

[THE SINDH KATCHI ABADIS AUTHORITY, (REGULARISATION, IMPROVEMENT, AND DEVELOPMNT) REGULATIONS, 1993.

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PART-I
SINDH KATCHI ABADIS AUTHORITY

NOTIFICATION

Karachi, the 20th November, 1993.

NO. SKAA/ADM/NOT/220/1240. In exercise of the powers conferred under section 41 of the Sindh Katchi Abadis Act 1987, (Sindh Act No. II of 1987) and in suppressions of all previous orders, directives and instructions issued in this behalf, the Sindh Katchi Abadis Authority make the following regulations:

CHAPTER--I

1. (1) These Regulations may be called the "SINDH KATCHI ABADIS AUTHORITY, (REGULARISATION, IMPROVEMENT, AND DEVELOPMENT) REGULATIONS 1993". **Short title and commencement.**
(2) They shall come into force at once.

2. (1) In these regulations unless the context otherwise provides, the following words shall have the respective meanings assigned to them as under: **Definitions.**
 - (a) "Act" means the Sindh Katchi Abadis Act, 1987;
 - (b) "Authority" means the Sindh Katchi Abadis Authority established under section 4 of the Act, 1987;
 - (c) "Amelioration Plan" means the improvement plan of a Katchi abadi;
 - (d) "Committees" mean the departmental advisory or working committees constituted by the Director General;
 - (e) "Council" means the metropolitan or municipal corporation, municipal committee or town committee;
 - (f) "Dwelling unit or housing unit" means a structure where an occupant is residing;
 - (g) "Government" means Government of Sindh;
 - (h) "Katchi Abadi" means a Katchi abadi declared under Section 19, sub-section 1 of the Act;
 - (i) "Original unauthorised occupant" means a person who

occupied land prior to 23rd March, 1985 but holds no documentary evidence;

- (j) "Present unauthorized occupant" means a person who has occupied a piece of land in Katchi abadi un-authorisedly after 23rd March, 1985 or is a non-owner occupant of land belonging to an "original unauthorized occupant";
- (k) "Regularization" means the regularisation of land in any Katchi abadi, by the authority under a regularisation scheme, prepared under the Act;
- (l) "Scheme" means scheme prepared by the Authority under section 21 of the Act;
- (m) "Section" means a section of the Act 1987;
- (n) "Schedule" means a schedule attached to the regulations;
- (o) "Shiftee" means an unauthorized occupant who is not accommodated in the Katchi abadi and is therefore required to be shifted to any other location under other scheme.
- (p) "Unauthorised occupant" means a person who has been occupying any piece of land in any Katchi abadi authorisedly from any date before 23rd March, 1985.

CHAPTER-II
KATCHI ABADIS MASTER LIST.

3. (1) The Katchi Abadis Authority shall prepare a master list of Katchi Abadis to be declared as Katchi abadi, according to the provisions of the Act.
- (2) Every Katchi abadi consisting of 40 (forty) or more dwelling units which fulfills the requirements laid down under the Act, after reconnaissance survey of such Katchi abadi and listing such unauthorised occupants, prior to 23-3-1985, shall be included in the MASTER LIST.
- (3) The Authority may ask the unauthorized occupants to submit the following documents in order to prove their occupancy of land in the Katchi abadi prior to 23rd March, 1985:-

Preparation of a Master List and Survey.

- i. N.I.C;
- ii. Name in the voters' list of the area pertaining to of 1985 or prior to that;
- iii. Electric, gas, telephone bill, if any;
- iv. Ration card issued prior to 23rd March, 1985 on the present address;
- v. Area school certificate;
- vi. Any type of licence (arms, driving etc.) issued prior to 23rd March, 1985 on the address of plot in Katchi abadi;
- vii. Death certificate showing the address of the deceased occupant;
- viii. Birth certificate of the occupant born prior to the date fixed by the Act, with address of the Katchi abadi;
- ix. Any other document(s) as required by the Authority.

