

## THE K.D.A. (DISPOSAL OF LAND) RULES, 1971.

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## PART I-A

### GOVERNMENT OF SIND EXCISE, TAXATION AND LOCAL GOVERNMENT DEPARTMENT.

Karachi, the 19<sup>th</sup> July 1971.

#### NOTIFICATION

NO. SO(KDA)-10/2-70— In Exercise of the powers conferred by Article 14 read with Article 111 of the Karachi Development Authority Order, 1957 (President's Order No. 5 of 1957), the Governor of Sind is pleased to make the following rules:--

- Short title and Commencement.** 1. (1) These rules shall be called the K.D.A. (Disposal of land) Rules, 1971.
- (2) They shall come into force at once.
- Residential Plots.** 2. (1) Residential Plots (other than sites for flats) in all schemes of the Authority under execution, except the Clifton Schemes, shall be disposed of as under:-
- (i) Plots measuring 120 square yards or less (hereinafter referred to as Category 'A' plots) shall be reserved for Jhuggi dwellers.
- (ii) Plots ranging between 121 square yards and 400 square yards (hereinafter referred to as category 'B' plots) shall be disposed of as under:-
- (a) 15% shall be reserved for the employees of Sind Government and statutory corporations, autonomous and semi-autonomous bodies/ Organisations under the administrative control of the Sind Government.
- (b) 5% shall be reserved for employees of the Central Government.
- (c) 10% shall be reserved for Defence Personnel.
- (d) 35% shall be reserved for construction companies and benevolent trusts.
- (e) 35% shall be reserved for the general public.
- (iii) Plots ranging between 401 square yards and 1500 square yards (hereinafter referred as category 'C' plots) shall be disposed of as under:-
- (a) 15% shall be reserved for employees of the Sind Government and Statutory corporations, autonomous and semi-autonomous bodies/

Organisations under the administrative control of the Sind Government.

- (b) 5% shall be reserved for employees of the Central Government.
- (c) 10% shall be reserved for defence Personnel.
- (d) 70% shall be reserved for public auction.

(2) No residential plot shall exceed 1500 square yards in Area.

**Allotment of Residential Plots to Employees of Sind Government and Bodies/ Organization under its Administrative Control.**

3. (1) Applications for allotment of category 'B' or category 'C' residential plots by employees of the Sind Government and Statutory corporations, autonomous and semi-autonomous bodies/ organizations under its administrative control, shall be made to the Authority in the form prescribed in Appendix 'A', and shall be accompanied by an affidavit in the form prescribed in Appendix 'B'.
- (2) No person who or whose wife husband, minor child or other dependent owns or has previously owned a residential house (including a flat or a plot within the metropolitan limits of Islamabad, Dacca, Karachi, Lahore, Rawalpindi, Peshawar or the suburbs thereof shall be eligible to apply for a plot under this rule.
- (3) An employee shall not be eligible to apply for a plot under this rule, if in the case of a 'B' category plot, his emoluments exceed Rs. 750,00 P.M and if in the case of 'C' category plot his emoluments are less than Rs. 751.00 p.m.
- (4) In case the number of applications made under this rule for any category of plots exceeds the number of plots available in that category, the allotment of the available plots shall be made by ballot to be conducted by the Authority.

**Allotment of Plots to Central Government Employees.**

4. (1) Application for category 'B' or category 'C' residential plots by employees of the Central Government shall be made in the form prescribed in Appendix 'A' and shall, as in the case of applications made under rule 3, be accompanied by an affidavit in the form prescribed Appendix 'B'.
- (2) All employees of the Central Government shall be eligible to apply for the allotment of a plot under this rule.
- (3) The provisions of sub-rules (2) and (3) of rule 3 shall apply to applications made by employees of the Central Government under this rule, as they apply to employees of the Government of Sind.

**Allotment of Plots to Defence Personnel.**

5. The category 'B' and 'C' plots reserved for Defence Personnel shall be placed at the disposal of G.H.Q., for allotment of Defence Personnel.

