- ✓ Promoting Housing industry in the country
- ✓ Providing assistance to relevant Government Departments in formulating housing policies and plans
- ✓ Coordinating between ABAD members, Government Departments and other concerned agencies for resolving issues of members of ABAD.
- ✓ Organize research activities for promotion of building techniques and introducing new developments in the construction industry.
- ✓ Create awareness and organize training programs for promoting science and art of building
- ✓ Working actively for eradication of unethical business practices from construction industry.
- ✓ Exploring prospects for undertaking large scale projects in the public sector and form a consortium of ABAD members to secure and execute the projects

Today, ABAD has in its fold more than 1000 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-ABAD is elected among Full / Ordinary members and the Senior Vice and Vice Chairman from Associate Members and One Chairman each from its two respective. These office bearers are elected through the core committees of ABAD namely Central Executive Committee and Regional Executive Committees of (SR) and (NR).



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 HBFCL in the Federal Budget.

In Karachi ABAD has played a pivotal role in procurement of land for its members and also for the issuance of no objection to them by Karachi Development Authority. Other major achievements of ABAD include increasing the covered area of flats, fixation of the selling price of housing units, inclusion of a provision of escalation, simplification of the procedure for the permission to mortgage and registration of leases, increase in the period of completion and streamlining of documentation procedures regularly. Although there is a pressing requirement for houses in Karachi yet on account of non-availability of infrastructure and other amenities, some schemes cannot be developed due to scarcity, efforts to remove these bottlenecks are continuing on all possible levels.

As a socially responsible organization in addition to the above core functions ABAD also extends donations and other kinds of support to deserving institutions and welfare organizations. A safe shelter to live in is recognized the world over as a fundamental human right and that is the vision behind ABAD's efforts and ventures.

ABAD has four well managed operational offices all over Pakistan; A Head Secretariat in Karachi, North Regional Office in Lahore, Sub-Regional Office in Hyderabad and Capital Office in the Capital



City Islamabad. The Secretariat Office of ABAD in Karachi is having all the state of the art facilities required to run an Association's Secretariat. Having the staff members from Secretary General to Administration Officers and from Media and Research Cell to Archive and Publication Department ABAD has the entire capacity to deal with the day to day affairs of builders and developers. Within the Secretariat it has a Conference/ Seminar Hall and Committee Room for the committee meetings and different events. Separate rooms are also designated to all the elected office bearers where people meet them and get their issues resolved. Keeping the religious values at a high place ABAD also has a Prayer Area where around 150 persons can offer prayer at a time. ABAD has more than

forty different sub-committees headed by their Convener and Co-Conveners, who are always eager to serve for the betterment of housing industry and for the prosperity of ABAD as a whole. Having the focal persons in almost all the concerned government departments ABAD has been very active to resolve the issues of its members with the best possible coordination from the government agencies.

ABAD has also been very phenomenal in organizing different events and exhibitions. Like in the recent past the ABAD Int'l EXPO 2014 and ABAD Int'l EXPO 2016 are considered as the feather in the cap of ABAD. The main motive behind these exhibitions is to create awareness among the masses regarding building and construction industry and to have a better liaison between members of ABAD and the concerned government departments. Since ABAD has always been ready to play its part at all levels, it has been very successful in justifying its status as the only National Level Representative Organization of Builders and Developers of Pakistan.





# EDITORIAL



**T**he China-Pakistan Economic Corridor (CPEC) is more than just a 50 billion dollars investment. It will not only improve Pakistan's current situation, but promises to improve the lives of nearly three billion people across the region as part of the larger Chinese vision of a grand Silk Road Economic Belt, which stretches across Asia through the Middle East and connects to Europe.

According to some renowned scholars CPEC is an economic breakthrough for Pakistan, and if it works out can generate as much as three or four times the initial 50 billion dollars investment. There is no doubt that continued economic development is the key to a strong Pakistan. The corridor will also help to alleviate poverty in Pakistan by creating new business and job opportunities in most of sectors of economic growth.

The Chinese see the endless possibilities that Pakistan has to offer and their partnership will help Pakistan revive its once strong economy by bringing back the foreign investors. China and Pakistan have a very strong friendship, and this Chinese initiative will further strengthen that relationship, by making China a stakeholder in Pakistan's future. This will ease some of Pakistan's security concerns in regards to both its neighbors in the East and West.

Pakistan will become the most strategically important country in the region because it will improve trade and economic connectivity between Asia, the Middle East and Europe. The energy projects announced, as part of the CPEC agreement will also end Pakistan's energy crisis once and for all and it may become a big facilitator in bringing the much awaited and desired industrial revolution in the country.

Tourism is another Pakistani industry that will see an immense boost as a result of this corridor. Pakistan is home to the world's second highest peak K2, and also boasts another five peaks above 8,000 meters, in addition to more than 50 other mountains over 7,000 meters. Mountaineers from around the globe will flock to Pakistan's Gilgit-Baltistan region as soon as CPEC is operational.

Government must ensure the participation of local builders, contractors, skilled and unskilled labor in all CPEC projects. Also it must open venues for use of locally developed materials in these constructions. Government should have a strict eye on the project as not to become only one sided affairs.

ABAD, as the only national level representative association of builders and developers in Pakistan can also play its due role generally in the construction activities throughout this project. So, government should also consider and utilize the abilities of this consortium.

**Engr. Zaheer Qadri**

*Convener*

*Sherlter & Publication Sub-Committee*

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# Reception in Honor of President FPCCI at ABAD

## ABAD playing important role for national economy, President FPCCI Mr. Rauf Alam

A program was organized at ABAD in December 2016 to honor the meritorious services of President FPCCI Mr. Rauf Alam to the business community. It was also a candid meeting between members of ABAD and President FPCCI. At the start Senior Vice Chairman Muhammad Hassan Bakshi presented welcome address and appreciated the services of Mr. Rauf Alam by saying that the tenure of Rauf Alam as the President of FPCCI was the finest tenure ever seen by the business community. He also requested Mr. Rauf Alam to lead a delegation of ABAD to Portugal, for which the President agreed immediately.

Speaking at the occasion, Former Chairman ABAD Muhammad Hanif Gohar praising the efforts of Mr. Rauf Alam in building the new Office of FPCCI in Islamabad said that it was only possible because of the sheer dedication of Mr. Rauf Alam. He also admired the hard work of Arif Jeewa for completing



Capital Office of FPCCI, which was delaying since last six years. Added that we are regretful that we could not invite him to visit ABAD earlier but we were aware that he was working with very tight schedule.

Then former Senior Vice Chairman ABAD Arif Yousuf Jeewa came on dais and said that Rauf Alam is a trustworthy leader of the business community and he has always given priority to ABAD as, according to his

belief, this organization is backbone of the national economy. He added that a great leader, capable person, passionate and always dedicated towards his tasks President Rauf Alam is a man of words. He always did what he thought best for the interest of Federation.

Addressing the reception Chairman ABAD Mohsin Sheikhan said that Abdul Rauf Alam is very popular leader of the business community for his extra ordinary role for resolving problems. He said that Rauf Alam has worked sincerely and dedicatedly and we always felt that he is President ABAD because of his polite attitude and eagerness to work for ABAD. He also said that the FPCCI will never get again a person like Rauf Alam.

Then President of Federation of Pakistan Chambers of Commerce and Industry (FPCCI) Abdul Rauf Alam addressed that gathering. Appreciating role of the ABAD as the only national level representative organization of builders and developers of Pakistan, he said that the construction industry is playing important role for the development of the country and the national economy and the government should facilitate this industry for the betterment of the country.





**Mr. Rauf Alam receiving the memento from the members at ABAD**

Rauf Alam told that the completion of Capital Office of FPCCI in Islamabad could be made reality due to active support of the ABAD, especially Arif Jeewa. He added that the business community of country

will always be grateful to the ABAD for its unending support in every matter and every possible manner.

He said that the FPCCI is working for whole business community and

supporting the government in running economy of the country as such the president of FPCCI should be given status of Deputy Prime Minister for further development of the economy and for solution of issues related to the business community promptly. He also advised critics of the FPCCI to play positive role for the betterment of the organization instead of leg pulling.

Then the program ended with vote of thanks from Muhammad Ayoob Chairman South Region ABAD. In the event, with the Office bearers and members of ABAD some businessmen from Islamabad like Mr. Khalid Chaudhary, Mr. Munawwar Iqbal, Ms. Sadia and Ms Nasra were also present.

## Delegation of All Karachi Marble Association at ABAD

A delegation of All Karachi Marble Association visited ABAD to discuss some common issues. Chairman South Region Muhammad Ayoob thanked and greeted the delegation, introducing ABAD as the only national level representative organization of builders and developers he also briefed the delegation about the active role of ABAD in the construction industry of Pakistan.

Then Mr. Mohiuddin, Office Secretary Marble Association thanked ABAD for arranging the meeting. Discussing their issues they said that mining issues were among the core problems which they have been facing since last decade.

Then the members presented gave their suggestions to the guests

regarding resolution of their issues. For example having some resourceful person with them to tackle the petty issues and using state of the art technologies to resolve the issue of cutting and wastages of useful materials.

Then Vice-Chairman Marble Association wished that ABAD would cooperate with the Marble Association in similar matters like provision of utility services etc.

Senior Vice Chairman ABAD Muhammad Hassan Bakshi, giving his input said that most of the builders and developers still used local marble products for their projects as it was good for the country's economy and for the benefit local industry.

Then Chairman ABAD Mr. Mohsin Sheikhan joined the meeting and greeted all the guests at ABAD. Appreciating the working of Marble Association in contributing country's economy he said that we all should support local industry and local products instead of importing from other countries. He advised the delegation that we all should fight for our rights and work hard to get end results in every field. He also assured every possible support from ABAD.

In the meeting, it was also mutually agreed that Marble Association would provide special rates of their products for the members of ABAD. At the end there was no point to discuss, the meeting ended with vote of thanks from Chairman ABAD.



# Visit of ITALIAN Development Committee (IDC) at ABAD House



A delegation from Italian Development Committee (IDC) visited ABAD House on the invitation of diplomatic Affairs Committee of ABAD. The delegation was headed by Mr. Abbas Ali Mirza, Chairman IDC Pakistan with Ms. Amnah Gul Muqrih, Secretary General – IDC Pakistan. In the meeting, Mr. Abdul Kareem Adhia, Convener of Diplomatic Affairs Committee welcomed the delegation and briefed agenda of the meeting.

Mr. Abbas Ali Rizvi, Chairman IDC thanked and appreciated Mr. Mohsin Sheikhani, Chairman ABAD and members of ABAD delegation who had visited Islamabad for meeting with a high powered

delegation of Italian Trade Commission from Italy.



Mr. Abbas Ali Mirza, Chairman IDC Pakistan and Ms. Amnah Gul Muqrih, Secretary General – IDC Pakistan with members of ABAD Diplomatic Affairs Committee at ABAD House.

Mr. Mohsin Sheikhani, Chairman ABAD also greeted the delegation at ABAD House. He informed that the meeting with Italian Trade Delegation was very successful in terms of discussing bilateral issues that can be beneficial for both Pakistan and Italy. He also referred his meeting with Dawood Potawala and his positive approach and working style

as a good team leader. He suggested that such meetings should be held on regular basis to create good liaison between ABAD & Italian Trade Committee and also with the Italian Trade Commission from Italy.

He also briefed about Affordable Housing Solutions and informed that Affordable Housing would play very effective role to cater the needs of housing shortage in Pakistan.

He suggested that IDC should also work to create liaison between Italian companies for setting up Joint Venture Projects beneficial for Pakistan and Italy. He further suggested that any queries and proposals from IDC regarding Affordable Housing Scheme or construction material will be welcome by ABAD and these



Mr. Abbas Ali Mirza, Chairman IDC Pakistan receiving  
ABAD Shelter Magazine from Chairman ABAD  
Mr. Mohsin Sheikhani

proposals will be considered by ABAD.

Mr. Abdul Kareem Adhia also appreciated the role of IDC in arranging a meeting between ABAD & Italian Trade Delegation in Islamabad. He informed that several members of ABAD had business meetings with trade delegation and interested for having joint ventures / partnerships with Italian companies. He also informed that the services of IDC were globally and it could also be helpful to create linkages with international companies.

Mr. Abdul Kareem Adhia informed that M/s. Bahria Town, member of ABAD signed JV with foreign companies of Europe and Turkey in the development of Amusement Parks in their ongoing projects in Pakistan. He suggested that members of ABAD are willing to have business relationships with foreign companies to bring improvement in the construction industry in Pakistan.

Mr. Abdul Kareem Adhia informed

that Members of ABAD already have under construction projects in Dubai, Sri-Lanka and Malaysia, he informed that high powered delegation under the chairmanship of Mr. Mohsin

Sheikhani have visited Sri-Lanka and UAE many times and a number of ABAD members have visited China and Turkey for business purposes in the recent past. Added that ABAD Delegation is also planning to visit USA in January 2017 and Italy in the mid of 2017.

Ms. Amnah asked ABAD delegation regarding affordable housing solutions and its demand in Pakistan. She also informed that latest construction technology and construction related items from Italy can also be introduced in Pakistan.

The Chairman IDC Pakistan informed about upcoming events / exhibition in January 2017 organized by IDC in collaboration with Indus Valley Institute in Karachi in which trade delegations from Italy will participate and it will be a good change to have meetings with interested companies to discuss options related to Joint Ventures in Pakistan. He invited ABAD delegation to attend the event. He also asked ABAD delegation to suggest the fields of interest for having JV or

partnerships with IDC.

Mr. Muhammad Ayoob, Chairman SR informed that China have investment of 50 Billion US Dollars to invest on projects under CEPC that can be shared with construction industry in terms of development of Housing Schemes, Hotels, School and Collages in various part of Pakistan under CPEC. He suggested that IDC should provide proposals to become part of CPEC with ABAD and this can be turned into Joint Venture in Pakistan.

Ms. Amnah (IDC) informed that Italian Government may have some funds allocated in terms of foreign investments for the development of Asian Countries. She suggested that ABAD should give proposals for the development of Affordable Housing Schemes. ABAD proposals may be recommended to Italian government through Italian Consulate which can be considered as JV with Pakistan & Italy. Mr. Abbas Ali Mirza, Chairman IDC appreciated the good gesture of ABAD delegation and specially thanked Mr. Mohsin Sheikhani Chairman ABAD for his time. He also invited ABAD Delegation to visit their upcoming event / exhibition on Acoustic and Thermal Technology, at Indus Valley, Karachi.

In the meeting it was also suggested that members can send their queries to IDC regarding bilateral businesses so that IDC can reply with complete details. Since there was no point to discuss the meeting ended with vote of thanks to and from the chair.



# VISIT OF DIG EAST AT ABAD



**Stern action will be taken against police officials found involved into illegal activities, DIG EAST Sindh Police, M. Arif Hanif**

A candid meeting with team of Police Officials of EAST Zone headed by DIG EAST M. Arif Hanif, with SSP EAST Mr. Faisal Abdullah, SP EAST Dr. Fahad, ADC EAST Muhammad Rind and others held at ABAD House on 14th February.

Starting with recitation from Holy Quran, Senior Vice Chairman ABAD Muhammad Hassan Bakshi greeted the guests and members of ABAD present on the occasion. Among the guests DIG Sindh Police EAST Zone Muhammad Arif Hanif, SSP EAST Mr. Faisal Abdullah, SP EAST Dr. Fahad, ADC EAST Muhammad Rind and a large number of Police Officials from EAST Zone were also attended the meeting. Convener law and order Committee and Anti Encroachment Cell M. Sohail Warind and Convener Special Liaison with Arm forces Committee Mustafa Sheikhan were also on the stage.

Addressing the gathering, Senior Vice Chairman briefed about the

previous meeting of ABAD Delegation with I.G. Sindh Police Mr. A.D. Khuwaja. Added that, it was a very fruitful meeting and because of it the Association was able to gather the officials of EAST Zone here at ABAD to discuss the issues of members working in that Zone. Appreciated the services of police officials he said that those officers laid down their life's in order to maintain peace in the country.

The Chairman ABAD Mohsin Sheikhan addressed the gathering and said that we can only flourish with the development of the city and for that a district should be chosen to make it a model district with mutual cooperation of ABAD and the police department. He said that land grabbing cases in Gulistan-e-Jauhar are increases where land mafias are occupying lands on gun point and Bhatta Mafias are attacking offices of our members, who are refusing to pay bhatta.

Then some of the cases of ABAD



**Police Officials from EAST Zone karachi attending the meeting at ABAD**



members related to encroachment and illegal occupation of their legal lands were also discussed. After patience hearing of all the cases the DIG and other concerned officials assured their every possible cooperation on immediate basis.

Then Deputy Inspector General EAST Sindh Police, Muhammad Arif Hanif addressed the gathering. Appreciating the role of ABAD for



the development of the country he said that it is very important because many allied industries are also developing with construction sector. He announced that a committee involving police

officers and ABAD members is being established and the police will take stern action against land mafia in light of committee's recommendation.

He said that land mafias are fabricating land documents and to squash such activities a forum involving members of ABAD, revenue department, KDA, KMC and water board should be estab-

lished. He also assured ABAD to retrieve all lands and projects of the members from land mafia and those police officials will face strict departmental actions who are involved in illegal occupation of land.