CHAPTER-III

NOTIFICATION FOR DECLARATION OF KATCHI ABADI.

4. (1) Before issue of a notification for declaration of Katchi abadi, under section 19, sub-section 1 of the Act, the Authority shall take into consideration the following:
 - (i) Status of Katchi abadi in the Master List prepared by the Authority;
 - (ii) Status of land ownership as laid down in section 19, of the Act, including the land belonging to any local council;
 - (iii) Revenue details of the land as per record of rights;
 - (iv) Physical survey of the area;
 - (v) Total area to be regularized and its clear demarcation;
 - (vi) Any other requirement which the Authority deems fit.
 - (vii) Any other requirements which the Authority deems fit.
 - (2) The notification shall be issued by the Director General under his signature and seal.
 - (3) The Authority shall remove the encroachers in the Katchi Abadis as required under the Act.
 - (4) If at any subsequent time, any error or discrepancy is found in the earlier issued notification relating to the area,
- Requirements before issue of notification.**
- Rectifications of errors in**

ownership of land, location or boundaries, the Authority shall issue a revised or modified notification to this effect after completing the following formalities: **notification.**

- (a) A factual report shall be submitted by the concerned Director of the Divisional Office with full justification for revision or modifications in the earlier notification, for consideration by the committee concerned;
- (b) The report of the findings and recommendations of the committee shall be submitted to the Director General;
- (c) The corrigendum or revised notification shall be issued by the Director General.

CHAPTER - IV SCHEMES

A. REGULARISATION SCHEME

- 5. The Authority shall prepare or cause to prepare, after issuance of notification of a Katchi abadi, a Regularisation Scheme for the Katchi abadi as required under section 21 of the Act. **Preparation of Registration Scheme.**
- 6. (1) The Authority for the preparation of a regularisation scheme shall undertake: **Requirements of Regularisation Scheme.**
 - (a) A detailed physical survey of the Katchi abadi and a detailed map on an appropriate scale;
 - (i) Total number of plots with numbering and their sizes;
 - (ii) Land use characteristics of the area including open spaces to be marked on a map of appropriate scale;
 - (iii) Type and level of services available;
 - (b) An occupancy survey of dwelling or housing units in the Katchi abadi with a complete list of occupants residing on or before 23rd March, 1985, and issuance a occupancy survey card to the occupants to freez further encroachment;
 - (c) Any other survey necessary for the preparation of the Plan.

7. The regularisation scheme besides containing the information as required under section 21(4), of the Act shall also contain:
- Contents of a regularisation Scheme.**
- (a) Housing or re-housing of the affected persons if any, and their shifting to other areas;
 - (b) Removal of encroachments, if any;
 - (c) Method of financing of the scheme;
 - (d) Registration of regularisation documents;
 - (e) Preparation of amelioration Plan to improve the existing services like water supply, sewerage, electricity, gas, telephone, health, education, roads and other necessary services;
 - (f) Size of plots, minimum and maximum;
 - (g) Policies for involving Non-Government organisations (NGOs) in the improvement of Katchi abadi, if any;
 - (h) Any other information required by the Authority.
8. The main principle for the preparation of the regularisation scheme should be minimum dislocation of the occupants, their families and present structures and maximum benefits to the residents of the area.
- Preparation of a Regularisation Scheme.**
9. After preparation of the amelioration plan an announcement should be made in the area concerned for inviting objections with the prescribed period.
- Invitation of public objection.**
10. (i) A committee constituted by the Director General (Consisting of officials of the Authority) shall examine the draft scheme alongwith the objection;
- (ii) The committee shall provide an opportunity to the person(s) who submitted objections to appear before the committee concerned and place the objections before it for a decision;
- (iii) The committee may suggest amendments or approve the scheme and submit the same to the Director General;
- Committee to examine the Draft Plan and objection.**