**Allotment of Plot to Construction Companies.**

6. (1) Only those construction companies shall be eligible to apply for and be allotted plots under rule 2(1) (ii)(d) which are registered with the Authority.
- (2) Applications by constructions companies for registration with the Authority shall be made in the form prescribed in Appendix 'C'.
- (3) Applications by registered companies for the allotment of plots reserved for construction companies shall be made in the form prescribed in Appendix C-I and shall be accompanied by ten percent of the cost of the plot or plots applied for.
- (4) Applications made under sub-rule (3) will first be scrutinised in detail by the Allotment Advisory Committee of the Authority headed by the Director General consisting of the concerned heads of the departments of the Authority. The Allotment Advisory Committee will submit its recommendations to the Governing Body of the Authority, which will further scrutinise the applications, and finally approve and sanction the allotment of plots.
- (5) No construction company shall be entitled as by right to the grant of any plot, and the Governing Body of the Authority shall have absolute discretion to grant or not to grant any plot or plots to a construction company. Where a construction company is not granted a plot or plots, the amount deposited by it under sub-rule (3) shall be refunded to it by the authority.
- (6) A construction company shall, within sixty days of the allotment of a plot or plots to it, pay to the Authority the balance of the price of the plot or plots. If the construction company fails to pay the said amount within the period, the ten percent deposit made by it under sub-rule (3) shall be forfeited to Government, and all liabilities incurred and losses, if any, sustained by the Authority or the Government by the re-sale of the plot or plots shall be recovered from the construction company as arrears of land revenue.
- (7) Construction companies to whom a plot or plots are granted under these rules, shall cause residential flats to be constructed thereon in accordance with the plans and specifications laid down by the Authority, and shall sell such flats at the price and on the terms and conditions to be laid down by the Authority.

**Allotment of  
Plots to the  
Public.**

7. (1) Applications for allotment of 'B' category residential plots meant for the general public shall be made in the form prescribed in Appendix 'D' to these rules and shall be accompanied by an affidavit in the form prescribed in Appendix 'B'.
- (2) No person whose wife/husband, minor child, or other dependent own or has previously owned a residential house (including a flat) or a plot within the metropolitan limits of Islamabad, Dacca, Karachi, Lahore, Rawalpindi, Peshawar or the suburbs thereof shall be eligible to apply for a plot under this rule nor shall a dependent of a person be eligible to apply for the allotment of a plot under this rule, if any other dependent of that person own a residential house (including a flat) or a plot in any of the aforesaid area.
- (3) In case the number of applications for plots exceeds the number of plots available, the allotment of the available plots shall be made by ballot to be conducted by the Authority.

**Auction**

8. (1) The plots reserved for auction shall, after wide publicity in the news paper, be sold by public auction to be conducted by the Authority or any officer authorised in this/behalf by the Authority.
- (2) The intending purchaser shall bid in person or through a duly authorised agent.
- (3) Each intending bidder at an auction shall, before the commencement of the auction, deposit with the officer conducting the auction a sum of Rs. 500/- (five hundred) in each or a bank draft for the said amount drawn on scheduled bank and pledged in favour of the Authority as earnest money at the auction. A receipt for the amount (whether in each or by bank draft) shall be issued by such officer.
- (4) The highest bidder shall pay on the spot such sum as money as, together with the earnest money deposited, is not less than  $\frac{1}{4}$  of the highest amount bid by him at the auction for the plot.
- (5) The acceptance of the highest bid shall be subject to the approval of the Authority.
- (6) The Authority reserves the right to accept the highest bid, or to reject any bid without assigning any reason therefore.
- (7) The bidder whose bid is accepted shall pay the balance of the price offered by him at the auction in three equal installments, the first installment, being payable within one month of the acceptance of the bid by the Authority, the second within one year, and the third within two years, of the acceptance of the bid by the Authority:-

Provided that the Authority may in suitable cases extend the period for the payment of any installment up to six months at a time, in such a manner however that the total period for the payment of the full price of the plot does not exceed four years from the date of acceptance of the bid by the Authority.

- (8) If the bidder fails to pay any installment by the due date or within the extended period allowed by the Authority, the 1/4 price paid by him under sub-rule (4), shall be forfeited to the Government, and all liabilities incurred and losses, if any, sustained by the Authority or Government by the re-sale/re-auction of the plot shall be recovered from the bidder as arrears of land revenue.
- (9) The possession of the plot shall be delivered to the successful bidder after six weeks of the payment by him of 50% of the bid money.
- (10) The plot shall be used for the sole purposes of constructing a residential house.
- (11) The earnest money of unsuccessful bidders shall be returned to them after seven days of the auction, on production of a receipt granted by the officer authorised by the Authority in this behalf in token of having received the earnest money.