Then Muhammad Khan Rind, Additional Deputy Commissioner EAST also spoke at the occasion. Thanking the members of ABAD for inviting him he added that ABAD have been playing pivotal role in the development of construction industry. Regarding the removal of illegal encroachments he said that one month joint action should be taken with the cooperation of concerned authorities to remove all the encroachments from the city.

At the end, Fatiha Khwani was also held for the departed souls of Lahore blast.



Police Officials from EAST Zone karachi receiving the mementoes from the members at ABAD





# Meeting of ABAD Delegation with MAYOR Karachi



**Builders and developers have played pivotal role in making Karachi a beautiful place to live, Mayor Karachi, Mr. Waseem Akhter.**

A delegation of ABAD led by Chairman ABAD Mohsin Sheikhan with Senior Vice Chairman Muhammad Hassan Bakshi, Chairman South Muhammad Ayoob and other prominent members met Mr. Waseem Akhter Mayor Karachi at his Office.

The delegation was greeted by Mr. Waseem Akhter and meeting started with brief introduction of the members from Chairman ABAD. Mr. Mohsin Sheikhan thanked the Mayor Karachi for giving his time to ABAD delegation. In meeting the Chairman gave a brief introduction of ABAD as the sole representative body of builders and developers in Pakistan and also highlighted the role of ABAD in providing shelter to the common men of country. He also informed the Mayor about the services of ABAD in the sector of low cost and affordable housing.

Appreciating the efforts of ABAD in the construction sector Mr. Waseem Akhter thanked the delegation for

enlighten him with such useful information regarding housing and construction sector of Pakistan. Praising the persistent services of builders and developers in all circumstances, he said that builders and developers have played pivotal role in making the city a beautiful place to live. He also assured his full cooperation to the builders' community in every possible manner. Highlighting the future opportunities in making Karachi more peaceful city the Mayor also offered some proposals of public private partnership to the delegation.

It was a very fruitful meeting in which different aspects of trade and investment were also discussed. In the meeting ABAD delegation invited the Mayor to visit ABAD House and also invited him in the upcoming ABAD International EXPO 17 in Islamabad. Then there was no point to discuss the meeting ended with vote of thanks from the Mayor.

**Members of ABAD discussing the issues of Builders' community with Mayor Karachi**



# Meeting of ABAD Delegation with Commissioner Karachi

**Mr. Ejaz Ahmed Khan, Commissioner Karachi appreciated the idea of renovation and reconstruction of old and dangerous buildings by ABAD**



A delegation of ABAD led by Mohammed Hassan Bakshi, Senior Vice Chairman, with Mr. Muhammad Sohail Warind, Convener Anti-Encroachment and Law & Order Committee, Mr. Ibrahim Habib, Convener Legal Affairs Committee, Mr. Arif Shai-khani, Convener Dangerous Buildings Committee, Dr. Hani and Mr. Ahmed Bombiya met with Mr. Ejaz Ahmed Khan Commissioner Karachi Division at his office on 10th February.



**Mr. Ejaz Ahmed Khan, Commissioner Karachi receiving ABAD memento from Senior Vice Chairman ABAD Muhammad Hassan Bakshi**

**The meeting was held to discuss the following agenda items;**

1. To discuss review matters of Mukhtarkar for verification of the relevant papers of KDA/LDA/MDA
2. To discuss progress on renovation of Dangerous Buildings in Karachi
3. To discuss the issues of Illegal Occupation on Metro Residency, Gulistan-e-Jauhar, Karachi
4. To discuss attempting of dispossess legal possession of Plot No. NC-44, Sector-3, Surjani Town, Karachi
5. To discuss Encroachment on Block-10, 11 & 12, Gulistan-e-Jauhar, Karachi
6. To discuss Threat Call to members of ABAD
7. To appoint Focal Person from ABAD & Commissioner's Karachi Office

Mr. Muhammad Hassan Bakshi, Senior Vice Chairman ABAD brief about matter related to the verification of the relevant papers by Mukhtarkar and suggested to consider to streamline the verification process as compared with D.H.A. & Cantonment Boards in Karachi.

Mr. Ejaz Ahmed Khan, Commissioner Karachi discussed the matter with Assistant Commissioner Revenue and asked him to provide details of existing system and procedure adopted by Mukhtarkar to review relevant property documents.





**Mr. Ejaz Ahmed Khan, Commissioner Karachi informed that he will get the details and minutes of the meeting of previous meetings of Anti-Encroachment Committee constituted by then Chief Minister Syed Qaim Ali Shah so that the same committee shall be re-activated to resolve the matters of encroachment on private and estate land.**

requested to take proper action against land grabbers and encroachers in coordination with concerned government departments.

Mr. Ejaz Ahmed Khan, Commissioner Karachi informed that the matter of encroachment is not directly related to the

Commissioner's Office, the matter can be referred to concerned District Government, Deputy Commissioner and Anti-Encroachment Cell and further action shall be taken in coordination with Police Authorities in view of court orders after due verification of the land by concerned departments.

Mr. Muhammad Hassan Bakshi informed that in previous years ABAD delegation have attended several meetings of Encroachment on Private & State Owned Lands and several complaints were resolved in coordination with Sindh Police and concerned government departments.

Mr. Ejaz Ahmed Khan, Commissioner Karachi informed that he will get the details and minutes of the meeting of previous meetings of Anti-Encroachment Committee constituted by then Chief Minister Syed Qaim Ali Shah so that the same committee shall be re-activated to resolve the matters of encroachment on private and estate land.

Mr. Muhammad Sohail Warind briefed the matter of threat / extortion call to member of ABAD and informed that the subject matter was discussed in several meetings with I.G. Police, A.I.G. Police & concerned D.I.G. West Sindh Police but so far the matter is not resolved and member of ABAD are still getting threat / extortion calls.

Mr. Ejaz Ahmed Khan, Commissioner Karachi assured ABAD delegation the he will discuss the matter with the officials of Sindh Police and will also discuss with high ranking officials of Law Enforcement Agencies to resolve the issue of threat / extortion call to member ABAD.

Mr. Muhammad Hassan Bakshi appreciated that concern of Commissioner Karachi and suggested that proper legislation may kindly be considered for the renovation and re-construction of Dangerous Buildings in Karachi as this will help in making Karachi a safe city with high level of living standards. He also thanked the Commissioner for giving time for meeting with ABAD Delegation and to discuss all agenda points in the meeting. He further gave invitation to Mr. Ejaz Ahmed Khan to visit ABAD House to have meeting with members of ABAD.

Mr. Arif Shaikhani and Dr. Hani Amerdani gave brief about the working and survey by ABAD Sub-Committee related to Dangerous Buildings in Karachi. They also informed that the matter is already discussed in the last meeting with reference to the dangerous buildings list issued by SBCA. They requested that the subject matter can be further reviewed by Commissioner's Office to arrange few dangerous buildings in Karachi so that ABAD Sub-Committee for Dangerous Building can provide renovation and re-construction to provide better living options to the residents of Dangerous Buildings.

Mr. Ejaz Ahmed Khan, Commissioner Karachi appreciated the idea of renovation and reconstruction of old and dangerous buildings by ABAD and instructed concerned officer to take survey of few dangerous buildings in Karachi.

Mr. Muhammad Sohail Warind briefed about Encroachment Complaints of members of ABAD and

# Meeting of ABAD Delegation with D.I.G. West Zone, Sindh Police

**The Police Department will provide all possible support to ABAD members against law and order issues, Zulfiqar Ali Larik, D.I.G. West Sindh Police.**

A Delegation of ABAD led by Convener Anti-Encroachment Cell and Law & Order Sub-Committee Muhammad Sohail Warind with Mr. Nadeem Jeewa and Mr. Raheel Rinch met Mr. Zulfiqar Ali Larik, D.I.G. West Sindh Police at his office on December 9th 2016.



**Zulfiqar Ali Larik, D.I.G. West receiving ABAD Magazine from Convener Anti-Encroachment Cell and Law & Order Sub-Committee Muhammad Sohail Warind**

The delegation was greeted by DIG WEST and then meeting started with brief introduction from both sides.

The meeting was held to discuss the encroachment and other law and order issues faced by ABAD members in district west and central areas.

Mr. Nadeem Jeewa informed that criminals and encroachers are frequently attempting to encroach on the subject plot in Sector-3, Surjani Town, Karachi which causes hurdles to carry out construction activities.

Mr. Zulfiqar Ali Larik, D.I.G. West Sindh Police informed that he has received a letter regarding subject complaint from ABAD and S.H.O. of Surjani Town has been suspended. He also directed S.S.P. West to look into this matter in coordination with D.I.G. West Office. He further suggested that ABAD should also send the complaint to concerned

Government Departments, i.e. D.C. West, Board of Revenue and Anti-Encroachment Cell of Sindh Govt.

Mr. Sohail Warind informed that ABAD has already sent the complaint to all concerned Government Authorities and Departments and follow-up is being made through ABAD. He then briefed DIG WEST regarding incident of attack on builder's office and extortion to member of ABAD, the details of the incident was also briefed by Mr. Raheel Rinch, He informed that complaint has been registered in concerned Police Station and several meetings were also held with Police Officials.

Mr. Raheel informed the extortion calls are being received since October 2016 and incident of

attacking on the office is a result of not paying extortion. He also requested D.I.G. West to instruct concerned Police Station to provide security in the area near his office.

He also informed the DIG about the incidents of theft and robbery in the areas of Block-4 & 5 of Gulberg, F.B. Areas, Karachi due to which residents of these areas are facing problems and feeling unsecured in their home and

added that looters and snatchers are also carrying their activities in these areas.

Mr. Zulfiqar Ali Larik, D.I.G. West informed that he got the report of the incident and the matter is dealt by concerned department of Sindh Police. He called S.S.P. Central and inquired the status of investigation in this regard. He informed that S.S.P. Central is working in close coordination with AVCC and the action report will be submitted in D.I.G. Office for further line of action to take action suspects and criminals. He also assured full cooperation of Sindh Police to arrest the criminals. He also directed concerned S.H.O. to arrange frequent patrolling of police mobile vans and police officers on bike to provide sense of security in the area.



Regarding the incidents in Gulberg, F.B Area, D.I.G. West called D.S.P. Gulberg and inquired him about the incidents of theft and robbery in the said area. He directed DSP Gulberg to submit report to D.I.G. Office of these incidents and to keep vigilant in these areas to arrest criminals.

Mr. Zulfiqar Ali Larik, D.I.G. West recommended the name of Mr.

Nasir Aftab, D.S.P. Operations West Zone Sindh Police for the Focal Person for ABAD. He suggested that ABAD matters related to the West & Central Zones may be referred to the Focal Person.

Then the Convener invited Mr. Zulfiqar Ali Larik to visit ABAD House and have a meeting with ABAD members to create good

working relation between ABAD & D.I.G. West Zone Office. Mr. Zulfiqar accepted the invitation and will inform the date of his visit to ABAD accordingly. At the end Mr. Sohail Warind presented Shelter Magazine to Mr. Zulfiqar Ali Larik and then the meeting ended with thanks to and from the chair.

## Chairman ABAD Presentation at



## National Institute of Management Karachi

**People living in slums and other illegal settlements were forced to live in those areas as there were no other places for them.**

Mr. Mohsin Sheikhani Chairman ABAD gave a video presentation on Affordable Housing at National Institute of Management (NIM). Mr. Mohsin Sheikhani invited by the National Institute of Management as an expert panelist to review the presentations by the participants and to share his point of view on Affordable Housing as a Solution of Housing Shortage in Pakistan.

In his presentation he focused the housing shortage in Pakistan and

also informed the gathering about the role of ABAD in tackling with this issue. He also highlighted the services of ABAD as the only national level representative organization of builders and developers in Pakistan.

In his presentation, the slums and illegal settlements present in the city were also highlighted. It was also briefed that people living in slums and other illegal settlements were forced to live in those areas as there

were no other places for them. On the other side slums have also been the breeding places of criminals, so eradication of these settlements should be on priority.

Emphasizing upon the need of having Affordable Housing Schemes in the country, he was of the opinion that to get rid from the slums and other illegal settlements affordable housing schemes would be the only solution.

# MEETING OF ABAD Delegation with Managing Director *hbfcl*



**MD HBFCL assured full cooperation of his department in every possible manner-when and where needed in Low Cost and Affordable Housing Projects**

A delegation of ABAD led by Chairman Mr. Mohsin Sheikhan with Chairman South Muhammad Ayoob, Convener HBFCL Sub-committee Mr. Fayyaz Ilyas, Co-Convener Mr. Kaleem Uz Zaman Khan and other members met Managing Director of House Building and Finance Company Limited Mr. Pervez Said at his office.

At HBFCL, members of ABAD delegation were greeted by MD Mr. Pervez and then meeting started with brief introduction of the members from both sides. It was held to present a comprehensive proposal regarding low cost and affordable housing

schemes in the form of presentation by Chairman ABAD to the Managing Director HBFCL.

The need of affordable housing was highlighted in the presentation. Chairman ABAD stressed upon it as the only solution to overcome housing shortage in the country. Beside that some economic benefits were also focused in that presentation.

After enlightening from the presentation, the Managing Director appreciated the efforts of ABAD Team in preparing that informative and thought provoking input on such a

persistent issue of housing shortage. He assured full cooperation of his department in every possible manner-when and where needed in this prospect.

In the meeting it was also emphasized that good liaison should be created between members of ABAD and officials of HBFCL. It was also set that a member from HBFCL office shall come to ABAD twice in a week to discuss the hand to hand issues of members of ABAD regarding House Building. Then there was no point to discuss the meeting ended with vote of thanks to and from the chair.

## Meeting of ABAD Delegation with S.P. Sohrab Goth Sindh Police

**Superintendent Police Sohrab Goth, Chudhary Saifullah assured to provide full cooperation to ABAD.**

A Delegation of ABAD led by Convener Anti-Encroachment Cell and Law & Order Sub-Committee Muhammad Sohail Warind with Mr. Ashfaq M. Younus, Co-Convener, Mr. Mustafa Shaikhani, Mr. Shahid Mehmood Usmani, Mr. Zubair Essani, Mr. Tahir Memon and Syed Ashraf Hameed met Chudhary Saifullah, S.P. Sohrab Goth, Sindh Police at his office.

The delegation of ABAD was greeted by S.P. Mr. Saifullah and then meeting started with brief introduction from both sides. The meeting was held to discuss the encroachment and other law and order issues faced by ABAD members in the concerned areas.

In the meeting, Mr. Zubair Essani briefed the matter related to the

construction of illegal boundary wall on 4 Acres Land, Situated in Sector 2-B, Corridor Area, Scheme 33, Karachi by some land grabbers and encroachers. Mr. Sohail Warind further briefed the matter and requested the S.P. to take legal action against land grabbers and encroachers involved in illegal activities.



Chaudhry Saifullah, called Mr. Rana Haseeb, S.H.O. Sohrab Goth Police Station and inquired about the status of subject matter. Then S.H.O. Sohrab Goth informed that "NAZIR" have been appointed by the honorable High of Court of Sindh and the Police cannot take any action without the orders of honorable High Court of Sindh.

Mr. Muhammad Sohail Warind informed that ABAD has sent the complaint to all concerned Government & Police Officials including S.S.P. Anti-Encroachment Cell for taking proper action. He also

informed that meetings are expected with D.I.G. West and S.S.P. Anti-Encroachment Cell of Sindh. He also requested S.P. Sohrab Goth to instruct concerned S.H.O. to restrict the activities of land grabber on the subject land. S.P. Sohrab Goth instructed S.H.O. Sohrab Goth to look into this matter accordingly.

The Convener also informed that some land grabbers and encroachers are involved in carrying activities of land grabbers and encroachment in the areas of Sohrab Goth and Scheme 33, Karachi. He requested S.P. Sohrab Goth to take action

against such criminals and land grabbers so that members of ABAD can carry out construction activities in these areas. Chaudray Saifullah, S.P. Sohrab Goth assured to provide full cooperation to ABAD.

At the end, Chaudhry Saifullah, and Mr. Rana Haseeb were also invited to visit ABAD House for meeting to create good working relations between ABAD and his Office. Then there was no point to discuss and the meeting ended with thanks to and from the chair.

## Meeting with Portuguese Ambassador in Islamabad

**The Ambassador of Portugal, Mr. Joao Paulo Sabido Costa appreciated the services of ABAD as the only National Level Representative organization of Builders and Developers in Pakistan.**

A delegation of ABAD led by Mr. Arif Yousuf Jeewa, Ex- Senior Vice Chairman met Mr. Joao Paulo Sabido Costa, Ambassador of Portugal in Pakistan, at his office Embassy of Portugal in Islamabad.

The delegation was greeted by Mr. Joao Paulo Sabido Costa and then meeting started with brief introduction from both sides. In the meeting Mr. Arif Jeewa presented a brief introduction of ABAD with its aims and objectives for the betterment of construction industry of Pakistan. During the meeting trade and business opportunities in Pakistan were also discussed with special reference of China Pakistan Economic Corridor (CPEC).