- (iv) The Director General shall consider the amendments and the objections and shall decide accordingly;
 - (v) When any building is required to be demolished according to the approved development scheme, the Authority shall compensate the owner in shape of allocating a minimum size open plot.
11. The Final Regularisation scheme shall be submitted to the Government for approval as required under section 21 of the Act, which shall preferably approved or suggest amendments within one month of the submission of such a scheme. After lapse one month's period of submission of such scheme if no action is suggested by the government, the Director General shall be deemed to have been authorised to approve such scheme(s). **Approval of scheme by Govt.**

B. DEVELOPMENT SCHEME.

12. The Authority may itself or through consultant(s) prepare a development scheme. Such development scheme may provide all or any of the following matters: **Development Scheme.**
- a. Housing, re-housing including low cost housing;
 - b. Community facilities including water supply with distribution net work, underground sewerage including disposal system, treatment plant, electricity supply, gas and other public utilities, where required;
 - c. Improvements of existing roads & streets and opening of new streets;
 - d. The closing, alteration or demolition and improvement of dwelling units or portion(s) thereof unfit for human habitation;
 - e. Parks, playgrounds or other open spaces;
 - f. Reclamation of land for markets and gardens or any other matter related with the development scheme.
13. While preparing the scheme, the Authority shall take into consideration: **Preparation of a Development Scheme.**

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- a. The existing community facilities available in the Katchi abadi, and the physical survey;
 - b. The level of income of various group(s) and their affordability level;
 - c. The nature and level of service(s) available in neighbouring or adjoining areas;
 - d. Capacity of the community and NGOs of the area for participation in the development process starting with planning, implementation and maintenance of services;
 - e. Any other information the Authority thinks appropriate.
14. The Development scheme besides requirements laid down in Section 21(4) of the Act shall cover:
- Contents of development scheme**
- a. The total cost of the scheme including cost of land, cost of development (both internal and external) and the cost which shall be recovered from the occupants of the Katchi abadi in any shape including lease charges;
 - b. Wherever necessary the external water supply and sewerage disposal shall be financed by the Authority. On receipt of a request from the community, the Authority shall assist them in designing and supervising the work of internal development. The expenditure for internal development shall be borne by the community concerned;
 - c. Any other requirements as the Authority thinks fit.
15. a. The Authority may constitute a committee consisting of officers of the Authority, community leaders and representatives of Non-Government organisations of the area, if any, to assist the Authority in preparation of the development scheme;
- Public participation in preparation of development scheme.**
- b. The Authority may implement the approved development scheme itself or through the concerned local council or through any agency, under overall

control and supervision of the Authority.

- 16.
- a. When such a scheme has been approved, no person shall, without the permission of the Authority, erect, re-erect, add, or alter any building, or wall or any projection beyond the street alignment or beyond the building line shown in any plan so adopted by the Authority;
 - b. When any building is required to be demolished according to the approved development scheme, the Authority shall compensate the owner in shape of allocating a minimum size open plot;
 - c. Any owner aggrieved by the order and terms and conditions of the Authority may within 30 (thirty) days of the communications to him, apply to the Director General in writing, for redressal of his grievances. The decision of the Director General shall be final.

C. IMPROVEMENT SCHEME

17. An improvement scheme may provide for all or any of the following matters namely;

Matters to be provided for by improvement scheme.

- a. The clearance or improvement of congested areas;
- b. The construction of houses, flats and other kind of residential premises and of industrial commercial and other buildings for community facilities such as schools, dispensaries etc;
- c. The closing, alteration or demolition of any dwelling or portion thereof unfit for human habitation;
- d. The demolition of buildings inconsistent with the approved scheme;
- e. The construction and re-construction of any building by the Authority or by the owner or by the Authority on default by the owner;
- f. The sale, lease, exchange or disposal in any other manner of any property vested in or acquired by the Authority;