**Flat's Sites.**

9. The allotment for flats sites in all schemes of the Authority under execution, including the Clifton Schemes, to construction companies, benevolent trust, Government or semi-Government departments will be made according to the following procedure:--

- (i) Only registered construction companies or registered benevolent trusts will be eligible to get allotment of these plots.
- (ii) Only those applicants will be considered who have made an Adhoc 10% payment towards the cost of the land at the time of submitting applications.
- (iii) The cases of construction companies and benevolent trust will be scrutinised in detail by the Allotment Advisory Committee referred to in rule 6. The Allotment Advisory Committee will submit its recommendation to the Governing body of the Authority which will further scrutinised the application and finally approve and sanction the allotments of such plots.

- (iv) The requests of Government or semi-Government departments for flat sites will be considered on their merits by the Governing Body of the Authority.

Only such requests will be considered where the Government or semi-Government departments concerned give an undertaking that the plots and the buildings will be owned by the departments and will not be transfer to any individual.

**Commercial Plots.**

10. (1) Save as is provided in Sub-rule (2), all commercial plots in all schemes of the Authority under execution, including the Clifton schemes, will be disposed of by unrestricted public auction after wide publicity in the newspapers. The acceptance of a bid at the auction will be subject to the approval of the Governing Body of the Authority.
- (2) The Allotment of commercial plots to Local Bodies or Government or Semi-Government departments will be made by the Governing Body of the Authority at the average price of the last 3 auctions in the same or similar locality, provided that the plot is required for public purposes. Every such request will be considered by the Governing Body of the Authority on its merits.

**Amenity Plots.**

11. (1) All amenity plots, including sites Schools, other educational institutions, hospitals, maternity homes, mosques, imam baras, in all the running Schemes of the Authority, including the Clifton Schemes, will be allotted to deserving registered and charitable institutions.
- (2) Applications for sites under this rule shall be made in the form prescribed in Appendix 'E' and shall be signed by the Head of the Institution.
- (3) Only those applications will be considered where an adhoc payment at Rs. 1.00 per sq.yd. of the are applied for is made with the application.
- (4) The applications will be scrutinised by the Amenity Plots sub-committee headed by a member of the Governing Body of the Authority, which will interview the applicants to satisfy itself in respect of the following:-
- (a) Financial position of the applicant institution.
- (b) Bonafides of the institution.

- (c) Actual requirements of land.
  - (d) Necessity of an amenity plot for a particular area.
  - (e) Recommendations of the concerned heads of Departments, such as the Director of Education, Director, Social Welfare, etc.
- (5) The recommendations of the Amenity plots Sub-committee will be put to the Allotment Advisory Committee referred to in rule 6 for further scrutiny and finally to the Governing Body of the Authority for final allotment.
- (6) The other terms and conditions for the allotment of amenity plots under this rule shall be as laid down:--
- (a) in Appendix 'FI', in the case of sites for School and other educational purposes;
  - (b) in Appendix 'FII' in the case of sites for Philanthropic or charitable institutions (other than sites referred to in (a) above and
  - (c) in Appendix 'FIII', in the case of sites for mosques and other religious places.

**Price of Plots.** 12. Different Categories of plots in the various running schemes of the Authority, other than plots disposed of through public auction, shall be disposed of at rates prescribed and approved in the P.C.I Forms pertaining to the respective Schemes.

**Bar on Allotment of Housing Societies.** 13. No allotment in any running Scheme of the Authority shall be made to any housing society.

By Order of the Governor of Sind,  
M. JAMEELUR REHMAN KHAN  
Secretary to Government,  
Excise, Taxation and  
Local Government Department.



**APPENDIX "A"**  
**(See Rule 3)**

Form of Application for allotment of residential plots reserved for employees of the Government of Sind and Statutory corporations and autonomous and semi-autonomous bodies/organizations under its administrative control.

**KARACHI DEVELOPMENT AUTHORITY (LANDS & ESTATES)**

1. Name in (Block Letter).....
2. Father's/Husband's Name.....
3. Age.....
4. Whether Employee of Govt. of Sind or of a Statutory Corporation, Autonomous or Semi-Autonomous Body Organization under its Administrative Control (if an Employee of a Statutory Corporation or Autonomous or Semi-Autonomous Body/Organization, give full particulars Thereof).....
5. Nature of Service/Post held by Applicant.....
6. Monthly Emoluments.....
7. Residential Address.....
8. Size and Category of Plot Applied for.....
9. (i) Do you or your wife/husband, minor child or dependent own a house/plot of land or flat in any of the metropolitan limits of Karachi, Rawalpindi, Lahore, Islamabad, Dacca or Peshawar.
- (ii) Did you or your wife/husband, minor child or dependent previously own any house/plot of land or flat in any of metropolitan limits of Karachi, Rawalpindi, Islamabad, Lahore, Peshawar, or Dacca, which was subsequently disposed of by gift, sale, or in any other mode of conveyance.