He also informed the Ambassador about the future visit of ABAD Delegation to Portugal which is being scheduled in May 2017. In the meeting the success stories of ABAD Int'l EXPO 14 and 16 were also briefed and the delegation of



**Mr. Arif Yousuf Jeewa,  
Ex- Senior Vice Chairman ABAD  
Presenting bouquet to  
Mr. Joao Paulo Sabido Costa  
Ambassador of Portugal in  
Pakistan**

Portugal was also invited in the upcoming ABAD International EXPO 17 in Islamabad and in Karachi.

The Ambassador, Mr. Joao Paulo Sabido Costa thanked ABAD Delegation and appreciated the services of ABAD as the only National Level Representative organization of Builders and Developers in Pakistan.

He also assured support of his office in all possible manners especially in the meetings of ABAD delegation with Business Groups and Chamber of Commerce working in Portugal. He also showed his comfort to participate in ABAD EXPO Islamabad and Karachi Expo held in March and August respectively.

At the end, ABAD souvenir was presented to the Portuguese Ambassador.

# MEETING OF ABAD Delegation with IG Sindh Police



**Sindh Police will provide support to ABAD members and concerned government departments to remove the encroachments and to recover land from land grabbers as per rules & regulations, I.G Sindh Police, Mr. A.D. Khawaja.**

A delegation of ABAD led by Mr. Mohammed Hassan Bakshi, Senior Vice Chairman ABAD with Mr. Muhammad Sohail Warind, Convener – Anti Encroachment Cell and Law & Orders Sub-Committee, Mr. Mustafa Shaikhani and Mr. Suffian Adhia met I.G. Sindh Police, Mr. A.D. Khawaja at his office on 11th February.

Mr. A.D. Khawaja, I.G. Sindh Police welcomed ABAD Delegation and then meeting started with recitation from Holy Quran. Mr. Mohammad Hassan Bakshi introduced ABAD delegation to the chair and briefed about agenda of the meeting, of which some of the main points were;

1. Removal of encroachment from Gulistan-e-Jauhar Block 10, 11 & 12, Karachi
2. To discuss the Extortions calls to Members of ABAD
3. To strengthen liaison between two institution by appointing a focal person from the both institutions.

On behalf of ABAD the Senior Vice

Chairman appreciated and appraised the efforts of Sindh Police force in Karachi to maintain peaceful law & order situation in Karachi and to provide good sense of security for business community as well as to the common people.

In the meeting, Mr. Sohail Warind gave brief about the complaints of members of ABAD related to encroachment and illegal possession on the sites and projects situated in Block-10, 11 & 12 in Gulistan-e-Jauhar, Karachi. He informed that ABAD Secretariat have already reported the incidents of encroachment to all concerned Police Officials and Government Authorities. He informed that few cases have been resolved with the help of Police Authorities and concerned departments. He also shared a list of complaints with I.G. Sindh Police for his review.

He briefed the matter of Illegal Occupation on the under construction project "Metropolitan Residency" Block-19, Gulistan-e-Jauhar, Kara-

chi. He also briefed the matter of Encroachment on the land of M/s. King's Associates in Gulistan-e-Jauhar, Karachi. Mr. Muhammad Sohail Warind further informed that ABAD delegation had a meeting with Mr. Mushtaq Ahmed Mehar, Additional I.G. Sindh Police and with Mr. Zulfiqar Ali Larik, D.I.G. West and they assured full cooperation to trace the caller for extortion money. He added that as per investigation agencies, i.e. A.V.C.C. & A.P.L.C. the caller is making calls from outside Pakistan, most probably from IRAN due to which Law Enforcement Agencies are facing some difficulties in tracing actual caller.

I.G. Sindh Police assured ABAD Delegation that he will look into this matter and will get the brief from concerned Police Officials / Investigation Agencies. Regarding the matter of Metropolitan Residency, Mr. A.D. Khawaja inquired with Mr. Tariq Narejo, S.S.P. East Zone and asked him to look into this matter. He suggested that this matter may be resolved through concerned Police



Officials after investigating land grabbers on the project site and due verification process related to the property documents and ownership of the project with concerned Builder.

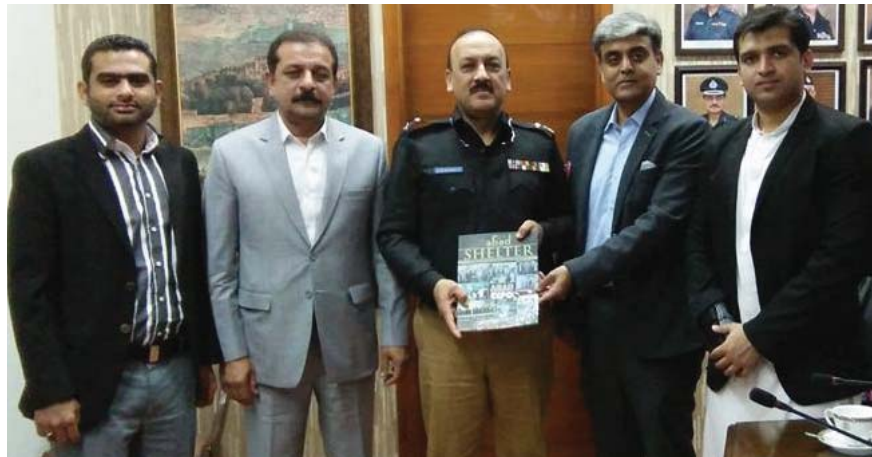
Regarding encroachment on Kings Associates, Mr. A.D. Khawaja informed that the subject matter is in pending since last few years and have been discussed several times in various meetings with ABAD Delegation. He also informed that Sind Police have tried their level best to resolve the issue and also supported to the Representatives of M/s. King;s Associates, i.e Mr. Asad Thanvi and his family.

Mr. A. D. Khawaja, also reviewed complaints of Encroachment & Illegal Occupation and discussed the matter with ABAD Delegation. He referred the decision by the Honorable Court, according to that decision, Police Authorities and Police Officials are not authorized to take any direct action on the matters related to the Encroachment on Private Lands. However, Sindh Police can give support to the concerned Government Authorities / Departments for the removal of encroachment as per honorable court orders and as per request of Government Departments after their due proceedings.

During the meeting, IG Sindh also had telephonic conversation with Mr. Mushtaq Ahmed Mehar, Additional I.G. Sindh Police, Mr. Arif Hanif, D.I.G. East, Mr. Zulfiqar Ali Larik, D.I.G. West and Mr. Tariq Narejo,

S.S.P. East Sindh Police and asked them about the issues of encroachment and land grabbing in the areas of Gulshan-e-Iqbal and Gulistan-e-Jauhar, Karachi. He also instructed concerned Police Officials to take necessary action in coordination with ABAD to resolve pending issues. He assured that Sindh Police will give support to ABAD and concerned government departments to remove the encroachments and to recover land from land grabbers as per rules & regulations.

Mr. Mustafa Shaikhani, Convener of Special Liaison Committee with



Armed Forces discussed the encroachment complaint of M/s. Omema Construction with I.G. Sindh Police and informed him about some issues related due to involvement of some government official. He requested that concerned Police Officials should also be requested to look into this matter to get the implementation on the orders of Honorable High Court of Sindh.

Mr. Suffian Adhia, Co-Convener of Special Liaison Committee gave brief about the complaint related to Extortion Call to Member of ABAD and incident of Hand Grenade attack

near Member's Office in Firdous Colony, Near Golimar Karachi. Mr. Suffian Adhia informed that several letters have been sent Police Authorities, Sindh Rangers and Law Enforcement Agencies but so far actual criminals are not yet arrested.

Mr. Muhammad Hassan Bakshi, requested Mr. A.D. Khawaja to appoint a Focal Person from I.G. Office to ABAD so that day to day matters and complaints can easily be addressed and followed-up with the Focal Person of I.G. Police. The I.G. Sind Police nominated Mr. Sheraz, A.I.G.P. Operations Sindh Police as "Focal Person" for ABAD to create good working relations and liaison between I.G. Police Office and ABAD Secretariat.

He also invited Mr. A.D. Khawaja to visit ABAD House and have a meeting with members of ABAD. He then thanked to the chair

and also appreciated the very efforts and sacrifices of Sindh Police in providing peaceful environment for business community to carry on their business / construction activities in Karachi. At the end Muhammad Hassan Bakshi presented Shelter Magazine of ABAD to Mr. A.D. Khawaja and having group photograph with the host.

# CONSTRUCTION MACHINERY AROUND THE WORLD

by: Engr. Kaleem-uz-Zaman



## Concrete Batching Plants and Its Types

A concrete batch plant is a mixing plant where sand, gravel, cement, water, and other materials are turned into concrete. The concrete produced in concrete batch plants is used for the foundations of buildings, paving material for roads and parking lots, pipes used for drainage and plumbing and pre-cast concrete components. Although the two words 'concrete' and 'cement' are often used interchangeably, cement is actually one of the ingredients in concrete. It's the fine gray powder that, in combination with water, binds sand and gravel or crushed stone into concrete, therefore, even though cement constitutes only 10-15% by weight of concrete's total mass, cement is the essential binding agent in concrete.





As we know that a notification issued from Sindh Building Control Authority (SBCA), in which it is made mandatory to use the concrete made from batching plant for the high rise buildings. As there are several advantages of a concrete batching plant at a construction site. They eliminate the problems of inefficiency and to minimize the risk of waste and therefore of loss of profits. Its use also enhances the life of the building as well as the strength, and is specially very beneficial for the high rise buildings.

Concrete batch plants are used by the construction industry and are required to produce high volumes of concrete and to be portable or stationary as required for a particular construction site.

There are various models of concrete batch plants available on the market designed to suit the particular needs of the construction industry. Self-loading batching plants are ideal for use at pre-cast yards and building sites. They are particularly useful for sites where continual concrete production is required 24 hours per day. The self-loading batch plant is fitted with a radial scraper that loads all the mineral materials, used in making concrete, into a weigh hopper. This is achieved via a programmable computer. The batch plant then discharges the mixture from the weigh hopper into either a pan mixer; drum mixer or dry belt conveyor.

### Concrete Brick Making Machine

A concrete brick is made of concrete that's been molded into the correct shape, and then allowed to harden and cure. Concrete brick and block making machines consist of a steel framework that holds the other components in place. There's a chute or hopper for pouring the wet cement, a frame that holds the metal concrete-block molds, a tamper for compacting the concrete in the molds and a mechanism for transferring the molded blocks out of the machine for drying and curing.



The machine is set up with the molds appropriate to the blocks or bricks to be made. Manual machines typically mold two or four bricks at a time, while electric, pneumatic or hydraulic block machines make eight to 16 bricks at a time, depending on brick or block type.

### EXCAVATORS

The excavator is the ultimate digging tool, designed to deliver long lasting performance, strength, power and leading fuel efficiency. Reach new levels of efficiency, as you can depend on the machine for quarrying, mining, road building, civil engineering, general construction and more. Choose your bucket or a range of other Volvo attachments and go to work.

### Concrete Mixers with Digital Weighing System

Concrete Mixer with Weigh Batchers or Digital Weighing System is used to mix quantified amounts of cement, sand & other aggregates to produce concrete of the required grade. Concrete Mixer has a capacity of 10/7 Cft and has two separate bins for weighing. Both Bins have load cell based weighing system for maintaining accurate ratios for cement mixing. Automatic Water Pump stops once set amount of water is pumped to the cement mixture.



### Some Features

- » Digital Accurate Load Cell based weighing system
- » Single Bin / Double Bin / Three Bin hydraulically operated hopper
- » Automatic Water Pump
- » Heavy Duty Cast Iron Drum enables easy tilting of drum thus reducing fatigue for the worker and increasing output considerably.
- » Special platform provided on operating side for convenient & safe operation of the machine.
- » Tyre Axle with locking system
- » Brand New Pneumatic Tyres
- » Heavy Duty M.S. Channel Chassis

# Urbanization in Pakistan

## An Opportunity or Challenge



As elsewhere, in Pakistan too, urban population has been growing over the period. Presently, almost 40 percent of the total population resides in the urban areas. Although the urban population has not increased to the extent it was projected, the last population census reveals that a large number of earlier rural communities now are being characterized as urban, and have several urban characteristics.

There is no denying with the fact that urbanization is strongly linked to economic growth. But, at the same time, rapid urbanization poses severe challenges to developing countries, as cities in these countries are ill equipped to deal with this increase. Without adequate planning and control, rapid urbanization may lead to: the development of informal and unauthorized settlements; shortages of housing; poorly serviced and designed residen-

tial areas; excessive pressures on the available services; and resultant problems of sanitation, air, pollution, inadequate access to safe drinking water, over-crowding and social problems.

### Benefits of Urbanization

Cities, and policies that affect them, play a major role in building a market economy and in achieving stable and equitable growth. Lahore, Rawalpindi and Faisalabad from Punjab; Karachi and Hyderabad from Sindh; Peshawar from NWFP; and Quetta from Baluchistan are relatively developed districts of Pakistan. These are the districts that include the highly urbanized cities of Pakistan. Even, the relatively developed provinces, Punjab and Sindh, have large underdeveloped pockets. This indicates that development in these provinces is primarily because of the development of their cities - Lahore,





Rawalpindi, Faisalabad, Karachi and Hyderabad. This supports the close association between urbanization and regional development.

Pakistan's ten major cities play a prominent role in the acceleration of its economic development. Of the total value added in large-scale manufacturing in Pakistan, about 48 percent is generated from these cities. Of this 48 percent, Karachi alone produces 29 percent while Lahore, Faisalabad and Hyderabad produce 6.3 percent, 5 percent and 3 percent, respectively.

The existing agglomeration economies in these cities not only attract capital but also generate internal and external economies as well and thus also provide incentives for investor. Moreover these cities have a vast informal sector, particularly in

Karachi and Lahore, which accommodates large number of illiterate unemployed. The dominance of employment in commerce and services, in these cities, too implies enough shares of urbanized cities in economic growth.

**Large Markets, Industry and Trade** The prominent center of economic activities is Karachi which accounts for about 32 percent of the total industrial establishment of Pakistan. It has not only large manufacturing industries but also the largest small-scale industry zone (having more than 3,000 industrial units) of Sindh and about 90 percent of these units are export oriented. Lahore is the next biggest industrial city of Pakistan. Industries in and around it has been continuously expanding. In Faisalabad, Hyderabad, Gujranwala

and Multan industrialization has made great progress.

Textiles and garments produced/manufactured in these urban centers are supplied not only to other parts of the country but also are exported abroad (more than 65 percent of export earnings come from this sector).

**Urbanization Creates Employment** Karachi, Lahore and Faisalabad are prominent for their high rate of employment and among them the major employment generator city is Karachi. If we take the statistics from large scale industry zone of Karachi, it provides employment to more than 0.5 million local residents as well as to migrants from all over the country, while the small-scale industry zone provides employment opportunities to more than 0.3 million





skilled, semi-skilled and non-skilled workers. Moreover, a large number of educated people look for better jobs, particularly in Karachi and Lahore as they absorb them because of their huge setup of multi-national firms and large markets of financial sector.

### MAJOR PROBLEMS

#### Urban Housing

In most of the urban areas there is a growing problem of housing provision. The housing facility in public sector is very minimal while in the private sector the prices are very high (both for purchase or rent). Persons per housing units or rooms per housing units determine the level of congestion of housing units. There are, on average, two rooms in every house in major cities of Pakistan. Each housing unit, on average, accommodates more than six persons in cities. This indicates that each room is shared by three or more persons.

Rapid urbanization can be devastating. It can lead to the proliferation of slums and squatter areas as well as an unhealthy environment. In Pakistan, the expansive houses in the formal sector consequently have given rise to informal settlements. These informal settlements i.e. unplanned urban expansion (katchi abadis) and slums, over time, have grown in number and size. About one-third of urban population resides in 2,460 katchi abadis and

2,184 slums. These houses are often overcrowded with unhygienic conditions such as, no proper sanitary facility, limited access to water supply, electricity and social services. This in turn results in the spread of diseases like tuberculosis and cholera.

#### Water supply

The availability of clean drinking water is another problem which the people have to face, despite the fact that they live in urban areas. A large proportion of the urban population does not have access to clean drinking water. The quality of water



supplied through existing networks of water supply schemes does not meet the World Health organization (WHO) standards. **Only half of the urban population of Pakistan has the facility of tap water inside the house, whereas 5 percent has it outside house, 38 percent use hand pump and motor pump, and the rest use methods like digging wells, public standpipes, water sellers, etc. to fulfill their water requirements.**

#### Sanitation facilities

Urbanites are also confronted with

the problem of lack of convenient toilet facilities. According to one source only 59 percent of urban population has sanitation and sewerage facilities. This indicates that the level of accessibility to adequate sanitation is disappointingly low. Another study has found that only 45 percent of the houses in the urban areas of Pakistan are found to have flush toilets served by water-borne sewage systems. Another 33 percent of city dwellers use flush toilet connected with septic tanks, and 7 percent use covered dry toilets. Some 15 percent of households use toilet facilities that

leave human excreta exposed.