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- g. The leveling, paving, metalling, flagging, channelling, sewerage, draining of the streets so constructed or altered, and the provision therein for lighting and sanitary facilities;
 - h. Sanitation and conservancy for the area comprised in the scheme, including the prevention of contamination to river and canals and other sources means of water supply;
 - i. Drains and sewers for the improvement of any ill-drained or in-sanitary locality;
 - j. Means of access and communication;
 - k. Re-claimation of land, the raising, lowering, leveling of the land;
 - l. The recovery of betterment fee from owners of properties improved by the scheme as under section 27 of the Act;
 - m. Any other matter for which in the opinion of the Authority, it is expedient to prepare or scheme.
18. a. The Authority may or through any other agency prepare the scheme;
- b. The Authority shall establish a committee consisting of officials of the Authority, representatives of the area and representatives of non-government organizations, if any, to assist in framing the scheme.
19. When framing an improvement scheme, the Authority shall have regard to:
- a. The nature and the conditions of neighbouring areas of the city as a whole;
 - b. The directions in which the city appears likely to expand; and
 - c. The likelihood of improvement schemes for other parts of the city.
- Procedures to be followed for framing scheme.**
- Matters to be considered for framing scheme.**

20. The Authority may at any time include in a combined scheme, the improvement schemes framed or proposed to be framed for two or more adjoining Katchi abadis. **Combination of improvement scheme.**

**CHAPTER – V
REGULARISATION PROCEDURES.**

21. (1) At the initial stage of regularisation of Katchi abadis, the “unauthorized occupiers”, shall be issued an application form prescribed by the Authority which shall contain all necessary information and documents to be produced alongwith the application. Procedures for formalities are shown in Schedule A of the Katchi Abadis Regulations 1993. **Procedures.**
- (2) The application shall be submitted to the Authority within the prescribed period.
- (3) Regularisation shall be done according to the approved scheme of the Katchi abadi.
- (4) Bifurcation or amalgamation of the Plots shall be done according to planning policies laid down for the Katchi abadis.
- (5) If an occupant is in possession of more than one housing or dwelling units, only one housing or dwelling unit shall be regularized and the rest shall be disposed of as per procedures laid down by these regulations.
- (6) While disposing of the units under sub-section (5), preference will be given to blood relations of the owner.
- (7) If the occupant listed in occupancy list has died, legal heirs of the deceased shall be considered for issuing individual or a joint lease, as the case may be, provided the heirs prove that they reside in the same premises.
- (8) All open and amenity plots in the notified Katchi abadi meant for hospitals, schools and religious institutions and other scheme of the Authority etc. shall be allotted preferably to the philanthropic societies or organisations, if any established for the charitable or other purposes, through committee established by the Director General on the prescribed terms and conditions.
- (9) Industrial or commercial establishment(s) which produce environmental pollution shall not be regularized.

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- (10) No industry which produces hazards to life and environments of the Katchi abadi shall be allowed to be established.
 - (11) Prescribed fee shall be charged by the Authority for re-measurement, in case the occupant is not satisfied with the measurement taken by the Authority. The measurement shall be taken in the presence of the occupier or his/her representative.
 - (12) If a bonafide occupant enlisted in the occupancy list desires to substitute his/her name with the name of his/her heirs, a surcharge of 25% on the total amount of the occupancy challan shall be charged.
 - (13) If there is an additional area adjacent to the plot, it shall be first offered to the occupant of the plot on the market values as given in Schedule **C** of the regulations otherwise it will be disposed of through public auction.
 - (14) In special cases exemption from payment of lease money and development charges shall be given to the orphans, widows, handicapped and infirm persons who have no source of income provided the recommendations from the Divisional officer of the Authority and certification from atleast to notables of the community namely the Chairman Local Zakat Committee, MNA or MPA or councilor of the area etc. are submitted. This exemption shall be subject to the clearance by the committee concerned.
 - (15) In case the unauthorized occupant has no documentary evidence relating to his possession prior to 23rd March, 1985, the Director or Deputy Director shall inspect the unit in question to asses the situation. He shall collect evidence from the residents living prior to 23rd March, 1985, and after making such enquiries on the spot decide such claims on case to case basis. If it is proved that the applicant is fresh encroacher, he/she may be served notices for removal of such encroachment otherwise the minimum market rate be charged according to the provision at foot note 4, of Schedule **C**, of the Sindh Katchi Abadis Regulations 1993.
 - (16) Lease to the owner shall be granted only when he/she clears all dues of the Authority.
22. (1) The Authority shall, immediately after any scheme is **Conversion of**