Signature of Applicant.

- Notes: 1. This application form is liable to be rejected even after ballot if the entries are incomplete and the required particulars are not quoted clearly.
2. Should any of the above statements be found incorrect, without prejudice to any other legal action that may be taken against the applicant, the plot allotted to him shall be liable to summary cancellation with forfeiture of 25 percent of its occupancy value, and the applicant shall in that case have no legal rights, claim or title to the plot.

**APPENDIX "A-1"**  
**(See Rule 4)**

Form of Application for allotment of residential plots reserved for employees of the Central Government.

**KARACHI DEVELOPMENT AUTHORITY (LANDS & ESTATES)**

1. Name in (Block Letter).....
2. Father's/Husband's Name.....
3. Age.....
4. Nature of the Service/Post held by Application under Central Govt.....
5. Monthly Income.....
6. Residential Address.....
7. Size and Category of Plot Applied for.....
  
8. (i) Do you or your wife/husband, minor child or dependent own a house/plot or land or flat in any of the metropolitan limits of Karachi, Rawalpindi, Lahore, Islamabad, Dacca or Peshawar?
  
- (ii) Did you or your wife/husband, minor child or dependent previously own any house/plot of land or flat in any of metropolitan limits of Karachi, Islamabad Rawalpindi, Lahore, Peshawar, or Dacca, which was subsequently disposed of by gift, sale, or any other mode of conveyance.

Signature of Applicant.

- Note:
1. This application from is liable to be rejected even after ballot if the entries are incomplete and the required particulars are not quoted clearly.
  
  2. Should any of the above statements be found incorrect, without prejudice to any other legal action that may be taken against the applicant, the plot allotted to him shall be liable to summary cancellation with forfeiture of 25 percent of its occupancy value, and the applicant shall in that case have no legal rights, claim or title to the plot.

**APPENDIX "B"**  
**(See Rule 3)**

Form of Affidavit to be appended to application for allotment of residential plots reserved for Government Servants etc.

**PLEASE AFFIX HERE NON-JUDICIAL  
ADHESIVE STAMPS OF RUPEES FOUR ONLY  
AFFIDAVID**

I.....Son Daughter/Wife of.....resident  
of .....make oath and state on solemn  
affirmation as under:-

- (i) That the Application No.....dated.....submitted by  
me for allotment of land in K.D.A. Scheme..... has been duly  
signed by me after reading its contents.
- (ii) That the information supplied by me in the said application is true and  
correct,
- (iii) That what is stated above is true to my knowledge.

Deponent.

The Deponent above named is personally known to me and is identified by me  
to the Commissioner for taking Affidavits.

Name of the Identifier.

Solemnly affirmed before me this.....day of.....19....., by  
the above named Deponent, who is identified to me by Mr..... who is  
personally known to me.

Commissioner for taking Affidavit.

**APPENDIX "C"**  
**(See Rule 6(2))**

**KARACHI DEVELOPMENT AUTHORITY**  
**LANDS AND ESTATES DEPARTMENT**

**PROFORMA FOR REGISTRATION OF CONSTRUCTION**  
**COMPANIES WITH LANDS AND ESTATES DEPARTMENT**

1. Name of the Company.....
2. Name/names of the Directors/ Proprietor of the Co.....
3. Business Address.....
4. Has the Company been registered with the registrar of Joint Stock Companies? If so attach documentary evidence.....
5. Is the Company sound enough financially to undertake the project?.....If so, please attach Certificates.....
6. Does the company enjoy and credit facilities from any Bank? If so, please attaché certificates.....
7. Does the Company have any technical knowledge of the construction of houses or, has it employed any qualified Engineer? Please give brief details.....
8. Does the Company have any supervision staff for the supervision of the construction? Give details.....
9. Does the Company have any previous experience of the construction of houses? Give details.....
10. Is the Company registered with Chief Engineer (Dev.) K.D.A.? If so, please furnish certificate from him.....
11. Is the Company registered as a Contractor with any Government or Semi-Government Organisation for construction of houses? If so, give brief details with necessary documents.....