#### Health services

Although urban areas have greater health facilities in comparison with the rural areas, but the growing pressure of population in these areas also affects the provision of health services. The statistics indicate that these are inadequate to fulfill the requirement of the entire population of urban households.

#### Urban environment

Urban development is often considered as economic development, with





**Karachi is one of the most polluted (air and water) cities of the world where total suspended particulates (TSP) is three to four times higher than the level determined as safe by "WHO. Also sulphur dioxide and nitrogen dioxide that are hazardous for human health are notably above the safe levels. Similar conditions prevail in other major cities like Lahore, Faisalabad, Multan, Hyderabad, Rawalpindi, and Peshawar.**

industrial development a priority target. While, this no doubt creates wealth and prosperity it also results in the waste of great amounts of natural resources.

The level of environmental pollution in these cities is increasing gradually because of smoke-emitting vehicles, emission of chemicals and release of raw waste by factories. Industrial clusters around the industrial cities generate huge quantities of untreated effluents that are ultimately discharged into fresh water lines. Karachi is one of the most polluted (air and water) cities of the world where total suspended particulates (TSP) is three to four times higher than the level determined as safe by "WHO. Also sulphur dioxide and nitrogen dioxide that are hazardous for human health are notably above the safe levels. Similar conditions prevail in other

major cities like Lahore, Faisalabad, Multan, Hyderabad, Rawalpindi, and Peshawar.

### **Shortcomings of Urban Development Program**

Urban development appears inevitable, even if efforts at rural development and decentralization were more successful, not least because many people have established themselves as more or less permanent urban residents. In Pakistan, one finds that a part of the attraction of better employment, the provision of other facilities (for instance, education, health, transport and communication, infrastructure facilities), are far better in urban areas. Developing countries like Pakistan face certain constraints as far as urban development planning is concerned. The most binding constraints are the shortage of financial resources, dependence on

foreign capital, high and disproportionate public expenditures service. The others are mismanagement in the usage of whatever resources are available, and lack of effective urban governance. Urban planning and management are of limited extent even in the primate city Karachi.

Although Pakistan has achieved high economic growth in the past, population has also grown at a high rate, so that per capita income has grown at around 3 percent per annum. There is also a feeling that the benefits of growth have not been shared equally among different regions and different sections of the society.

### **Proposals**

The three main ingredients for improving urban conditions in Pakistan are improvement in urban





governance, in management, and in finance. The role of successful urban governance is extremely important, which is guided by four basic principles. These include accountability of public sector staff; community participation; predictability of laws and regulations (especially in terms of contract law, dispute resolution procedures and clear allocation of responsibilities), and transparency in private dealings. With the shift in development fashions to minimal government intervention and near-exclusive reliance on the private sector, governments are likely to neglect these priorities.

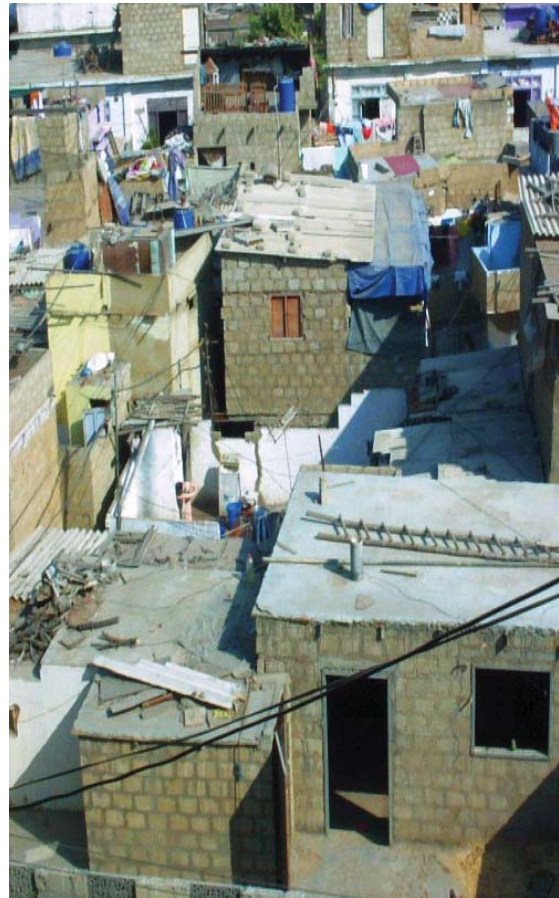
The management and development of cities need greater consideration. The first thing is for governments to recognize the seriousness of urban problems. The next step then is to get the context right, that is, to create an appropriate strategy of development. This means economic growth, which requires a favorable climate for investment (both public and private). After that, it is imperative to structure the reform program; this first of all requires examining

thoroughly the causes of poverty in urban areas. It is likely that many urban reforms and development program will be impeded if priority attention is not given to urban poverty reduction/alleviation as it decreases the productivity of urban labor force and thus urban economic growth, leads to social and political clashes, and creates health and environmental problems. In addition, it is also essential to adopt a program to control population growth.

As far as management of urban development is concerned four elements need to be kept in view. First, it is essential to have effective local authorities (i.e. appropriate institutions for delivery of services) and organizational structures to work (i.e. adequate availability of both human and financial resources). Second, it is necessary to ensure that there is coordination and integration of development proposals, ranging from land use to service provision, with the urban plans, as cities get larger. Third, it is crucial to formulate and implement urban plans and policies. Fourth, it

is essential to involve local people in planning in order to get sustainable urban development. It is now realized that participation and empowerment are central to all facts of development. This requires improved education, workshops and involvement of private sector.

In addition, urban policies must address three systemic issues. These are: i) allocation of resources efficiently – set in with the move from central planning to market pricing of production factor; ii) managing social safety nets - rooted in the transfer of responsibility for delivery of social services from state enterprises to local authorities; and iii) building strong local institutions - embedded in the changing role of local authorities from that of being responsible for executing central planning to that of being accountable to local citizens for management of municipal assets.





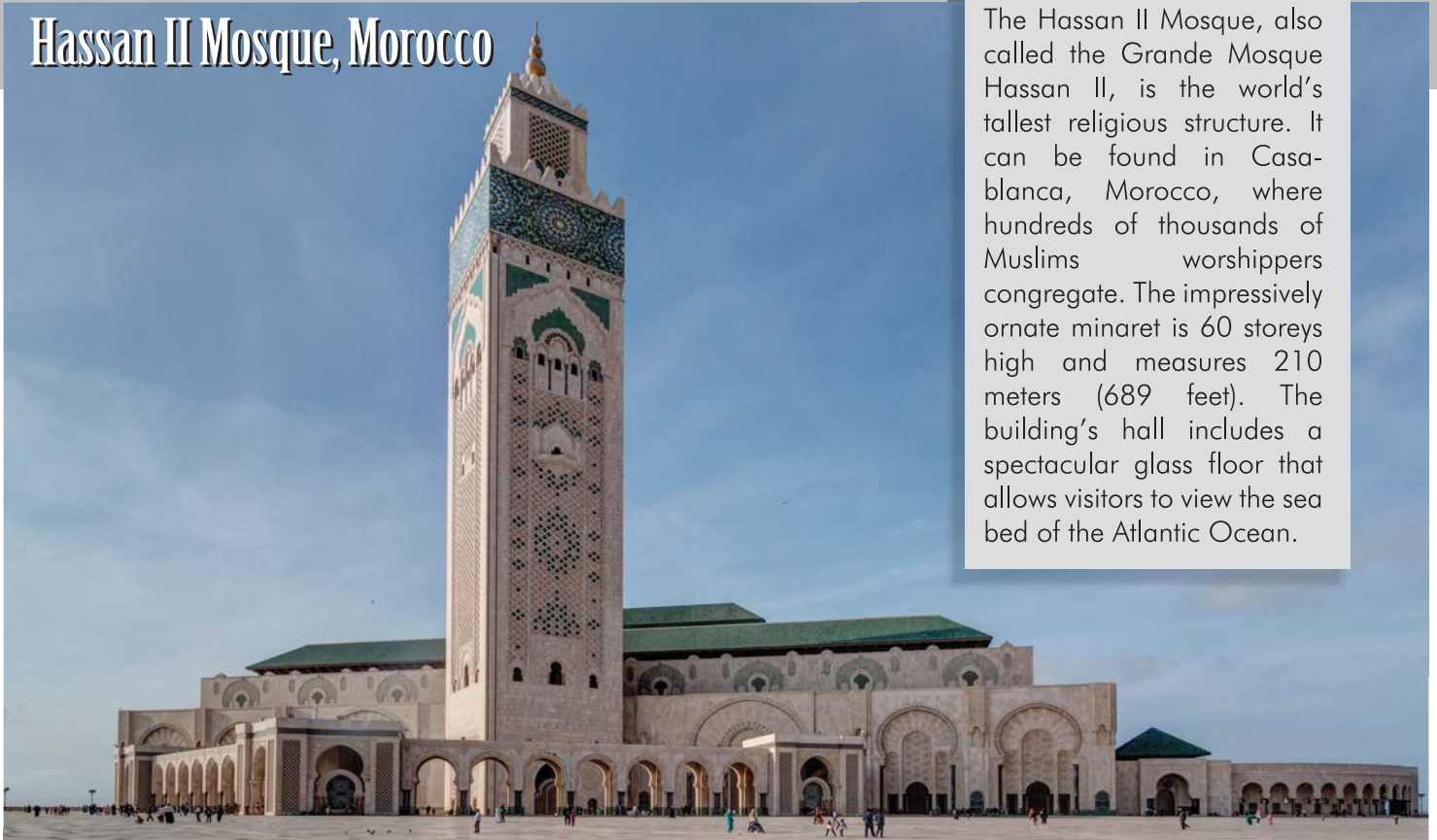
# THE Tallest Antique Buildings IN THE WORLD

These are some of the tallest antique buildings in the world right now – and when the epic Sagrada Familia in Barcelona is finally completed (estimated year 2026) it will be the second tallest religious building in the world. It will stand at 170 meters (558 feet) tall – but 2026 is a long way off and a lot can happen between now and then.



## Hassan II Mosque, Morocco

The Hassan II Mosque, also called the Grande Mosque Hassan II, is the world's tallest religious structure. It can be found in Casablanca, Morocco, where hundreds of thousands of Muslims worshippers congregate. The impressively ornate minaret is 60 storeys high and measures 210 meters (689 feet). The building's hall includes a spectacular glass floor that allows visitors to view the sea bed of the Atlantic Ocean.



## Mole Antonelliana, Italy

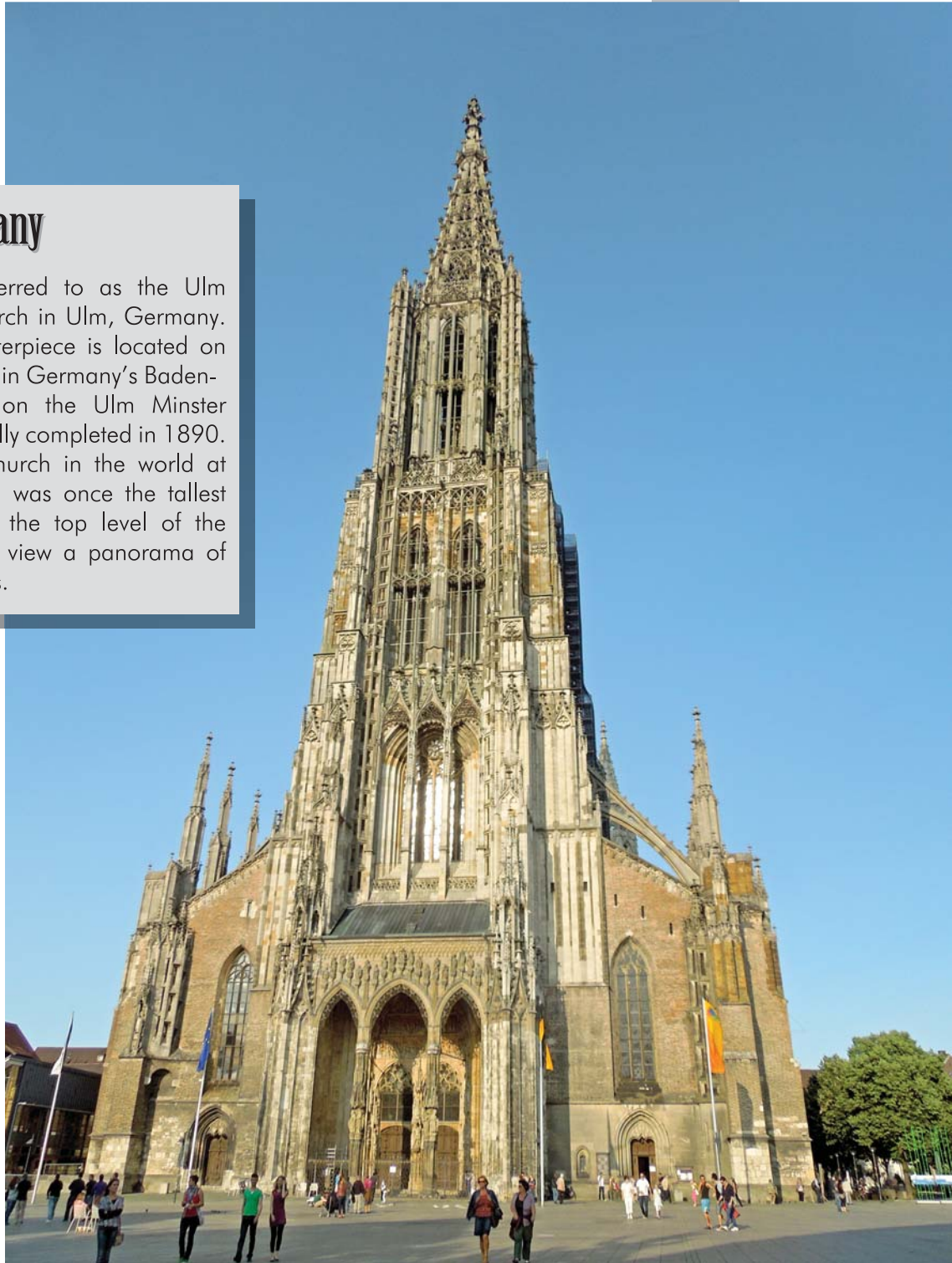
Located in Turin, Italy, the Mole Antonelliana is 167.5 meters (550 feet) tall, and was originally constructed to serve as a Jewish synagogue. Currently, it is the home to the National Museum of Cinema, and is known as the tallest museum in the world. Its name is derived from both the architect that conceived the structure, Alessandro Antonelli and the word 'mole' signifies a building of huge proportions.



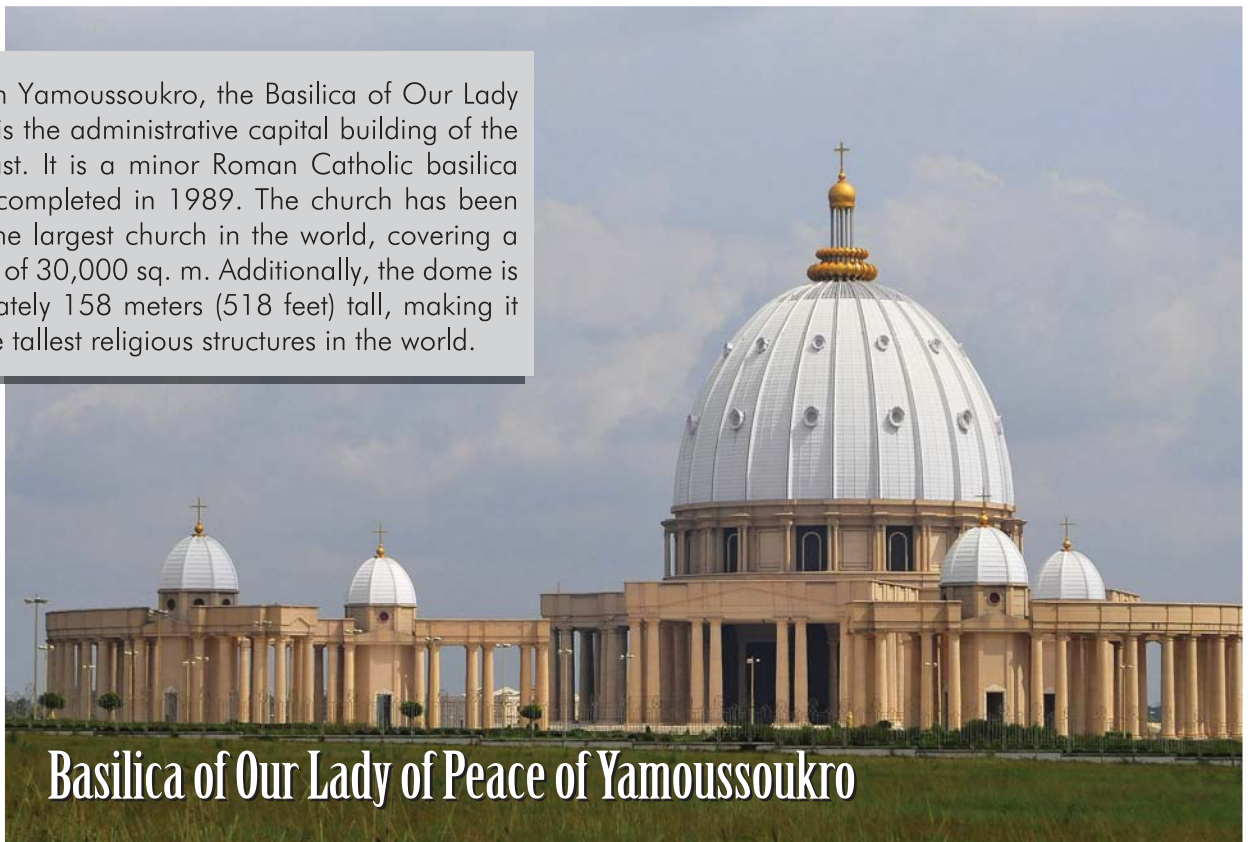


## Ulm Cathedral, Germany

Ulm Minster, sometimes referred to as the Ulm Cathedral, is a Lutheran Church in Ulm, Germany. This magnificent Gothic masterpiece is located on the banks of the River Danube in Germany's Baden-Württemberg region. Work on the Ulm Minster started in 1377, but it was finally completed in 1890. It is considered the tallest church in the world at 161.5 meters (530 feet) and was once the tallest building in the world. From the top level of the structure, visitors are able to view a panorama of Ulm and a glimpse of the Alps.