sanctioned under the provision of the Act, submit to the Commissioner of the concerned vision the details including the survey numbers, areas and location of each plot reserved for roads, hospitals, schools, colleges, libraries playgrounds, gardens, parks, community centres, mosques, graveyards or such other purpose and the Commissioner shall notify such details in the official Gazette.

amenity plots to other uses.

- (2) The Authority or any other body may at any time prior to the utilization of any plot reserved for the purpose mentioned in sub-regulation (1), shall recommend/apply to the Commissioner for conversion of such plot to any other purpose.
- (3) The Commissioner shall, on receipt of an application under sub-regulation(2), invite objections from the general public through a notice in a vernacular leading local daily newspaper and the objections, if any shall be submitted to the Commissioner within 30 days. He shall also call for the recommendations of the Authority on such an application.
- (4) The Commissioner shall, after considering the objections received under sub-regulations (3), and hearing such persons as he may consider necessary, forward his recommendations alongwith the application and other connected papers to the Chairman S.K.K.A/Government for orders.

CHAPTER- VI LEASE MONEY AND DEVELOPMENT CHARGES

23. (1) Generally the lease period shall be 99 years.
- (2) Every lease deed shall be registered with the Registrar on the form prepared by the Authority for this purposes under the Registration Act 1908 (16 of 1908).
- (3) The Authority may cancel the lease in case of breach of any condition by the lessee and resume the plot.
- (4) The challan(s) to the occupant(s) shall be issued by the Divisional Officer or his nominee, in respect of cost of land, development and other charge, before issuance or registration of lease documents.
- (5) Lease rate of various categories such as residential,

Lease rates & period etc.

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residential-cum-commercial, commercial, industrial, amenity etc, for different sizes of plot shall be chargeable in the following three categories;

- i. Municipal Corporation (Karachi, Hyderabad, Sukkur)
 - ii. Municipal Committees
 - iii. Municipal Committees for small town and Town Committees.
- (6) Lease rates for different categories and sizes of constructed nits as shown in Schedule B of the Sindh Katchi Abadis Regulations 1993, shall be charged subject to revision as and when required.
- (7) Fees for transfer of lease/permission to mortgage/mutation etc. shown in at Schedule C of the Sindh Katchi Abadis Regulations 1993, shall be charged subject to revision from time to time.
- (8) The minimum market rate shall be double of the rate of different categories of various sizes of plots, falling within the jurisdiction of Karachi, Hyderabad, Sukkur and Larkana Division, and shall be charged proportionally double for the part area, exceeding beyond a category sizes plots upto its next stage.
- (9) Notice(s) shall be served to person(s) who fail to pay the lease challan during the period of 15 days.
- (10) A penalty of minimum 1%, shall be imposed on those defaulter(s) who fail to make payment within the specified time.
- (11) If any occupant fails to make payment inspite of the notice (s) issued by the Divisional Office, action for his/her rejections shall be taken under section 11, sub section 7 of the Act.
- (12) If at any later stage it is disclosed that the challan was issued on the basis of fictitious documents, and sufficient proof in this respect has been obtained, the challan shall be cancelled after issuance a 7 days notice. The amount shall also be forfeited by the Authority and penal action in the relevant law shall be taken against such a person and the employee of the Authority responsible.