**C E R T I F I C A T E**

Certified that the statements given above are correct and that should any of the above statements be found incorrect, the plots allotted to us shall be liable for cancellation and that we shall have no legal right, claim or title to the plots.

Signature.....Director(s) Proprietor of..... Company.

**APPENDIX C (1)**  
**(See Rule 6(3)(7))**

**KARACHI DEVELOPMENT AUTHORITY**  
**LANDS AND ESTATES DEPARTMENT**

**PROFORMA FOR ALLOTMENT OF LAND TO CONSTRUCTION COMPANIES**

(To be filled in by the Applicant)

1. Name of Company.....
2. Name/names of the Directors/ Proprietor of the Company.....  
.....
3. Business Address.....
4. Registration of and No. and date of the letter of K.D.A. approving registration of the Company.....
5. LAND REQUIRED
  - (i) Location.....
  - (ii) Scheme.....
  - (iii) No. of plots required.....
  - (iv) Area of each plot.....
6. Give particulars of the type of houses or flats the company proposes to construct.
7. Give the time limit within which the company will finalize the construction of the house/flat in accordance with the plans and specifications approved under rule 6(7).

Certified that if the Company is allotted any plots, it shall abide by the plans and specifications approved under rule 6(7) and shall sell the houses/flats at the price approved by the Authority and at the terms and conditions prescribed under rule 6(7) within the period specified above and should any of the above conditions be infringed by the Company, the plot allotted to the Company shall be liable for cancellation with no legal right, claim or title to the plots and compensation for any structure raised or development made. Besides the Company will also be liable to pay compensation to the party purchasing the house/flat for any verification made in the plans, specification or selling price.

Signature.

**FOR USE IN THE OFFICE OF DIRECTOR (Lands and Estates) K.D.A.**

- (a) Have any complaints been received against the Company? If so, What is the nature of the complaint and what decision has been taken by the standing committee.....
- (b) Has the company been allotted any plot previously? If so, give the Scheme No. total number of plots with area of each plot.
- (c) Has the report of Chief engineer (Development) regarding the past performance of the Company and the quality of their work been received? If so, attach with the proforma.

**Signature.**  
**Administrative Officer.**

**APPENDIX "D"**  
**(See rule 7)**

Form of Application for allotment of residential plots to general public.

**KARACHI DEVELOPMENT AUTHORITY**  
**LANDS AND ESTATES DEPARTMENT**

1. Name in (Block Letter).....
2. Father's/Husband's Name.....
3. Age.....
4. Profession.....
5. Monthly Emoluments.....
6. Residential Address.....
7. Size and Category of Plot Applied for.....
8. (i) Do you or your wife/husband, minor child or dependent own a house/plot of land or flat in any of the metropolitan limits of Karachi, Rawalpindi, Lahore, Islamabad, Dacca or Peshawar?  
  
(ii) Did you or your wife/husband, minor child or dependent previously own any house/plot of land or flat in any of the metropolitan limits of Karachi, Rawalpindi, Islamabad, Lahore, Peshawar, or Dacca, which was subsequently disposed of by gift, sale, or in any other mode of conveyance.

Signature of Applicant.

- Note:
1. This application form is liable to be rejected even after ballot if the entries are incomplete and the required particulars are not quoted clearly.
  2. Should any of the above statements be found incorrect, without prejudice to any other legal action that may be taken against the application, the plot allotted to him shall be liable to summary cancellation with forfeiture of 25 percent of its occupancy value, and the applicant shall in that case have no legal right, claim or title to the plot.

**APPENDIX "E"**  
**(See rule 11(2))**

**APPLICATION FORM FOR ALLOTMENT OF AMENITY PLOTS IN KDA SCHEMES.**

1. Name of the applicant.....
2. Address.....
3. Details of Registration.....
4. Purpose of allotment.....
5. Details of previous experience.....
6. Whether applying in individual capacity or on behalf of organization.....
7. Scheme where plot is required.....
8. The type of Building to be constructed.....
9. Detailed Project giving the area of plot required, covered area, proposed use, detailed estimates of cost etc.  
(To be attached on a separate paper).
10. Financial position. (Bank certificate to be attached).
11. Period within which the applicant can start the project after getting possession of land.
12. The period when the project can be completed, together with the phasing.
13. Whether prepared to furnish a performance bond.
14. Whether it will be:-
  - (a) A profit making venture, or
  - (b) Run on no profit no loss basis, or
  - (c) Charitable.
15. Whether any application had been made before.
16. Any other details which the applicant wants to give in support of his/her application.
17. Recommendation of the concerned Government Department(e.g. Director of Education in case of Educational plots).