Located in Yamoussoukro, the Basilica of Our Lady of Peace is the administrative capital building of the Ivory Coast. It is a minor Roman Catholic basilica that was completed in 1989. The church has been dubbed the largest church in the world, covering a total area of 30,000 sq. m. Additionally, the dome is approximately 158 meters (518 feet) tall, making it one of the tallest religious structures in the world.



Basilica of Our Lady of Peace of Yamoussoukro

## Cologne Cathedral, Germany

Cologne Cathedral is a Roman Catholic cathedral that serves as the location of the seat of the Archbishop of Cologne. To this date, it is Germany's most visited landmark, with around 20,000 visitors each day. The cathedral is the largest Gothic Cathedral in Northern Europe, with its towers standing 157 meters (515 feet) high. The construction originally started in 1248 as a place of worship for the Holy Roman Emperor, but it was not completed until over 400 years later in 1880.





## Tianning Temple, China

Located in Changzhou City in China's southern Jiangsu province is the Tianning Temple, which is the largest wooden structure in the world, standing at 153.79 meters. The thirteen storey building was completed in 2007 and it serves as a Buddhist pagoda. With the Chinese Communist Party relaxing its control over religion, the pagoda was allowed to stand for the historically peaceful religion of Chinese Chan Buddhism.



## Notre Dame de Paris, France

The Notre-Dame Cathedral was completed in 1345 (after 182 years under construction) and is one of the most renowned religious structures in the world. The French Gothic Roman Catholic cathedral sits in the heart of Paris in the city's fourth arrondissement. The cathedral's spire reaches a height of 90 meters (295 ft). It is also the home of some of the most important Catholic relics: the True Cross, one of the Holy Nails and the Crown of Thorns.



## Meeting of Conveners and Co-Conveners

The meeting started with recitation from Holy Quran then Muhammad Hassan Bakshi Senior Vice Chairman and Muhammad Ayoob South Chairman greeted the conveners and co-conveners attended the meeting. Briefing about the agenda Mr. Hassan Bakshi said that the meeting called to review the progress of sub-committees. During the meeting those committees were also finalized with the names of conveners and co-conveners that were left previously due to unavailability of interested members. In the meeting Senior Vice Chairman also asked the conveners and co-conveners regarding one window operational services at the government departments in their concerned committees.

After that, the South Regional Chairman thanked the conveners and co-conveners who had come over to attend the meeting and also appreciated the working of all the present members in leading their respective committees. Praising the performance of Sub-Committee, he said that most of the committees had been doing fine job under the able guidance of their convener and co-convener.

In the meeting it was also mutually agreed that performance report of

their concerned committees should be provided by the Conveners to publish in the ABAD Shelter Magazine and any achievement related to any committee should be highlighted in the magazine.

All the present conveners and co-conveners briefed the meeting about their recent developments and also learned the office bearers regarding their future prospects.

Convener of K-Electric Committee Mr. Rizwan Adhia informed the meeting about the recent success in T.L meter policy which is beneficial for builders and developers. He added that in near future the hurdles like bank guarantee will also be waved. Regarding SSGC he said that complaints of the builders regarding new gas connections have already been resolved and new connections are given to the flats sites.

The convener of membership committee Mr. Zeeshan Siddiqui informed the meeting that till today 50 new members cases have been approved by the CEC/REC and their committee is ready to work more in the current tenure.

Convener of KW&SB committee Syed Altaf Hussain briefed that MD KW&SB

didn't give time for the meeting with ABAD members so no positive progress from KW&SB, but the committee tried its level best to resolve the issues of members.

The co-convener of allied industries sub-committee Mr. Kareem Adhia informed the meeting that a MoU is expected with Nelson Paints in the upcoming ABAD Jang EXPO in Islamabad and it would be very beneficial for the members as having MoUs in the past.

The convener of FPCCI Committee M. hanif Gohar briefed the meeting regarding nominations in FPCCI standing Committees as Chairman and Vice Chairman. He said that committees are still open and if any member wanted to lead the committee he may contact with him.

Then the Senior Vice Chairman and Chairman South assured their full support to all the committee heads in every possible manner and also hoped that the working of sub-committees become even more better in near future.

Since there was no point to discuss the meeting ended with vote of thanks by Muhammad Hassan Bakshi.

## Meeting of Shelter & Publication Sub-Committee

The meeting was held on 30th December at ABAD and started with Recitation of Holy Quran. Then the Convener, Engr. Zaheer Qadri briefed the meeting that it was called to discuss the composed dummy of Shelter Magazine. He said to Mr. Hussain that we gave you this magazine to improve its quality and make it like international standards because you are special-

ized in this field, but sorry to say you people just cut and paste the given material. We didn't find any designing and picture setting in your composed dummy. It also clearly seems that we did good work previously as compare to your designed dummy. He also showed some of the old published magazines to Mr. Hussain and his Team – Mr. Shahid and Mr. Zahid.

Mr. Hussain agreed with the observations of Engr. Qadri and said that he and his team will try their level best to improve the quality of magazine and will again compose the magazine according to the provided guidelines.

Mr. Hussain further informed that advertisement for the magazine is not from his side and his job is to



just compose or designed the magazine and then print it after approval from ABAD. He added that securing the advertisement was from the Chairman side / ABAD side. He clarify that in previous meeting Chairman ABAD said that ABAD will arrange advertisement for whole year period from different builders and construction material suppliers.

Mr. Hussain also said that we just provide international standard articles and for that we already started research. So, from the next issue we will be able to include our articles also.

In the meeting, Mr. Shahid Khairi said that it would not be possible to follow the given timelines; otherwise the magazine or the system we follow will become more problematic.

Mr. Shahid Niaz, said that he is neither a technical person nor a professional writer to generate articles from its own. It takes him time to research the related article

and get them ready for shelter magazine.

Engr. Zaher Qadri suggested that the articles must be related to the construction industry and construction related activities of Pakistan. But Mr. Hussain was of the view that we should add articles related to international construction activities in order to make the magazine more informative. Regarding title of the Magazine Engr. Qadri said that 3 to 4 title options should be designed so that the best one can be selected.

Then Mr. Hussain explained the responsibilities of ABAD and his team. Responsibilities towards Hayder Ali & Co.

- Composing / designing
- Necessary edit or correct the given material
- Articles of international standard (3 articles in each issue, maximum 2 pages each)

Responsibilities towards ABAD

- Arranging the advertisement
- Provide basic material/contents, regarding ABAD activities

- Provide the key points / topics for interview from government officials. (but interview conducted by Hayder ali & Co.)
- Take interview of CEOs of construction material suppliers.

In the meeting it was also decided that 15 days will be required to Hayder Ali & Co. to get the magazine print, after providing the raw format material. So the basic material will be given on 15th of every month for designing and printing on time.

In the meeting Mr. Hussain suggested that ABAD employees' achievements should be published in magazine and ABAD members having new projects should also be highlighted in it so that advertisement can be taken from them.

Since there was no point to discuss, the meeting ended with vote of thanks by the Convener.

## Meeting of Valuation Table, Registration & Taxation Sub-Committee

**Deputy Commissioner Malir should take ABAD in confidence before finalizing the price fixation of related areas.**

The meeting was held on 2nd December at ABAD. Started with Recitation of Holy Quran by Mr. Arif Shaikhani, Mr. Farigh Nadeem, Convener of the committee greeted the members and briefed the agenda of the meeting. He informed that himself along with Mr. Omer Bin Islam represented ABAD and attended the meeting called by DC Malir regarding District Price Fixation of Government Land in respect of Deh Mehran & Deh Saforan in District Malir, Karachi. They informed that DC Malir have revised

the rates after 20 years, earlier the same rates were revised in year 2007 and 2015 and the current revision of rates were proposed on 30th November 2016 in the last meeting with DC Malir. Mr. Farigh Nadeem also explained the categories and suggested that the plots in A1 category should be on 100 feet.

It was also suggested that DC Malir should also take ABAD in confidence before finalizing the price fixation of related areas. Mr. Nadeem informed that these recom-

mendations have been put in the meeting with DC Malir and it was informed by DC Malir that all recommendations will be approved by the board in which Chairman ABAD will also be a member.

Mr. Ghulam Hussain Memon, Former Chairman Sub-Region of Hyderabad informed that he had a meeting with Mr. Hassan Bakshi, Collector Income Tax Hyderabad in which he discussed the matter of valuation table and taxations and also discussed the matter of catego-

ries. He also informed that Transfer Fee, Taxes on Gift Deed, Stamp Duty, Surrender Deed, etc. FBR rates are higher in Hyderabad. Mr. Farigh Nadeem requested Mr. Ghulam Hussain Memon to send details of the meeting to ABAD along with proposed plan and recommendations as discussed in the meeting with Mr. Hassan Bakhi, Collector Income Tax so that we can follow-up with concerned department.

Mr. Omer Bin Islam, Co-Convener informed that some members are facing problem in getting sub-lease in some areas of Karachi, so the matter should also be taken with concerned departments. It was also suggested that proper and justified valuation table should be prepared

by the concerned departments which also be finalized with the consent and approval of stake holders including ABAD.

Mr. Faisal Yousuf informed that he has experience of dealing the matter related to FBR Rates in previous years and informed that rates was same in 2007 to 2005, the rates was revised in 2016. Mr. Nadeem requested Mr. Faisal Yousuf to share the papers of his meetings with DC Malir & FBR so that it could be discussed in the next meeting. Mr. Faisal Yousuf also suggested that ABAD should also brief the matter of amnesty related to tax to members of ABAD.

The matter of Tax Regime was also

discussed by members in the meeting. It was informed that 21 members have paid 5% against advance of each project in November 2016 and remaining 95% to be paid on quarterly basis. It was also mutually agreed that ABAD should work to revise / lower the rates with concerned departments. It was decided that the proposed fee structure should be: A1 Category = Rs.3500 and A Category = Rs.3000.

It was also decided that Sindh Government should consider lowering the rates so that it can be justified and should not be a burden on builders and developers. As there were no points to discuss the meeting ended with vote of thanks to and from the chair.

## Joint Meeting of Revenue Land Matters, LDA and MDA Sub-Committee

**ABAD should create good liaison with LDA & MDA so that the issues can be resolved on priority basis.**

The meeting was held on 3rd December at ABAD. Started with recitation from Holy Quran by Mr. Sadiq Baloch, Mr. Fayyaz Ilyas welcomed all members in the meeting and briefed about agenda of the meeting.

Mr. Fayyaz Ilyas informed that the meeting of Revenue Land Matters, De-Freezing of Land by BOR Sub-Committee was held previously in which it was decided to call joint meeting with MDA & LDA so that issues may be highlighted and should be addressed properly. He requested members in the meeting to give suggestions in this regard.

Syed Khursheed Alam, Convener MDA Sub-Committee informed that infrastructure facilities in the areas of MDA were very poor and need to be

improved by MDA. He also informed that members working in MDA have been facing problems in locating and identifying their plots and its jurisdictions. He also suggested that ABAD should send a letter to MDA to provide copies of MAPS of MDA along with details of linked DEH's in MDA.

It was also mutually agreed that ABAD should create good liaison with LDA & MDA so that our issues can be resolved on priority basis.

Syed Altaf Hussain informed that huge land was available in the jurisdictions of MDA which can be utilized in Low Cost Housing Projects. He suggested that ABAD should consider those areas in projection of low cost / affordable housing projects. He informed that in collabo-

ration with MDA/LDA and public private partnership schemes. He also informed that some members were facing problems due to encroachment and land grabbing on their plots in MDA & LDA due to which construction activities were disturbed.

Mr. Muhammad Ayoob, Chairman SR informed that Anti-Encroachment and Law & Order Sub-Committee of ABAD was helping to resolve such issues in coordination with Law Enforcement Agencies and concerned authorities. He suggested that all the matters related to the encroachment or land grabbing should be sent to ABAD for taking proper action. He also informed that some members have applied for new electricity connection on self finance scheme basis. He added that the matter of double taxation will be



taken by ABAD and similarly the rates of Outer Development Charges have also been lowered by SBCA by the efforts of ABAD.

Mr. Sadiq Baloch, Convener of LDA Sub-Committee informed that infrastructure facilities and roads in the areas of LDA were very poor due to which members were unable to start construction activities in those areas and this problem also causing delay in completion of their projects. Beside those the issue of sub-lease was also there that caused more problems to the builders.

Mr. Zeeshan Zaki, Co-Convener of Revenue Land Matters informed that no electricity in Sector 12, Surjani Town, Karachi due to which many projects were facing delay in completion process. He also pointed the matter of taxation by DC and KMC. He further informed that Federal &

Provincial Governments are felicitating Chinese companies involved in the development of infrastructure and housing schemes across Pakistan. They have been offered electricity on their door steps / on-going projects under CPEC. In this regard, K.E should also manage to provide new connections to members of ABAD who have applied and waiting since years to get new connection. He suggested that ABAD should highlight the matter in the next meeting with K-Electric Officials. Mr. Zeeshan informed that WAPDA is providing new electricity connections in Port Qasim, whereas K-Electric is unable to provide connections in the Karachi residential areas.

Mr. Fayyaz Ilyas, Convener asked Mr. Zeeshan Zaki to send details of pending issue so that ABAD can take proper action to resolve the issue in coordination with concerned department.

Members also discussed the problems related to K-Electric. It was suggested by Chairman SR that complaints related to K-Electric should be referred to ABAD Secretariat; the same will be sent to Convener & Co-Conveners of K-Electric Sub-Committee for the resolution.

In the meeting it was also suggested that K.E. should provide connections without the condition of self-finance scheme so that builders and developers can complete their projects on time and to give possession to their allottees.

Then Chairman SR concluded the meeting and also suggested to gather the details of pending issues regarding Revenue Land Matter, LDA & MDA and also K-Electric so that those issues can be discussed in the next meeting.

## Meeting of CPEC Planning & Development Committee

**The concerned Sub-Committee shall work to get better prospects of business contracts with CPEC**

The meeting was held on 9th December at ABAD and started with recitation from Holy Quran by Mr. Farigh Nadeem. It was called to discuss and finalize the upcoming seminar on the topic of CPEC. Mr. Noman Tabani, Convener of Committee greeted all members in the meeting and briefed agenda of the meeting.

In the meeting Mr. Arif Jeewa informed that Mr. Ishaq Dar, Federal Minister of Finance & Professor Ahsan Iqbal, Federal Minister for Planning Division will also attend the seminar at ABAD House. He informed that due to shortage of time on Friday, the seminar has to be started on time to make the seminar success within the

specific time. He suggested that ABAD Secretariat and the Sub-Committee will ensure the presence of members in that seminar.

Mr. Noman Tabani suggested the name of seminar should be "CPEC OPPORTUNITIES UNLIMITED." He also informed that development works under CPEC were under construction in Gawader, Kati Bandar, D.I. Khan, Kohat etc.

Mr. Arif Jeewa informed that at present ABAD and its members were not in any contract with CPEC allied companies in development works. We should work to get some contracts in the development of housing schemes under CPEC. He also informed that Chinese compa-

nies in collaboration with Pakistan Government were awarding contracts to foreign companies with vast experience and with high reputation in construction industry, He suggested that members of ABAD should also registered some companies with SECP and foreign partnerships to get construction works under CPEC development programs. Added that he had attended several meetings of federal government related to the CPEC and observed that lots of potential projects related to the construction and housing industry were available under CPEC planning.

Members also discussed the options to develop low cost housing schemes in that regards that can be

offered to federal and provincial government involved with CPEC Planning & Development process.

Mr. Noman Tabani shared his experience of working with Chinese companies and suggested that members should be very careful signing contracts with Chinese companies and to become part of any Joint Venture with foreign companies in terms of financial proceedings. He also suggested

that ABAD should finalize the presentation for the seminar to be presented to finance minister and other government officials in the upcoming seminar on CPEC so that image of ABAD shall be enhanced to the concerned authorities. He added that KPT & Port Qasim terminals have also been upgraded due to CPEC.