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- (13) If an occupant informs that the original challan issued to him/her has been lost, a duplicate challan shall be issued by charging a fee of Rs. 100.00.
24. (1) The Governing Body or the Director General of the Authority, if authorized may revise the approved rates fees, charges etc, from time to time which shall be recovered from the occupant(s) either in lump sum or in installments. Maximum 4 installments shall be granted but the entire lease money shall be payable within a period of one year.
- (2) The lease shall be executed between the allottee and the concerned Divisional Officer or his nominee on behalf of the Authority, as soon as the development charges and the cost of land has been fully paid by the allottee(s) in accordance with the terms & conditions of the lease deed.
25. The lease shall pay to the lessors an annual land rent at the rate of thirty (30) paisas per sq.yds per annum in advance, in the month of July of every year in respect of the plot. If the annual rent is not paid on the due date, surcharge at the rate of 15% of the rent fixed shall be charged by the Authority land shall be recoverable as arrears of land revenue. The surcharge may be revised by the Authority at any time. **Land rent.**
26. (1) The lease shall be transferable to any person or agency and also by way of inheritance or mortgage to the House Building Finance Corporation, or a Scheduled Bank for receiving house building loans, as per Government policy subject to issue of No objection certificate by the Authority on application by lessee on payment of fees which shall not be less than Rs. 1/= per sq. yd. or as fixed by S.K.A.A. from time to time. **Transfer of the Lessee's right.**
- (2) The lessee will be at liberty, subject to condition at (1) above, to sell, assign, mortgage or otherwise transfer his rights under this lease, but such transfer shall in every case take place subject to these terms and conditions and bye-laws at that time in force. Provided that the liability of such transfer under this lease shall continue during the currency of this deed.
- (3) Every transfer by the lessee in any manner of the lessee's right shall be subject to the clearance of all outstanding dues including improvement charges in addition to all fees, rents, levies, taxes, charges, what-so-ever including the un-paid

- installments of improvement/lease money, if any, payable or due to the Authority at that time.
- (4) The plot shall not be sub-divided or amalgamated without prior approval of the Authority and subject to such terms and payment of fees as fixed by the Authority from time to time.
27. (1) The said plot of land and the structure standing thereon shall be subject to all taxes, rates and charges at that time in force. **Observance of other regulation in force.**
- (2) The lessee shall comply with and observe building bye-laws and regulations as may be in force from time to time.
28. (1) The said plot and the structure(s) or building(s) built thereon shall be used for the purpose as per lease deed and shall not be used for any other purpose without the express and prior consent of the lessors in writing. **Use of the plot.**
- (2) If the plot(s) is required to be used for any other purpose than leased, the lessee should apply for conversion of the title of the plot, for which conversion charges fixed by the Authority shall be charged.
- (3) Conversion charges fixed by the Authority shall be final.
- (4) If the land adjoining the said plot(s) is the property or in occupation of the lessors or the Government, the lessee shall not open any windows, doors or other openings overlooking or trespassing on, or in any way interfering with such land except with the previous permission of the lessors or the Government as the case may be.
- (5) The lessee shall maintain proper and effective arrangements for the disposal of debris and other wastes, and shall at his own cost connect the house drainage system to the nearest public sewer, with prior permission from the concerned department.
- (6) The lessee shall keep the said plot and the buildings and structure in clean and sanitary conditions according to the directions of the Authority or any officer authorised by it in that behalf.
- (7) The lessee shall permit the lessors, at all reasonable times to enter upon the plot and buildings for purposes of ascertaining the observance of these regulations or maintaining, testing or repairing service mains, pipes, cables, drains sewer or

culverts as may be necessary or as occasion may require.