Signature of Applicant  
Address:

**APPENDIX "F-I"**  
**(See rule 11(6))**

**KARACHI DEVELOPMENT AUTHORITY  
LANDS AND ESTATES DEPARTMENT**

**TERMS AND CONDITIONS OF ALLOTMENT OF SITES  
FOR SCHOOLS AND OTHER EDUCATIONAL PURPOSE**

1. The educational institutions applying for sites for Schools and other educational building should be registered with the Directorate of Education or any other appropriate authority.
2. Recommendations of the Directorate of Education or any other appropriate authority should be produced for allotment of land.
3. The site should not be used for any purpose other than for what it has been allotted. No building or portion thereof shall be used for commercial purposes.
4. The Institution should be open to all communities.
5. The occupancy value for the area to be covered and for the area to be used as play ground shall be payable in the following manner:-

"1<sup>st</sup> installment with application, 2<sup>nd</sup> installment before possession, 3<sup>rd</sup> and 4<sup>th</sup> installments in 2 equal annual installments from the date of issue of possession order."
6. A lease for 99 years shall be granted on payment of full occupancy value, and ground rent in advance.
7. Ground rent at the rate of 6(six) paise per sq.yd per annum shall also be payable from the date of possession.
8. Building plans shall be subject to approval of C.T.P & A. KDA.
9. Construction should be completed within 2 years from the date of issue of possession order.
10. The allotment shall be liable to cancellation in case of violation of the terms and conditions of non-payment of dues in time as per schedule of payment in which case 10% of the total occupancy value shall be forfeited.



**APPENDIX "F-III"**  
**(See rule 11(6))**

**TERMS AND CONDITIONS OF ALLOTMENT OF SITES FOR HOSPITALS,  
CLINICS AND MATERNITY HOMES TO PHILANTHROPISTS/  
CHARITABLE INSTITUTIONS IN K.D.A.**

1. The Philanthropist/Charitable Institutions applying for a site should furnish recommendations of the Director of Health Services, or any other appropriate Authority.
2. The site should not be used for any other purpose except for what it has been allotted. No Building or portion thereof shall be used for commercial purposes.
3. The Institution shall be open to all communities.
4. The occupancy value for the area to be covered and for the un-covered area shall be payable in the following manner:-

"1<sup>st</sup> installment with application, 2<sup>nd</sup> installment before possession, 3<sup>rd</sup> and 4<sup>th</sup> installments in two equal annual payments from the date of issue of possession order."
5. A lease for 99 years shall be granted on payment of full occupancy value, and ground rent in advance.
6. Ground rent at the rate of 6(six) paise per sq.yd per annum shall also be payable from the date of possession.
7. Building plans shall be subject to approval by Chief Town Planner and Architect of KDA.
8. Construction shall be completed within two years from the date of possession order.
9. The allotment shall be liable to cancellation in case of violation of the terms and conditions of non-payment of dues in time as per schedule of payment in which case 10% of the total occupancy value shall be forfeited.

**APPENDIX "F-III"**  
**(See rule 11(6))**

**KARACHI DEVELOPMENT AUTHORITY**  
**LANDS & ESTATES DEPARTMENT**

**TERMS AND CONDITIONS OF ALLOTMENT OF MOSQUE SITES**

1. Allotment of Mosque Sites will be made only to registered bodies free of cost provided that a No. Objection Certificate is furnished from the District Magistrate, Karachi
2. No Residential / Commercial buildings shall be allowed on the site except on payment of the occupancy value prescribed for them.
3. The Building plans shall be subject to approval of C.T. P. and A.
4. A lease for 99 years shall be granted.
5. No shop will be allowed to be built in this area.
6. No compound wall shall be permitted except a green hedge.
7. The Mosque will be located in the Centre of Semi-Circle and will be surrounded by greenery and flowers.
8. Architectural style of the Mosque will be subject to the approval of Architect (Control) K.D.A.
9. Proper sanitary and drainage arrangement would be provided to the satisfaction.