In the meeting it was mutually agreed that sub-committee should

work to get better prospects of business contracts with CPEC so that construction industry can flourish. It was also suggested that a proper proposals and presentation will be shared in the seminar with Minister of Finance and Minister for Planning in order to get involved in the new projects under CPEC. Since there was no point to discuss the meeting ended with vote of thanks to and from the chair.

## Meeting of Revenue Land Matter, De-Freezing of Land by Board of Revenue (BoR)

**Members of ABAD should pay the ODC so that concerned authorities will utilize the funds for the improvement of Infrastructure facilities in Scheme 33.**

The meeting started with the recitation from Holy Quran then Mr. Fayyaz Ilyas, Convener of the Committee welcomed the members in the meeting and briefed about the agenda of meeting. The convener requested members to give their suggestions and recommendations related to revenue land matters or other charges.

Mr. Muhammad Ayooob, Chairman Southern Region ABAD suggested that these matters should be dealt in coordination with concerned departments and ABAD will be in a better position if members of ABAD should report their issues with Board of Revenue and concerned Authorities / Departments.

During meeting it was also suggested that the Committee should also discuss the matter of Outer Development Charges in Scheme 33, Karachi. The recent letter received from Deputy Commissioner East / Project Director of Scheme 33, Karachi regarding

recovery of ODC from members of ABAD working in Scheme 33, Karachi was also referred. It was also discussed that it is necessary that members of ABAD should pay the ODC so that concerned authorities will utilize the funds for the improvement of Infrastructure facilities in Scheme 33.

The Convener appreciated the suggestions and said that members of ABAD should also be notified from ABAD to pay ODC. He suggested that ABAD Secretariat should send sms and e-mail to all members with request to provide details of any pending issues with Board of Revenue or any other departments so that proper action will be taken to resolve the issues of members of ABAD.

It was also discussed that in order to work in coordination with concerned Government Authorities and Departments, we should also call a Joint Meeting with MDA & LDA Sub-Committees, that would help us to

know issues of members of ABAD and to plan further line of action in coordination with members. I was also suggested to send letters to MDA, LDA and office of the Project Director of Scheme 33, Karachi with request to provide MAPS of MDA, LDA & MAPS of 43 linked DEH's in the area. This will help us identify the development in specific areas and can be shared with other members.

Mr. Fayyaz Ilyas inquired the members about development work in Northern By-Pass. Mr. Alam informed that most of the builders and developers are not able to carry out construction activities on their projects due to non-availability of infrastructure facilities in that area. He suggested that the matter should also be taken in the sub-committee to deal the matter with concerned Authority. He also informed that some builders and developers did not even started basic construction works due to which concerned authorities and utilities companies



are not improving infrastructure facilities in some Dehs.

Mr. Fayyaz Ilyas informed that it is the responsibility of Government Authorities and concerned departments to provide infrastructure

facilities to those under developed areas in Karachi so that builders and developers may start their development works, otherwise builders would be unable to get returns of their investment. He also assured that with team efforts we will

be able to resolve such issues with concerned authorities. At the end some members were also added in the sub-committee and then meeting ended with vote of thanks to and from the chair.

## Meeting of ABAD INTERNATIONAL EXPO-2017 Committee

**After Islamabad ABAD shall arrange International Expo 2017 in Lahore also.**

A meeting for preparation of 3rd ABAD International ABAD Expo-2017 was held at ABAD. The meeting started with the recitation of Holy Quran. Mr. Muhammad Arif Yousuf Jeewa, Former Senior Vice Chairman ABAD informed the House that ABAD is now planning of its 3rd Mega Event on 24th to 26th March, 2017 at Pak China Friendship Centre, Islamabad and informed that booking etc. already been made and further said that due to the big auditorium there we have planned to hold Seminar on the sidelines also.

He added that we haven't approached the Allied Industry yet, so we have to decide whether we can make arrangements or to hold ABAD Expo-2017 or it should be given to other professionals to carry out the subject work with good planning.

Mr. Mohsin Sheikhani, Chairman ABAD said that we actually needed around 25 companies / sponsors for ABAD Expo-2017 at Islamabad and it was also proposed that the task would be given to Mr. Akber Sheikh and ABAD can manage the program and all sale and marketing will be done by ABAD Team.

Arif Yousuf Jeewa informed the

House that we should work with KPK and further we should call to KPK Chief Minister. Mr. Mohsin Sheikhani, Chairman ABAD said that we should take the Federal Government on board in this regards.

Mr. Muhammad Hassan Bakshi, Senior Vice Chairman ABAD informed the House said that before execution of any exhibition we should check its feasibility for e.g. some companies intended to meet with us but due to some delays they could not reached at time. So we should also consider their proposals. Mr. Muhammad Hassan Bakshi said that proper coordination would be required and a separate accounts be opened for expo. It was also proposed in the meeting that ABAD Team shall be lead by Mr. Muhammad Hassan Bakshi. Mr. Muhammad Hassan Bakshi also proposed to launch the 3rd Mega Event at Islamabad on January 16, 2016 at Islamabad.

Mr. Mohsin Sheikhani, Chairman ABAD said that we should make comprehensive layout plan and to study the offer by Zameen.Com, as we have already discussed the sizes etc. with them. The Chairman further pointed out that a Musical Night to be arranged

and to invite the Foreign Diplomatic Missions in Islamabad and further the Northern Region be given chance to highlight the program and further we need a meeting at Lahore in this regard.

In the meeting it was also mutually agreed that after Islamabad ABAD should arrange International Expo 2017 at Lahore.

Chairman ABAD advised to nominate the Patron In Chief of 3rd ABAD International Expo-2017 to the Minister of Housing & Town Planning, Mr. Ishaq Daar, the Finance Minister and Mrs. Marium Nawaz Sharif and advised the Secretary General ABAD to write letter Mr. Ishaq Daar, Finance Minister of Pakistan and Mrs. Marium Nawaz to be the Chief Patron ABAD International Expo-2017, the Secretary General informed that it shall be complied with accordingly.

Chairman ABAD informed the House that Press Briefing shall be held in the end of December, 2016 and further we will arrange to visit at Lahore. As there was nothing more to discuss, the meeting concluded with a vote of thanks to and from the Chair.

## Meeting of KW&SB Sub-Committee

The meeting was held on 3rd December at ABAD. Started with recitation from Holy Quran Syed Altaf Hussain, Convener of the committee welcomed the members in the meeting and briefed the agenda to the members.

In the meeting Syed Altaf Hussain requested committee members to give suggestions to improve the working of the Sub-Committee and create good working relationship & liaison with KW&SB. He suggested the formation of zone-wise committees so that head of each committee can get in contact with the members working in each zone and to highlight the problems and issues of members.

Mr. Altaf Tai, Co-Convener informed that he had some pending issues of billing with KW&SB and he also had a meeting with Mr. Aslam, Manager Revenue Resource Generation / RRG, KW&SB and the issue still needed to be resolved by KW&SB. He informed that members of ABAD working in the areas of P.E.C.H.S., Bahadurabad and

Shaheel-e-Millat Road were facing problems due to lifting of Water Pumps by KW&SB from project sites of builders and asking illegal amount to provide connections and to return the water pumps.

The co-convener also suggested that members of ABAD would provide list of allottees to KW&SB after completion of their projects, this will help members in getting legal connections easily and KW&SB would easily generate revenue regarding billing from the completed projects of members.

In the meeting it was also discussed that KW&SB have been charging illegal amount during the meter changing process from the builders which should be stopped. The members also suggested that KW&SB should provide tariff rates with clear details of charges so that members can assess the estimation for new connection and that would also help in the payment of billing matters of KW&SB.

Syed Altaf Hussain suggested that

we should implement the system to apply the application for water connection through ABAD so that members of ABAD should be treated on priority basis, he refers that this system was in practice few years back but was stopped or delayed from KW&SB. He suggested that KW&SB Sub-Committee will request Office Bearers of ABAD to consider continuing the system to forward the application for new water connection from ABAD to KW&SB

At the end, Mr. Muhammad Ayoob, Chairman South reviewed the proposals discussed in the meetings and suggested that ABAD should collect the details of pending issues with KW&SB and to finalize the agenda of the meeting with MD-KW&SB in consultation and approval of Office Bearers. He also assured to head the delegation of ABAD in the meeting with MD-KW&SB.

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

## Meeting at ABAD to Discuss Betterment Charges of SBCA

**Sindh Building Control Authority is not authorize to collect "Betterment Charges"**

The meeting started with recitation from Holy Quran and then Muhammad Hassan Bakshi, Senior Vice Chairman ABAD welcomed members in the meeting and briefed them about agenda of the meeting. He also requested the present members to give their suggestions and recommendations regarding the matter of Betterment Charges.

Mr. Mohsin Sheikhan, Chairman ABAD suggested that we should first discuss the impacts of taking the

matter in the court of law from ABAD and also to discuss the possibilities to negotiate the matter with SBCA before filing a petition.

Mr. Ibrahim Habib, Convener of legal Affair Sub-Committee informed that the matter of Betterment Charges by SBCA with reference to Stay Order obtained by few members of ABAD from the Honorable High Court of Sindh have been discussed in the meeting of Legal Affairs Sub-Committee held at ABAD

in which it was unanimously decided that ABAD should file a petition in the court against Betterment Charges imposed by SBCA so that all members of ABAD should be benefited and should not pay the Betterment Charges to SBCA in the view of decision by the Honorable Court.

During meeting different suggestions were raised regarding filing a petition and having negotiation with the concerned authority.



Members in the meeting discussed the previous and present betterment charges, SBCA was charging Rs.50 / Sq. Ft. and as per revised rates it will become Rs.200 / Sq.Ft.

Mr. Arif Yousuf Jeewa, Former Senior Vice Chairman ABAD suggested it will be better if ABAD can negotiate the matter of Betterment Charges with SBCA before taking the matter to the honorable Court. He informed that it has been observed by almost all the members of ABAD that SBCA or other Authori-

ties have to collect charges from members of ABAD related to the construction of their respective projects and schemes. Betterment Charges is the most revenue generating charges imposed by SBCA.

It was also discussed in the meeting to negotiate the charges to Rs.100 / Sq. Ft. so that it can be easily paid by members of ABAD. Members also discussed that the court decision on the betterment charges also clears that SBCA is not authorize to collect "Betterment Charges"

Mr. Muhammad Hassan Bakshi, Sr. Vice Chairman ABAD informed that majority of members of ABAD are working in the main City Areas of Karachi where the construction cost is higher as compared to other areas of Karachi due to which betterment charges put burden on members of ABAD.

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

## Meeting of HBFCL Sub-Committee

**A staff member from HBFCL will be deputed at ABAD House to facilitate members of ABAD in their related issues.**

Mr. Muhammad Ayoob, Chairman Southern Region ABAD chaired the meeting and welcomed members in the meeting. Mr. Kaleem-Uz-Zaman Khan, Co-Convener of the Committee briefed about the agenda of the meeting. He informed that members are facing problems due to delay in approvals from HBFCL and public dealing.

Mr. Muhammad Ayoob briefed about the minutes of the meeting of ABAD delegation with MD-HBFCL in which several matters was discussed with MD-HBFCL. He informed that HBFCL will provide staff which will be deputed at ABAD House to facilitate members of ABAD in their related issues. The matter of providing office space to the representative of HBFCL will be finalized by Mr. Mohsin Sheikhan, Chairman ABAD.

In the meeting a member also informed that HBFCL is facing problem in dealing the matters related to downsizing in Human Resources and closing some offices

in Karachi and Lahore. He suggested that ABAD should include these points in the agenda of the next meeting with HBFCL. It was also suggested that ABAD should prepare Point of Reference (P.O.R.) to the matters related to HBFCL and a meeting should be scheduled with Mr. Asad Jafri, Director HBFCL and Focal Person for ABAD. The name of Mr. Shahid Mahmood Usmani was also suggested as focal person between ABAD and HBFCL.

Chairman (SR) informed that the matter of finalizing the name of Convener of the Sub-Committee will be finalized by Chairman ABAD and Senior Vice Chairman ABAD for which he will give his recommendation.

Some members of ABAD from Interior Sindh also attended the meeting and shared their ideas. Chairman South appreciated those members - Mr Tariq Aziz and Mr. Kishan Lal for attending the meeting and assured full cooperation

from ABAD.

He also asked Mr. Tariq Aziz to bring new membership cases from Mirpurkhas. Mr. Tariq Aziz informed that he will soon invite Chairman ABAD and senior members of ABAD to visit Mirpurkhas to meet interested Builders & Developers.

Mr. Muhammad Ayoob informed that the matter of Block Wise Financing also discussed in the meeting with HBFCL and the same shall be discussed in the next meeting. He suggested that the sub-committee should gather details of pending cases related to block wise financing from members of ABAD so that cases will be discussed with HBFCL in the next meeting.

Since there was no point to discuss the meeting ended with vote of thanks by Chairman South Region.

## Meeting of KMC Sub-Committee

**Karachi Municipal Corporation should lower down the very high Material Dumping Charges.**

The meeting was held on 9th January at ABAD. Started with recitation from Holy Quran by Co-Convener of the committee Muhammad Islam Siddiqui, that Convener Ahmed Owais Thanvi welcomed the members in the meeting and briefed agenda of the meeting.

Discussing the core issue faced by the members regarding KMC, the convener informed that the matter of building material dumping charges have been decided in several meetings of ABAD delegations with Commissioner Karachi, Mayor Karachi and Administrator KMC.

It was decided that only KMC is authorized to collect material dumping charges, as per internal policy of KMC and then they will share some percent of that charges with DMC to accommodate their expenses. He also informed that recently some of our members received challans from KMC & DMC due to the change of Director KMC and at present Additional Director KMC is looking after matters related to material dumping. He suggested that the issue should be discussed with concerned officials in next meeting of ABAD Delegation with KMC.

In the meeting it was also discussed that KMC and DMC staff were also asking for illegal amount even after the payment of official challans for the material dumping on builders'

projects and recently few cases were also reported in the areas of P.E.C.H.S. and Bahadurabad that caused a lot of problems.

Mr. Ahmed Owais suggested that members should not pay such illegal amount to KMC / DMC staff and the matter should be reported to ABAD Secretariat for taking proper action with concerned department. He also referred the meeting of ABAD Delegation with Mr. Laiq Ahmed, then Administrator KMC, the meeting was held in April 2016 in which the matter was also discussed and it was then decided that KMC will collect Material Dumping Charges. He asked ABAD Secretariat to get the copy of minutes of that meeting from KMC Office for the record.

In the meeting it was mutually agreed that material dumping charges are also very high and ABAD should discuss the matter with KMC to lower the charges. It was also suggested that members should get the latest list of charges from KMC to review them and to further suggest revised rates of dumping material.

Ahmed Owais Thanvi suggested that ABAD Secretariat should arrange a meeting of ABAD delegation with Director Encroachment Material – KMC in order to discuss these issues.

The convener also informed that

ABAD has discussed the matter of Adoption of Parks with Administrator KMC and Director Parks in 2016 as per few proposals of adoption of parks were received from members. He suggested that this matter will also be discussed with the Director Parks and KMC Officials so that members can beautify the surroundings of their projects in different areas of the city. He also added that the matter land grabbers and encroachers that encroached the land in front of builders' projects in various parts of the city will also be discussed with KMC Officials in the next meeting.

In the meeting, Muhammad Islam Siddiqui informed that his subject plot was allotted against auction in garden west Karachi and at present the subject plot is in the territory of local government authorities. Therefore, an alternate plot against allotted plot should be offered for compensation.

The convener also pointed out that ABAD needed a "Focal Person" to create and maintain good liaison between ABAD & KMC and then Mr. Arif Shaikhani was mutually suggested as "Focal Person" of ABAD in KMC. He also suggested that we should discuss the nomination of "Focal Person" from KMC to ABAD for the same purpose. Since there was no point to discuss the meeting ended with vote of thanks from the convener.



# Meeting of K-Electric & SSGC Sub-Committee

**Members should not pay any illegal amount of K-Electric Staff or lower staff for Kunda Billing.**

The meeting was held on 5th January at ABAD. Started with Recitation from Holy Quran Mr. Rizwan Adhia, Convener of the Sub-Committee thanked the members in the meeting and briefed the agenda which was to resolve the pending issues of members regarding K-Electric and SSGC.

Mr. Mustafa Sheikhani, Co-Convener informed that ABAD Secretariat has received 3 cases of pending issues and the letters have been forwarded to concerned department for necessary action. The convener suggested that proper follow-up to be made with concerned officials of K-Electric and SSGC to resolve pending issues on priority basis.

Mr. Rizwan Adhia informed that SSGC adopted Tender Process for projects whose new gas connections are above 1 Lac, the process of tender take time in getting approval from various departments due to which delays are causing from SSGC. However, Dr. Ejaz Ahmed Senior General Manager SSGC and concerned staff are willing to resolve pending issues of members of ABAD and the same shall be discussed with concerned officials in SSGC. He also suggested that members should report their pending issues to ABAD so that these cases should be referred to SSGC for the early resolution.