- (8) The lessee shall abide by all the bye-laws of utility organisations and not interfere with such services without proper authorization.
- (9) The lessee shall indemnify the lessor, in case of any adverse decision of the competent court of law in case of dispute over the ownership of the plot referred to herein.
29. Upon resumption of the plot, all rights of the lessee, to the said plot of land shall stand ceased. The lessee shall remove the structure/building and materials from the said plot immediately on receipt of resumption order from the lessor. In case of his/her failure to remove the structure & building materials within the prescribed time, the same shall be deemed to have become the property of the lessor, who shall be authorised to dispose of the same. **Resumptions of the plot by the lessors.**
30. (1) On the expiry of the period of the lease, the lessors at its discretion shall renew the lease(s), under prevailing rules, for such further period and upon such revised terms as the lessors may determine subject to payment of such premium and land rent as may be determined by the lessor at that time. **Removal of lease.**
- (2) Should the lessee not desire such renewal, or not give his consent to any of the conditions intended to be imposed by the lessors as aforesaid, the said plot shall revert to the lessor, and all buildings, structures, building-materials etc. thereon shall become the property of the lessor. The lessee shall however, have the right to remove all such buildings, structures, building materials as are his/her property. Any building structure, building materials not removed within the period specified by the Authority shall become the absolute property of lessors, free from all encumbrances whatsoever.
31. The Authority shall have the powers to terminate the lease by giving one month's written notice, if it has been proved or reported with supporting evidence, document(s) or otherwise, that the lease obtained fraudulently on the basis of fictitious or bogus document(s). After that a reference shall be made to the court of competent jurisdiction for further action relating to cancellation of lease. **Cancellation of lease by way of fraud.**

CHAPTER –VII
REMOVAL OF ENCROACHMENTS

32. (1) Divisional Officer, or an officer authorised by him, may by a notice, require the person directly or indirectly responsible for encroachment, to remove such encroachment(s) together with structure(s), if any, raised by him on the public property and in the Katchi abadi within such period as may be specified in the notice. **Removal of encroachments.**
- (2) Any person aggrieved with such a notice issued under (1), may appeal to the Director General who shall hear the person, and pass such orders as he may consider appropriate. His orders shall be final.
- (3) The Divisional officer shall be responsible to stop the encroachments in the Katchi abadi and shall take immediate action or their removal.
- (4) The notice shall be issued by the Divisional Officer to the encroacher, to remove such encroachment(s) together with the structure, if any, within such period as may be specified in the notice.
- (5) Notice shall be served to the occupant to voluntarily demolish the structure or a part thereof which is affected by the amelioration plan, within the period of 15 days. After the lapse of that time, the Divisional Officer, with the help of civil administration shall remove the affected portion at the risk and cost of the occupant.
- (6) If any officer authorised to take action under this chapter requires police assistance in exercise of his powers, he may send a requisition to the officer incharge of concerned police station who on receipt of such requisition shall render the required assistance.
- (7) In case there is mutual agreement to demolish the house(s) or structure (s) it shall be implemented within 15 days from the date of agreement.
- (8) The structure(s) in existence before the preparation of development or improvement scheme on any reservations or amenity areas required for implementation of the scheme shall be demolished subject to the condition that the

affectees shall be relocated and rehabilitated. Sufficient time to will be given to the owner for removal of such structures.

- (9) If affected by an approved scheme, original unauthorized occupant may be resettled by providing an open plot of not less than 80 sq.yd, in area, preferably within the same Katchi abadi depending on the availability of land on the rates as mentioned in Schedule C of Sindh Katchi Abadis Regulations 1993. No cash compensation shall be given except the provision of an open plot mentioned above.

CHAPTER –VIII
MISCELLANEOUS

33. (1) The departmental committee(s) may be constituted by the Director General with such powers and to perform such functions as laid down by him. Such committee(s) may be called advisory or working committee(s). **Miscellaneous.**
- (2) Director General may seek cooperation of non-governmental organisation(s) to facilitate regularisation and development programme wherever necessary. Technical support may also be provided to such organization(s) who undertake development work on self-help basis.
- (3) All development or upgradation work shall be self-financing.
- (4) In katchi abadis where any improvement in prescribed services is essential, development and regularization work shall proceed simultaneously. Income from regularization shall finance the development work, completing both the activities in a fixed period. For this purpose cash flow chart shall be prepared and communities taken into confidence before starting the work.
- (5) The Authority may create and evolve models/strategies for solving the problem(s) relating to regularisation, improvement and development of katchi abadi(s), so that they become a demonstration and training area for local council(s) and other concerned agencies.
- (6) Divisional officer shall issue no objection certificate to the agencies concerned for the provision of basic service(s) after proper scrutiny in accordance with the provision(s) of the Act and the regulations for development or improvement schemes.