## NOTIFICATION

NO. SO(KDA)-10/2-70— In Exercise of the powers conferred by Article 14 read with Article 111 of the Karachi Development Authority Order, 1957 (President's Order No. 5 of 1957), the Governor of Sind is pleased to make the following amendments to the K.D.A. (Disposal of Land) Rules, 1971:-

### AMENDMENTS

1. The following new rule shall be added after rule 11 as rule 11-A:--

11-A (1) Industrial plots in all schemes of the Authority whether current or to be framed hereafter shall be allotted in accordance with the provision to this rule.

(2) Applications by persons, firm or companies seeking allotment of industrial plots shall be in the form prescribed in Appendix 'G' and shall be submitted alongwith :--

- (i) The recommendations of the Industries Department, Government of Sind, contained in a no-objection certificate stating the sanctioned status of the industry, the financial position of the applicant and the feasibility of the project;
- (ii) 25% of the occupational value of the plot.

(3) The occupational value of the industrial plots in the Industrial Area of Landhi, (Scheme No. 2 & 4) and Federal 'B' Area (Scheme No. 16) shall be Rs. 10/- per sq. yd. and in all other Industrial Areas it shall be Rs. 15/- per sq. yd.

(4) The applications will be scrutinised by a Technical Committee consisting of the following:-

- (1) Heads of the concerned departments of KDA to be nominated by the Authority.
- (2) A representative of the Director of Industries.

(5) The Technical Committee shall confine its scrutiny to the following:-

1. Requirement of Land, covered area, and storage space together with allied and re event factors.
2. Water requirements of the industry and whether they can be met from the present resources.
3. Industries which require to be shifted from congested areas.
4. Whether the industry to be set up is of an obnoxious nature.

(6) There shall be an Industrial Allotment Advisory Committee consisting of the following 7 members:-

1. Director General K.D.A.
2. Director Industries.
3. Two non-official members of the Governing Body.
4. Secretary K.D.A.
5. Deputy Secretary, Law Department.
6. Deputy Secretary, Local Government Department.

(7) The recommendations of the Technical Committee shall be put up to the Industrial Allotment Advisory Committee who shall advise the Governing Body of the Authority on the final allotment and the Governing Body in making allotments shall be guided by the recommendations of the industrial Allotment Advisory Committee; where the Governing Body does not accept any recommendations it shall record its reason therefore.

(8) On allotment of a plot under this rule payment of the balance of the occupational value shall be made in three equal installments in accordance with sub-rule (7)(8) and (9) of rule 8.

2. In rule 12, between the word "than" and the word "plot" the words "Industrial plots and the" shall be inserted.
3. After Appendix F-III the following new appendix shall be added as Appendix 'G' namely:-

**APPENDIX "G"**

**KARACHI DEVELOPMENT AUTHORITY LANDS & ESTATES DEPARTMENT  
FORM OF APPLICATION FOR ALLOTMENT OF INDUSTRIAL PLOTS  
(TO BE FILED IN THE APPLICANT)**

1. Name of person, Firm or Company.....
2. Name of Directors/Proprietor of the firms  
Company.....
3. Business Address.....
4. Registration No. & Date.
5. Details of the Land Required:-
  - (i) Location.
  - (ii) Scheme.
  - (iii) No of plots required.
  - (iv) Area required.
6. Give particulars of the type of houses or flates the Company proposes to construct.
7. Is the applicant sound enough financially to undertake the Project/establish the industry?
8. Give particulars and picture of the industry proposed to be established. If the site is required for Industry already established, give its present location and reason for shifting.
9. Give the requirement of land, covered area, storage space and water etc.
10. Give the time limit within which the company will finalise the construction land commissioning of the industry.

**C E R T I F I C A T E**

Certified that the statements given above are correct and that nothing has been cancelled.

Signature of the applicant  
(Director/Proprietor of.....  
Company/Firm).....  
By order of the Governor of Sind.  
(M.J.R. KHAN ) CSP  
Secretary to Government of Sind.

HOUSING TOWN PLANNING AND LOCAL GOVERNMENT DEPARTMENT.

NOTIFICATION

Karachi, 26-7- 1973.

NO. SOI(KDA)-10-2/70— In Exercise of the powers conferred by Article 14 read with Article 111 of the Karachi Development Authority Order, 1957 (President's Order No. 5 of 1957), the Governor of Sind is pleased to make the following amendments to the KDA (Disposal of Land) Rules, 1971.