Mr. Mustafa Shaikhani informed that SSGC can consider providing new gas connections to housing schemes by linking gas lines within nearby areas where gas lines can easily be connected.

Mr. Rizwan Adhia informed that some members are facing delays in getting new gas connections due to the requirement of completion plan by SSGC. The matter of definition of completion should also be discussed with SSGC & SBCA. He suggested that members should not pay any illegal amount of K-Electric Staff or lower staff for Kunda Billing. Instead, he suggested that members should apply for the TL Connection by paying legal charges, this will soon end the provision of illegal connection and will streamline the system.

The convener also informed members about New TL Policy of K-Electric as a result of efforts of the K-Electric & SSGC Sub-Committee of ABAD. He informed that new TL Policy will be useful for ABAD Members and also asked members to inform any issues related to K-Electric.

It was discussed in the meeting that K-Electric policy is to remove meter on TL Connection after the completion of Projects. Therefore Teams of K-E regularly visit and checks under construction project in all parts of Karachi. But on the other side some lower staff of K-Electric also involve

in providing Kunda Connection on monthly charges.

Members also pointed out the issue of heavy billing charges by K-Electric. In this regards, Mr. Rizwan Adhia suggested that Mr. Mustafa Shaikhani & Mr. Danish Bin Rauf should meet with concerned officials of K-Electric, DECO / IBC to discuss and resolve the matter of members regarding removing of meters and heavy billing amount. It was also mutually suggested that the Billing Charge, Load Assessment Criteria and Bye-Laws of K-Electric should be reviewed so that to design a better proposal from ABAD for K-Electric.

Mr. Rizwan Adhia informed that K-Electric have SDC, System Development Charges and Consumer Service Manual which provides required details. He suggested that ABAD Secretariat should arrange present "Load Assessment Criteria" from K-Electric office which can be shared with all members of ABAD along with the copy of New TL Policy.

It was also mutually suggested that K-Electric & NEPRA should include representative of ABAD in meetings of Board of Directors and to get approval of appointment of ABAD Representation from Senate if necessary. Since there was no point to discuss the meeting ended with vote of thanks from the Convener.

## Meeting of CPEC Planning and Development Committee

**ABAD shall play a proactive role in China Pakistan Economic Corridor.**

A meeting of CPEC planning and Development Committee was held regarding preparation of conference which is to be scheduled at ABAD House in the mid of December, 2016.

The meeting started with recitation from the Holy Quran. Mr. M. Noman Tabani, Convener CPEC Committee informed the meeting that China Pakistan Economic Corridor project is worth about 56 billion US Dollar. But due to law & order situation in Pakistan security is the biggest issues in Pakistan especially in Southern Zone, but by the Grace of Allah our armed forces are fully aware and equipped to provide foolproof security of the said project.

Muhammad Hassan Bakshi, Senior

Vice Chairman ABAD advised the committee that ABAD intends to hold conference at ABAD House in the mid of December and it is our duty to present the figures in front of our members and to ensure a proactive role of ABAD in CPEC.

The Convener also said that we have shortage of housing in Pakistan i.e. about 12 million and due to continuously increasing the population, the shortfall is also increasing day by day but ABAD can play an important role in this sector if it is facilitated by the Government of Pakistan.

He added that for Industrial Plots the members of ABAD can work in joint ventures with Chinese Companies as the Chinese Companies did in

Sudan & Algiers, where China have invested huge amount in Oil & Gas.

M. Hassan Bakshi said that manufacturing and construction activities shall face staff challenges due to the influx of Chinese companies. Mr. Sufian Adhia said that in Fazaiya Housing projects staffs belongs to China and they have assured the clients that they will deliver the possession of their projects before time and dates, so we should ensure to safeguard the interest of Pakistan like in the Middle East where they have safeguarded the interest of local people.

As there was nothing more to discuss, the meeting concluded with a vote of thanks to and from the chair.

## Meeting of MDA Sub-Committee

The meeting was held on 22 February in which the convener Syed Khursheed Alam welcomed member and brief about the meeting agenda.

1. To discuss pending issues with MDA
2. To improve working of MDA Sub-Committee of ABAD
3. To discuss meeting agenda with MDA & LDA Officials

The Convener informed that ABAD Secretariat have sent messages to all members related to report any pending issues with MDA, but luckily the secretariat have not received any response from the members.

In the meeting discussions were also

made regarding availability of land in the jurisdictions of MDA & LDA that can be utilized in Low Cost Housing Schemes. It was also suggested that MDA Sub-Committee should also arrange to get details of such land owned by members working in MDA & LDA so that it can be helpful in planning low cost housing schemes.

The convener also suggested that the matter of low cost housing shall be discussed with Chairman ABAD and office bearers. He also appreciated the idea of gathering details of members working in the areas of MDA & LDA, this will help in planning low cost housing schemes in these areas.

The convener also suggested that next meeting will be called as Joint Meeting of LDA and MDA & Revenue Land Matters Sub-Committees so that issues related to these committees can be jointly taken up in coordination with the members of these 3 Sub-Committees. This will also create good working coordination among the sub-committees.

In the meeting the agenda was also discussed for the future meeting with officials of LDA and MDA. At the end, as there was not any other point in agenda, the meeting ended with the vote of thanks to and from the chair.



## Meeting of Sports, Culture & Entertainment Sub-Committee

The meeting started with recitation from Holy Quran and then the Convener Mr. Kamran Tajani welcomed members in the meeting and briefed the agenda. Which was;

- a) to review the preparations of upcoming cricket match
- b) to finalize the names of players for ABAD team after trials
- c) to finalize the chief guest of the event

It was called to discuss the upcoming friendly match between the cricket teams of ABAD-11 & ARIF HABIB-11.

The Convener informed that ABAD shall organize a friendly cricket

match between the teams of ABAD-11 and Arif Habib-11, scheduled for Saturday, February 11, 2017 from 6:00pm to 10:00 pm at Naya Nazimabad Cricket Ground, Karachi.

He added that team of ABAD has already been selected after trials. He also shared the list of selected players in the meeting. He further said that, if any member of ABAD interested to play the match he may contact him.

Mr. Altaf Tai, Co-Convener informed about the arrangements and suggested that ABAD Secretariat should send invitation to all members of ABAD and their families

to visit Naya Nazimabad and enjoy the friendly cricket match.

After that discussions were also held regarding Players' Cricket Kit and volunteers for that event in the ground. At the end it was finalized that Mr. Mohsin Sheikhani, Chairman ABAD will be the Chief Guest of the event. ABAD Team and Members of ABAD will reach Naya Nazimabad Cricket Ground at 5:30 pm sharp. Players' kit for ABAD team will be arranged by Mr. Kamran Tajani and the refreshments will be arranged by Naya Nazimabad. Since there was no point to discuss the meeting ended with the vote of thanks to and from the chair.

## Friendly Cricket Match between ABAD-11 and Arif Habib -11

A friendly cricket match was played between the teams of ABAD-11 and Arif Habib-11, on February 11, 2017 at Naya Nazimabad Cricket Ground, Karachi.

It was a very entertaining event where both the teams enjoyed good display of cricket. In the event not only the players but their families are also entertained with the attractive arrangements made by the hosts.

During the match, players from both the teams showed their dedication and sincerity to win the game, but as we all know that in the game one has to win while the other has to face the defeat. So, team of Arif Habib-11 won the match and the team ABAD lost it.

At the end, souvenirs were distributed among the team captains from the chief guest and then the event ended with dinner hosted by Mr. Arif Habib.



## Meeting of KW&SB Sub-Committee

**The policy of submitting request for new water connection should also be through ABAD in order to stream line the whole process.**

Another meeting of the Sub-Committee was held on 7th January at ABAD. Syed Altaf Hussain, Convener of the Sub-Committee welcomed the members in the meeting and briefed the agenda of meeting. Among the agenda points the main was to discuss 'One Window Operations' for KW&SB.

In the meeting Chairman Southern Region ABAD asked about the progress of the Sub-Committee and efforts to resolve the pending issues of members of ABAD. He informed that a number of members have contacted him and informed about their matters related to KW&SB that were not yet resolved.

Then the convener replied that SMS have been sent to all members of ABAD to report their pending issues to ABAD Secretariat, but so far no response received from members. However, few cases have been reported verbally by members, to be taken up by the committee for early resolution in coordination with KW&SB.

He also informed that the meeting of ABAD Delegation was arranged from ABAD Secretariat in the last week of December 2016 but meeting date and time was not confirmed by KW&SB as the MD-KW&SB was out of Country. Date of the next meeting will be coordi-

nated with KW&SB as soon as MD-KW&SB will attend the office.

It was also mutually agreed that issues related to K4 projects should also be discussed in the next meeting with MD KW&SB, as some of the members were facing problems that have their projects near it.

Issues of different members were also discussed regarding excess billing and new connections and water tariffs. It was then suggested that committee shall get the details of KW&SB water tariff and will review the matter of new connection charges and bulk billing charges. It was also suggested the policy of submitting request for new water connection should also be through ABAD in order to stream line the whole process.

Mr. Altaf Tai also suggested that members of ABAD can provide list of Allottees to KW&SB to whom physical possession handed over by the builder after completion of their projects, this will help members in getting water connections easily and KW&SB can easily generate billing revenue from the allottees / residents of completed projects of members.

In the meeting, Senior Vice Chairman Mr. Hassan Bakshi suggested to finalize agenda of the meeting

with KW&SB and includes all proposals and suggestions regarding one window operations, new water connection, Bulk Billing System and Inquiries related to K4 Project.

Syed Altaf Hussain informed that the matter of formation of zone / district wise Committees so that representative of committee can easily get details / complaints of members working in their respective zone / districts, these problems further reported to ABAD for taking proper action in coordination with KW&SB.

Following names were suggested by the Sub-Committee.

1. Mr. Kaleem Uz Zaman  
Gulistan-e-Jauhar, Karachi
2. Mr. Nasir Yaqoob  
Gulshan-e-Iqbal, Karachi
3. Mr. Qaiser Tasleem Usmani  
North Karachi & Surjani Town,  
Karachi
4. Syed Khursheed Alam  
Super Highway / Northern  
Bye-Pass

It is also decided that ABAD Secretariat will get details of Water Tariff from KW&SB and the committee will review tariff and charges before next meeting. Then the meeting ended with vote of thanks to and from the chair.



## Meeting with Mr. Zainul Abedin, Mukhtyarkar Karachi EAST at ABAD

**Mukhtyarkar Karachi EAST assured to guide the members in all respects in order to resolve their respective issues**

A meeting with Mukhtyarkar Karachi EAST, Mr. Zainul Abedin was held at ABAD to discuss the outer development charges (ODC) and subsequent notices duly issued to members of ABAD by Mukhtyarkar Karachi East Office. The Meeting started with recitation from Holy Quran. Mr. Muhammad Hassan Bakshi, Senior Vice Chairman ABAD greeted the guest and thanked him for his time to come on a very short notice.

Mr. Zainul Abedin, Mukhtarkar Karachi, East informed the House that Outer Development Charges was fixed for Rs.520/- per sq.yds but ABAD had raised objection and the D.C.O. cancelled the said notification and rate was not fixed or collected till 2016. However, while meeting with ABAD and with the stake holders the new notification was issued in November, 2016 in which the rate parameter was fixed @Rs.235/- for Societies and Rs.250/- for builders & developers and all stake holders were agreed to pay in accordance with the new notification issued by Commissioner, Karachi.

He added that parameter is applicable to all and further 13% surcharge shall also be levied who are defaulters and not paying the outer development charges and further informed that we brought to the

knowledge to Mr. Muhammad Ayoob, Chairman (S.R) ABAD while visit in his office that we have issued 20 notices whereas, off them 8 builders have paid their outer development charges and the remaining 12 are still in pending.

Mr. Syed Khurshid Alam, Convener, MDA asked about the detail of notification issued by Mukhtarkar and the procedure adopted by his office. Mr. Zainul Abedin said we have issued 20 notices to different builders and developers and a copy of the said notices was also sent to ABAD House for information.

In the meeting, the members also asked about the Committee who currently following the present rate charges @ Rs.250/- per sq.yds. ODC which shall be charged since the layout plan approved and further 13% surcharge shall be applicable, whereas, if the property is in litigation or occupied/encroached, whether the said builder can get relief.

In the meeting different other issues were also discussed concerned to outer development charges. For that Mr. Zainul Abedin replied that we all need to sit together to sort out the problems and try our level best to resolve the issues under the given rules and regulations. It was also discussed that ABAD members

intended to make installments of the actual amount to pay as Outer Development Charges. In that reply Mr. Zainul Abedin said that post dated cheque would be acceptable to the department.

The Senior Vice Chairman ABAD assured that the concerned matters shall be finalized through negotiation and advised Mr. Tabani to prepare a draft in this regard. Mr. Zainul Abedin assured Senior Vice Chairman that he will guide the members in all respect in order to resolve the issues.

Mr. Muhammad Hassan Bakshi also asked the Mukhtyarkar regarding the procedure of release of fund to KDA & execution of development works. Mr.Zainul Abedin said that after receiving the ODC funds have been released to KDA and then Deputy Commissioner is also designated as project director who look after the entire project and process of outer development works and the fund never misused in any way.

At the end, Mr. Muhammad Ayoob appreciated the assurance of cooperation and assistance to members of ABAD for Outer Development Charges. As there was nothing more to discuss, the meeting concluded with a vote of thanks to and from the Chair.

برسوں سے فلسفہ ٹیکس نظام کے لیے جدوجہد کر رہا تھا اور یہ نہایت خوشی کا مقام ہے کہ ہم اپنے مقاصد میں کامیاب ہو گئے ہیں۔ قومی اسمبلی میں 3 فیصد ٹیکس کی منظوری کا سہرا

عارف یوسف جیوا کے سر جاتا ہے، ہم ان کی کامیاب کاوشوں پر انھیں خراج تحسین پیش کرتے ہیں۔ رکن قومی اسمبلی رشید احمد گوڈیل کے بھی شکر گزار ہیں جنھوں نے قومی اسمبلی میں ہماری بھرپور مدد کی۔ ٹیکس نظام کے سلسلے میں ہم صوبائی حکومت کو بھی اعتماد میں لیں گے۔ آباد

ممبران کے مسائل کے حل کے لیے ہم نے ڈپٹی گورنر اسٹیٹ بینک سے بھی ملاقات کی ہے۔

ایس بی سی اے کے نافذ کردہ بیئرمنٹ چارجز سے متعلق چیئر مین محسن شیخانی نے اجلاس کے شرکا کو بتایا کہ ایس بی سی اے نے بیئرمنٹ چارجز کا نوٹیفیکیشن واپس

لے لیا ہے، آباد کے عہدیداران کو شکر کر رہے ہیں کہ ایس بی سی اے کی جانب سے نافذ کردہ 50 روپے چارجز کو بھی فوری ختم کیا جائے گا۔ جنید اشرف تالونے کہا کہ آباد کی لیگل کمیٹی بھی بیئرمنٹ چارجز کے خلاف فعال کی گئی ہے، ایس بی سی اے کے پاس بیئرمنٹ چارجز ختم کرنے کے سوا کوئی چارہ نہیں رہا ہے۔ آباد کے کوکنویر انجینئر دانش رؤف نے بتایا کہ ایس بی سی اے اب بلڈرز سے یقین دہانی چاہتا ہے کہ اگر مستقبل قریب میں بیئرمنٹ چارجز نافذ کیا گیا تو آباد کے ممبران کو ادائیگی کرنی ہوگی۔

شاہد نبی ملک نے کہا تو انین کا بننا مسئلہ نہیں اصل مسئلہ قوانین پر عمل درآمد نہ ہونا ہے۔ ہمیں ایسا نظام چاہیے جس میں قوانین کی عمل داری ہو۔ شاہد نبی ملک نے مشورہ دیا کہ آباد کو کارپوریٹ سیکٹر بنانے کے لیے ٹیکس اور ایس بی

سی اے سے متعلق مسائل حل کرنے کے لیے پیشہ ور ماہرین اور شیران کی خدمات حاصل کرنی چاہیے۔

اجلاس میں چیئر مین کی اجازت سے دیگر مسائل پر بھی بحث کی گئی۔

ممبر شپ کمیٹی کے کنوینر ذیشان صدیق نے بتایا کہ ہم ایک جیسے نام کی کمپنیوں کے مسئلے کو حل کرنے کے لیے ہرپور کوشش کر رہے ہیں، رائل ریزینس پرائیویٹ لمیٹڈ، ایس



ای سی پی میں شامل ہے اور قانون کے مطابق ہم اس پر کوئی اعتراض نہیں اٹھا سکتے، نیز ناردرن ریجن کو بھی کوئی اعتراض نہیں ہے۔ محسن شیخانی نے کہا کہ ہم نے تمام ممبران کو ہدایت کی ہے کہ وہ اپنا ٹریڈ مارک رجسٹر کرائیں۔ تمام ممبران کو آباد بالخصوص ناردرن ریجن میں رجسٹریشن کرانی چاہیے۔ نصرت مرزا چغتائی نے کہا کہ اگر کوئی ممبر آباد میں رجسٹر ہوتا ہے تو اس کا مطلب ہے کہ وہ پورے پاکستان میں رجسٹر سمجھا جائے گا کیوں کہ آباد پورے پاکستان کے بلڈرز اور ڈیولپرز کی ایسوسی ایشن ہے۔

