

EXTRAORDINARY

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# The Sindh Government Gazette

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KARACHI TUESDAY MARCH 26, 2002

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## PART-I

GOVERNMENT OF SINDH

LAW DEPARTMENT

NOTIFICATION

Karachi the 26th March 2002.

No. S.LEGIS:1(10)/2002/ :—The following Ordinance made by the Governor of Sindh is hereby published for general information:—

THE SINDH DISPOSAL OF URBAN LAND ORDINANCE, 2002.

SINDH ORDINANCE NO. X of 2002

### AN ORDINANCE

to regulate the disposal of urban land in the Province of Sindh.

WHEREAS it is expedient to regulate the disposal of urban land and to provide for matters ancillary thereto; Preamble.

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AND WHEREAS the Provincial Assembly stands dissolved in pursuance of the Proclamation of the fourteenth day of October, 1999, and the Provisional Constitution Order No. 1 of 1999;

AND WHEREAS the Governor of Sindh is satisfied that circumstances exist which render it necessary to take immediate action;

NOW, THEREFORE, in pursuance of the aforesaid Proclamation and the Provisional Constitution Order read with the Provisional Constitution (Amendment) Order No.9 of 1999, and in exercise of all powers enabling him in that behalf, the Governor of Sindh is pleased to make and promulgate the following Ordinance:-

Short title and commencement.

1. (1) This Ordinance may be called the Sindh Disposal of Urban Land Ordinance, 2002.

(2) It shall come into force at once.

Definitions.

2. In this Ordinance, unless there is anything repugnant in the subject or context-

(a) "amenity plot" means a plot or site reserved for parks, gardens, playgrounds, graveyards, hospitals, schools, colleges, libraries, community centers, mosques or such other purpose in a scheme;

(b) "authority" means a development authority established by Government under any law for the time being in force;

(c) "autonomous body" means an autonomous body under the control of Government or established under a law and includes an authority, a council or a society;

(p) "regulation" means regulations made under this Ordinance;

(q) "reserve price" means the value of land determined under this Ordinance;

(r) "residential plot" means a plot reserved for constructing residential building in a scheme;

(s) "rules" means rules made under this Ordinance;

(t) "scheme" means a housing scheme sponsored by Government, an authority or an autonomous body for providing plots to the public for housing, commercial or industrial purpose;

(u) "shiftee" means a person who is in unauthorised possession of land and is required to be shifted from such land;

(v) "society" shall have the same meaning as assigned to it in the Sindh Buildings Control Ordinance, 1979; and

(w) "urban area" means any area which is recognized or declared as such under this Ordinance.

Disposal of  
land.

3. (1) No land shall be disposed of except in accordance with the provisions of this Ordinance.

(2) The disposal of land or plots under any law for the time being in force shall be subject to the provisions of this Ordinance and the procedure laid down in or under such law, rules or regulations thereunder shall stand modified to the extent of the provisions of this Ordinance, rules and regulations.

Void Disposal.

4. The disposal of any land otherwise than in accordance with this Ordinance shall be void and building or structure if any thereon shall be liable to be forfeited to Government without any compensation.

5. (1) There shall be prepared a general lay out of the land to be disposed of under this Ordinance. **Lay out of land.**

(2) Such lay out shall specify the purpose for which the land shall be used and the class of buildings, which shall be constructed on such land.

6. Save as otherwise provided under this Ordinance or rules- **Disposal of plot by public Auction.**

(a) no plot or flat site shall be disposed of except by open public auction at a price not less than the market price;

(b) no land shall be exchangeable with any other land;

7. The disposal of land by Government to an authority, a council, a society, the Federal or a Provincial Government or its agency, or by an authority to a council, a society, the Federal or a Provincial Government or its agency shall be at the market price through an agreement. **Disposal of land to Government etc.**

8. (1) For the purpose of determining the reserve price, Government shall take into consideration- **Reserve price.**

(i) the transfer of land similarly situated and in similar use during the past twelve months;

(ii) the valuation tables notified under the Stamp Act for the purpose of levy of stamp duty at the time of registration of a sale deed; and

(iii) such other modes as deemed fit to provide a fair basis for assessment of such price.

(2) The reserve price determined under sub-section (1) shall be notified in the official gazette.

14. The implementation of the scheme shall be supervised by the authority which has prepared or sponsored the same. **Supervision of scheme.**
15. All payments under this Ordinance shall be made in the manner as may be prescribed. **Payment of charges.**
16. (1) Government may by notification in the official Gazette make rules for carrying out the purposes of this Ordinance. **Power to make rules.**
- (2) No rule under sub-section (1) shall be made so as to provide for exercise of discretionary power to dispose urban land nor shall the rules contain any provision of relaxation thereof.
17. Subject to approval of Government, an authority or autonomous body may make regulations not inconsistent with this Ordinance or rules. **Power to make regulation.**

Karachi,  
Dated: 21<sup>st</sup> March, 2002.

**MOHAMMEDMIAN SOMMRO  
GOVERNOR OF SINDH**

**SAYED GHULAM NABI SHAH  
SECRETARY TO GOVERNMENT OF SINDH  
LAW DEPARTMENT**

**1\*** Repeal Act, No: XVI of 2006.



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**KARACHI WEDNESDAY DECEMBER 27, 2006**

## PART-IV

PROVINCIAL ASSEMBLY OF SINDH

NOTIFICATION

Karachi, the 22<sup>nd</sup> December, 2006

NO.PAS/LEGIS-B-15/2005- The Sindh Disposal of Urban Land (Repeal) Bill, 2005 have been passed by the Provincial Assembly of Sindh on Wednesday, the 15<sup>th</sup> November, 2006 and assented to by the Governor of Sindh on Monday, the 18<sup>th</sup> December, 2006, is hereby published as an Act of the Legislature of Sindh.

THE SINDH DISPOSAL OF URBAN LAND (REPEAL) ACT, 2005.

SINDH ACT NO. XVI OF 2006

( First published after having received the assent of the Governor of Sindh in the Gazette of Sindh (Extra-Ordinary) dated 22<sup>nd</sup> December, 2006).

AN  
ACT

to repeal the Sindh Disposal of Urban Land Ordinance, 2002.

WHEREAS it is expedient to repeal the Sindh Disposal of Urban Land Ordinance, 2002.

Preamble

It is hereby enacted as follows:-

1. (1) This Act may be called the Sindh Disposal of Urban Land (Repeal) Act, 2005.

Short title and  
commencement

(2) It shall come into force at once.

2. The Sindh Disposal of Urban Land Ordinance, 2002 is hereby repealed.

Repeal of Sindh  
Ordinance X of  
2002.

BY ORDER OF THE SPEAKER  
PROVINCIAL ASSEMBLY OF SINDH

HADI BUX BURIRO  
SECRETARY  
PROVINCIAL ASSEMBLY OF SINDH

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