**AMENDMENTS**

1. The following New rule shall be added after rule 13..

“14. Notwithstanding anything contained in these Rules. Govt. may in case of plot required for Government Projects or Govt. sponsored Projects allot a plot or terms and conditions other than fixation of price as may be determined by Government, in each individual case”.

BY ORDER OF GOVERNOR OF SIND

HOUSING TOWN PLANNING AND LOCAL GOVERNMENT DEPARTMENT.

NOTIFICATION

Karachi, 14<sup>th</sup> November, 1973.

NO. SO(KDA)-10-2/70— In Exercise of the powers conferred by Article 14 read with Article 111 of the Karachi Development Authority Order, 1957 (President's Order No. 5 of 1957), the Government of Sind are pleased to Direct the following further amendments shall be made in Karachi Development Authority (Disposal of Land) Rules, 1971 namely:-

**AMENDMENTS**

2. In rule 2.

(a) In sub-rule (I).  
In clause (III)

- (i) for the words and figures "Plots ranging between 401 square yards and 1500 sq. yards" the words and figures "Plots above 400 sq. yards" shall be substituted.
- (ii) for sub-clause (d), the following shall be substituted:-

"(d) The remaining plots shall be for public auction."

(b) for sub-rule (2), the following shall be substituted, namely:-

- "(2) Subject to the provisions of sub-rule (4) all residential plots (other than sites for flats) in Clifton Scheme, shall be disposed of by public auction.
- (3) No residential plot shall ordinarily exceed 1500 sq. yds. in area.
- (4) 20 percent of plots measuring 1500 sq. yds. and above shall be reserved for allotment by Government at its discretion."

3. After rule 14, the following shall be added:-

- "15. The provisions of any of these rules may be relaxed in any case if the Government is satisfied that a strict application thereof would cause hardship in that case or is otherwise inexpedient."

**MAZHAR RAFI,  
SECRETARY TO THE GOVT; OF SINDH H.T.P. & L.G. DEPTT.**

**PART IV-A  
GOVERNMENT OF SIND  
HOUSING TOWN PLANNING AND LOCAL GOVERNMENT DEPARTMENT.**

**NOTIFICATION**

Karachi, dated 26-7-1973

NO. SO(KDA)-10-2/70— In Exercise of the powers conferred by Article 14 read with Article 111 of the Karachi Development Authority Order, 1957 (President's Order No. 5 of 1957), the Governor of Sind is pleased to make the following amendments to the K.D.A. (Disposal of Land) Rules, 1971:-

**AMENDMENTS**

4. In rule 2.

(c) In sub-rule (I).  
In clause (III)

(iii) for the words and figures "Plots ranging between 401 square yards and 1500 sq. yards" the words and figures "Plots above 400 sq. yards" shall be substituted.

(iv) for sub-clause (d), the following shall be substituted:-

"(d) The remaining plots shall be for publication auction."

(d) for sub-rule (2), the following shall be substituted, namely:-

"(2) Subject to the provisions of sub-rule (4) all residential plots (other than sites for flats) in Clifton Scheme, shall be disposed of by public auction.

(5) No residential plot shall ordinarily exceed 1500 sq. yds. in area.

(6) 20 percent of plots measuring 1500 sq. yds. and above shall be reserved for allotment by Government at its discretion."

5. After rule 14, the following shall be added:-

"15. The provisions of any of these rules may be relaxed in any case if the Government is satisfied that a strict application thereof would cause hardship in that case or is otherwise inexpedient."

## **PART IV-A**

### **GOVERNMENT OF SIND HOUSING, TOWN PLANNING & LOCAL GOVERNMENT & RURAL DEPARTMENT.**

Karachi, the 27<sup>th</sup> Dec ember, 1973.

### **NOTIFICATION**

NO. SO(KDA)-10-60/71— In Exercise of the powers conferred by Article 14 of the Karachi Development Authority Order, 1957 (President's Order No. 5 of 1957), read with Article 111 thereof the Government of Sind are pleased to make the following



amendment in the KDA (Disposal of Land) Rules, 1971:--

**AMENDMENTS**

For Rule 12, the following shall be substituted:-

“12. Different categories of plots in various running schemes of the Authority other the plots reserved for disposal through auction shall be disposed of at such rates as Government may for time to time prescribed.”

M.SALMAN FARUQUI,  
Secretary to Government of Sind.