عارف حبیب گروپ کے چیئر مین اور آباد کے معروف بلڈر عارف حبیب نے کہا کہ آباد کو ادارے کی ملکیت شپ چیک کرنی چاہیے۔ آباد ناردرن ریجن کے چیئر مین انجینئر

اکبر شیخ نے کہا کہ رائل ریزینس کی ممبر شپ چیک کی جانی چاہیے۔ ممبر شپ کمیٹی کے کنوینر ذیشان صدیقی نے کہا کہ انھوں نے نئی ممبر سازی کے لیے فیس میں اضافے کی

تجویز دی ہے جس پر محسن شیخانی نے تمام ممبران سے منظوری کی درخواست کی۔ نصرت مرزا چغتائی نے کہا کہ نئی رکنیت سازی کی فیس میں اضافے کی تجویز سی ای سی اور آرای سی میں پیش کی جاسکتی ہے لیکن اس کا ختمی فیصلہ اے جی ایم ہی کرے گی تاہم آباد کے فنڈز میں اضافے

کیا جانا چاہیے۔ ذیشان صدیقی نے کہا کہ ایک نام کی کمپنیوں کا مسئلہ انٹیکچول پراپرٹی ٹریڈ مارک میں اندراج سے ہو سکتا ہے۔ محسن شیخانی نے بتایا کہ ٹریڈ مارک کے سلسلے میں ہم نے متعدد اجلاس کیے ہیں تاہم اس کی اہمیت سے آگہی کے لیے ہمیں آباد کے ممبران کی تربیت کرنی ہوگی۔ ذیشان صدیقی

نے تجویز پیش کی کہ آباد کی نئی رکنیت سازی کے لیے اندراج شدہ پارٹنر شپ ڈیڈ قبول کرنی چاہیے، ذیشان صدیقی کی تجویز کو محسن شیخانی نے سراہتے ہوئے کہا کہ اسے مشاورت کے بعد نافذ کیا جائے گا۔ محسن شیخانی نے ٹی وی اینکر کامران خان کو خوش آمدید کہتے ہوئے ان کی سی ای سی اور آرای سی کے اجلاس میں شرکت کرنے پر اظہار تشکر کیا، کامران خان نے اجلاس میں بطور مبصر شرکت کی۔ چیئر مین نے عارف حبیب سے بھی اظہار تشکر کرتے ہوئے کہا کہ عارف حبیب کی سی ای سی اور آرای سی میں شرکت سے آباد کا امیج بڑھے گا۔ انھوں نے ڈولمین سینٹر میں بہترین نظہر انے کا انتظام کرنے پر ندیم ریاض کا بھی شکریہ ادا کیا۔



# سینٹرل ایگزیکٹو کمیٹی اور سدرن ریجن کی ایگزیکٹو کمیٹی کا مشترکہ اجلاس

انھوں نے کہا کہ ہم نظام میں بہتری اور شفافیت چاہتے ہیں تاکہ طویل عرصے سے زیر التوا منصوبے شیدول کے مطابق تکمیل پائیں۔ محسن شیخانی نے کہا کہ ہم نے ایس



ڈولمین سینٹر کلفٹن کراچی میں آباد ہاؤس کی سینٹرل ایگزیکٹو کمیٹی اور سدرن ریجن کی ایگزیکٹو کمیٹی کا مشترکہ اجلاس منعقد ہوا۔

اجلاس میں ممبران کی بڑی تعداد نے شرکت کی اور ان کے ساتھ خصوصی طور پر آباد کے ممبر عارف

حبیب، ندیم ریاض اور چیئرمین ناردرن ریجن انجینئر اکبر شیخ نے بھی شرکت کی۔

بی سی اے کے ڈائریکٹر سے ملاقات کر کے انھیں آباد کے ممبران کو درپیش مسائل سے آگاہ کیا اور انھیں بتایا کہ ہم اپنی آنے والی نسل کی بہتری کے لیے سرکاری محکموں میں شفافیت چاہتے

ہیں۔ چیئرمین نے آباد کے مسائل سننے اور حل کرنے پر ڈائریکٹر ایس بی سی اے سے اظہار تشکر کیا۔ کارپوریٹ سیکٹر پر بریفنگ دینے کے لیے اجلاس منعقد کریں گے۔ انھوں نے کہا کہ جب نظام میں بہتری آئے گی تو تعمیراتی سرگرمیاں بھی جاری رہیں گی، بیشک مسائل ہیں لیکن وہ مرحلہ وار ختم ہوں گے۔

اس موقع پر ایس بی سی اے کمیٹی کے کنوینر جنید اشرف تالو نے جذباتی انداز میں اپنے خیالات کا اظہار کرتے ہوئے کہا بلڈرز اور ڈیولپرز پر لینڈ مافیا کا ٹھہر لگا دیا گیا ہے جسے ختم کرنے اور آباد کا منہ بہتر کرنے کے لیے ہم کوشاں ہیں، ایف بی آر کی جانب سے آباد کی تجویز پر ختمی ٹیکس جیم کی منظوری آباد کی بڑی کامیابی ہے جس کے لیے آباد کے عہدیداران قابل تحسین ہیں۔ محسن شیخانی نے جنید اشرف تالو کے جذبات کو سراہتے ہوئے کہا کہ آباد گزشتہ 14

کے نام منظوری کے لیے پیش کیے۔ تمام خواہشمند کمپنیوں کی درخواستیں متفقہ طور پر منظور کر کے انھیں آباد کی ممبر شپ دے دی گئی۔

چیئرمین آباد محسن شیخانی نے شرکا کو بتایا کہ ڈی جی نے آباد ہاؤس کے دورے کے موقع پر آباد کے ممبران کے مسائل کے حل اور تعمیراتی سرگرمیوں میں رکاوٹیں دور کرنے کے لیے تمام متعلقہ محکموں میں ون ونڈو آپریشن کا اعلان کیا تھا۔ اس ضمن میں ہم نے آباد کے ممبران سے درخواست کی تھی کہ وہ اپنی تجاویز ترجیحی بنیادوں پر آباد سیکریٹریٹ میں جمع کرائیں۔ محسن شیخانی نے کہا کہ کراچی واٹر بورڈ اور دیگر محکموں میں آباد ممبران کو درپیش مسائل کے ساتھ ساتھ ٹیکس معاملات پر تمام ممبران ایک واضح پالیسی بنائیں تاکہ نیب اس پالیسی پر عملدرآمد کرا سکے۔ انھوں نے اس یقین کا اظہار کیا کہ آباد کے ممبران کو سرکاری محکموں میں کرپشن جیسے مسائل کے خاتمے میں نیب کردار ادا کرے گا۔ محسن شیخانی نے تمام ممبران کو یقین دہانی کرائی کہ ممبران کے مسائل کے حل کے لیے آباد ہمیشہ کوشاں رہے گا۔

اجلاس کا آغاز تلاوت کلام پاک سے ہوا جس کے بعد اجلاس کی باقاعدہ کارروائی شروع ہوئی۔ اجلاس کی صدارت چیئرمین محسن شیخانی نے کی۔ محسن شیخانی نے سی ای سی اور آرای سی کے ممبران کو خوش آمدید کہا۔ اعجاز شیخ نے آباد کے تمام ممبران کو ڈولمین سینٹر میں خوش آمدید کہا۔ محسن شیخانی نے ڈولمین سینٹر میں اجلاس کے بہترین انتظامات پر ندیم ریاض سے اظہار تشکر کیا۔ اجلاس میں 30 نومبر 2016 کو ہونے والے سی ای سی اور آرای سی کے مشترکہ اجلاس کی کارروائیوں کو شرکا نے متفقہ طور پر منظور کر لیا گیا۔ آباد کے فنانس، اکاؤنٹ اور بجٹ کمیٹی کے کنوینر طارق محمود نے نومبر کے کھاتوں کو منظوری کے لیے اجلاس میں پیش کیا جسے متفقہ طور پر منظور کیا گیا۔

نئے ممبر سازی اور تجدید کی سب کمیٹی کے کنوینر ذیشان صدیقی نے اجلاس میں آباد کی ممبر شپ کی خواہشمند کمپنیوں



# Daily Times

Wednesday, February 15, 2017



## Illegal occupation of land Police officials to face stern action: DIG Arif

Staff Report

**KARACHI:** Deputy Inspector General of Police, Karachi East Muhammad Arif Hanif has assured the Association of Builders and Developers of Pakistan (ABAD) to retrieve all lands and projects of ABAD members from land mafia and those police officials will face stern departmental actions who are involved in illegal occupation of land.

He was addressing a meeting at the ABAD House here on Tuesday. The meeting was organized in regard of the complaints filed by builders and developers. Chairman ABAD Mohsin Sheikhani, Senior Vice Chairman ABAD Muhammad Hassan Bakshi, Convener law and order committee Sohail Warind, Mustafa Sheikhani, SSP East Faisal Abdullah, SP Gulshan-e-Iqbal Dr. Fahad, ADC Muhammad Khan Rind and a large number of police officials and members of ABAD were also present on this occasion.

The DIG East said that the role of ABAD for the development of the country is important and many allied industries are also developing with construction sector. He announced that a committee involving police officers and ABAD members is being established and the police will take stern action against land mafia in light of

tion. Replying to complaints from a number of builder regarding involvement of police officials in illegal occupation of their lands and projects, he said that stern action will be taken against such police officials and even they will be demoted if found involved into illegal activities.

He said that land mafias are fabricating land documents and to squash such activities a forum involving members of ABAD, revenue department, KDA, KMC and water board should be established.

Earlier, addressing the meeting chairman ABAD Mohsin Sheikhani said that we can only flourish with the development of the city and for that a district should be chosen to make it a model district with mutual cooperation of ABAD and the police department. He said that land grabbing cases in Gulistan-e-Jauhar are increases where land mafias are occupying lands on gun point and Bhatta Mafias are attacking offices of our members, who are refusing to pay Bhatta. He acknowledged that law and order are improved in Karachi after aggressive operation of Law Enforcing Agencies otherwise our members were paying Bhatta to mafias silently.

On this occasion a Fatiha Khwani was also held for the departed souls

Journalist  
Islamabad

Here exists a good news for those who don't own a house of their own in Islamabad. The Islamabad Metropolitan Corporation (IMC) and Capital Development Authority (CDA) have planned low-cost housing projects in the city.

The prices of residential plots have soared over the years due to high demand, and construction cost of houses made it very difficult for ordinary people to have their own houses. Keeping that in mind and following the prime minister's directive, we've planned to begin low-cost housing in Islamabad in collaboration with the Association of Builders and Developers, ready to benefit the local residents. This will also help address the problem of emigrants and illegal sales. All stakeholders need to act together in this respect," Islamabad Mayor and Capital Development Authority Chairman Sheikh Ansar Azeem said at a local hotel on Saturday.

The event was organized for the signing of a memorandum of understanding between ABAD and Jang Media Group for the March 24-26 Property Expo to be held at the Pakistan-China Centre, here.

ABAD Chairman Mohsin Sheikhani and Jang Media Group signed the MoU in the presence of the chief guest Sheikh Ansar Azeem and builders.

The report said the IMC and CDA would extend all possible assistance to support the development of Islamabad.

He said the Karachi and Lahore, modern, well-equipped expo centre in the IMC had planned to develop a Islamabad.

## Low-cost housing projects planned in federal capital: Mayor

ABAD and Jang Media Group sign MoU for March 24-26 Property Expo to be held at Pakistan-China Centre



ISLAMABAD: ABAD Chairman Mohsin Sheikhani and Jang Media Group Chairman signing MoU for the March 24-26 Property Expo to be held at the Pakistan-China Centre.

He said the Karachi and Lahore, modern, well-equipped expo centre in the IMC had planned to develop a Islamabad.

to need housing shortage. He said currently, Pakistan was short of 12 million houses.

"We've the capacity to build new houses at the minimum possible cost but for that, we expect that the federal government and Islamabad's administration will offer the required help and cooperation," he said.

The ABAD chairman said the association was constructing new houses in 13 days in Karachi using modern technology and that the same could be done in Islamabad if the federal government gave its incentives.

He said a large number of Islamabad residents wanted to make investment but they were reluctant to do so due to high taxation and other administrative issues.

Mohsin Sheikhani said the federal and provincial governments had different property tax rates and therefore, he was expecting more and more investors to put their money in Islamabad and real estate.

When I became the mayor, I launched the real estate mission. I have been convincing them to invest in Islamabad. I can proudly claim that I've convinced all such things to boost the construction industry in Islamabad. We will see tremendous building activity in the city from next month," he said.

The mayor also said the IMC would remove the burden of industrial exhibition in the city this year by the cooperation of Islamabad Chamber of Commerce and Industry.

Addressing participants, ABAD chairman Mohsin Sheikhani said the association had planned to build 1.1 million residential units in Islamabad

# Daily Times

Daily Times | Karachi

Sunday, February 5, 2017

## Construction industry ailing, thanks to govt apathy

■ ABAD chairman says high cost of raw materials forcing builders and developers to stop work on ongoing projects

Staff Report

**ISLAMABAD:** Despite being the backbone of the economy, the construction industry is facing manifold problems mainly due to the government's apathy.

Prices of essential items for the construction industry, including cement and steel beams etc are not being controlled by authority's concerned making construction dearer for people.

According to a conservative figure, construction cost increased by 10 percent during the last year due to rise in cement and steel beams prices. Moreover, prices of imported materials also witnessed an upward trend due to depreciation of the Pakistani rupee.

Not only that but the federal government has also created confusion by enhancing property valuation haphazardly within a very short period of time and simultaneously the Federal Board of Revenue (FBR) has also created unnecessary pressure on the construction sector to squeeze more taxes, forcing builders and developers to stop their work on ongoing projects as well as launching new projects.

Talking to Daily Times, Association of Builders and Developers of Pakistan (ABAD) Chairman Mohsin Sheikhani said that the government was blocking the path of the construction industry. "The government is not working in the right direction for development of the

construction sector," he said, adding: "According to the State Bank of Pakistan and the World Bank, Pakistan is facing shortage of 12 million housing units and almost 0.25 million units are added to this shortage every year, as builders and developers of Pakistan could provide 0.15 million housing units against the demand of 0.4 million units. Pakistan needs affordable housing and I firmly believe that builders, under the umbrella of ABAD, are ready to build affordable housing."

He said that prices of cement and steel beams had increased by more than five and 25 percent, respectively. "Moreover, prices of imported construction materials are also increasing due to the

depreciation of the Pak rupee making construction more costly and higher property prices." He said that prices of apartments on an average were also increasing almost by 10 percent due to the increase in raw material prices.

Dispelling the impression that the federal government has announced an amnesty scheme for the construction sector, Mohsin Sheikhani said that payment of 3 percent extra tax on the difference between the FBR rate and the DC rates was not any kind of amnesty but this new mechanism was introduced for improving revenue collection, which was affected by the suspension of property transfer and registration for almost four months.

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The Financial Daily

Munday, January 23, 2017

Mohsin Sheikhani and Islamabad Mayor sign MoU

## ABAD to hold int'l expo in Islamabad

**ISLAMABAD:** The Association of Builders & Developers of Pakistan (ABAD) announces country largest real estate and construction expo 2017 on March 24-26, 2017. A large number of national and international industry leaders from real estate and construction sector will exhibit their products and services in the exhibition to be held at Pak-China Friendship Center Islamabad, says a

Mohsin further said that in every 13 days, ABAD is contributing one new home in Karachi by using modern technology. He confidently claimed that ABAD has all the resources and capacity to fulfill the gap in housing sector, provided federal as well as provincial governments announce sound and sustainable policies for the real estate, construction and allied sectors.

Mohsin said that a large

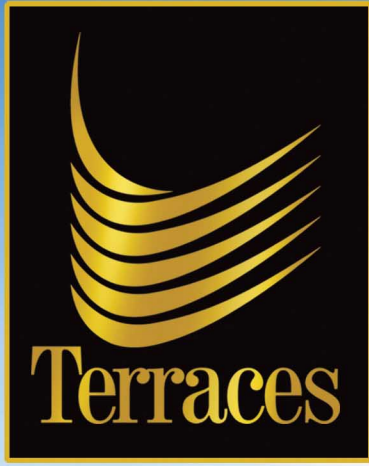
to explore housing opportunities.

The Mayor of Islamabad, Sheikh Ansar said that the property rates in federal capital are very high and that is why common people cannot afford reasonable housing. He announced that on the directions of Prime Minister Muhammad Nawaz Sharif, the Islamabad district government is also planning to start low cost housing schemes in Islamabad. He



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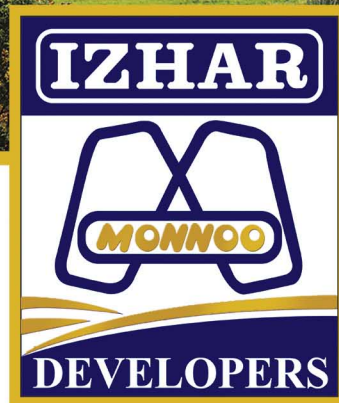
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