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- (7) Till such time rules under Section 4 of the Act are framed and approved by the government, PWD rules pertaining to enlistment of contractors, execution of works and payment etc. shall be followed by the Authority.
- (8) The administrative approval of the scheme for execution shall be issued by the Director General after clearance of such scheme by the committee concerned.
- (9) The technical sanction on the execution of scheme shall be accorded as per delegation of powers defined in Schedule D of the Sindh Katchi Abadis Regulations 1993.
- (10) The portfolio of the scheme shall be approved by the Chairman, S.K.A.A. or the Secretary of the administrative department;
- (11) If any type of irregularity is found in regularisation, improvement and development work, the case shall be presented before the committee concerned for appropriate action.
12. If any difficulty arises in giving effect to any clause of the regulations, the Director General may pass such order(s) as may appear necessary, subject to postfacto approval of the governing body of the Authority or the Government, as the case may be.
34. The Director General may:
- Institution of suits and compounding.**
- (a) Institute, defend or withdraw from any legal proceedings under this Act;
- (b) Compound any offence against this Act or the rules made there underin;
- (c) Admit, compromise or withdraw any claim made under this Act or the rules made thereunder.
35. No suit shall be instituted against the Authority or any member or any person associated with the Authority or against any servant or the Authority or against any person or persons acting under the directions or authority of the Chairman or of any officer or servant of the Authority in respect of any act purporting to be done under this Act or the rules or regulations made thereunder until the expiration of two months from the delivery of a written notice at the
- Notice of suit against the Authority.**

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Authority office.

36. (1) The Authority may collect all such information and statistics, survey of land etc. necessary for carrying out the purposes of this Act. **Surveys and power of entry for surveys.**
- (2) Any person either generally or specially authorised by the Chairman or the Director General in this behalf may with or without assistants or workmen enter into or upon any land in order:
- (a) To make any inspection, survey, measurements, valuation or enquiry;
 - (b) To take levels;
 - (c) To dig or bore into the such soil;
 - (d) To set out boundaries;
 - (e) To do any other thing which is necessary to do so provided that:
 - (i) Such entry shall be made between sunset and sunrise and sufficient notice not less twenty four hours served.
 - (ii) The Authority shall not be responsible for any damage that may be caused in connection with work done sub-regulation (II).

**(TASNEEM AHMED SIDDIQUI)
DIRECTOR GENERAL
SKAA**

No.SKKA/ADM/NOT/220/1249

Karachi, dated 20-th November, 1993.

A copy is forwarded for information and necessary action to:

1. The Secretary LG, PHE, RD & Katchi abadi department, Government of Sindh.
2. The Superintendent, Sindh Government Printing Press, Karachi for publication in the EXTRA ORDINARY GAZETTE and to supply 200 copies thereof.

**(ABDUL WAHAB SOOMRO)
DY. DIRECTOR GENERAL.
SKAA.**

SINDH KATCHI ABADIS REGULATIONS
1993.

SCHEDULE-A

**PROCEDURE &
FORMALITIES IN REGULARIZATION WORK.**

After issuance of order for starting regularisation/leases work in Katchi abadi, the following steps shall be taken:

- 1) Issuance of prescribed application form to the bonafide “unauthorized occupant of plot” of Katchi abadi as per occupancy list and scheme.
- 2) To receive the files from the “unauthorized occupant” after completion of the formalities like documents showing their possession prior to 23rd March, 1985.
- 3) Scrutiny of the documents submitted by the occupants.
- 4) Site verification.
- 5) Issuance of challan as per the category and size of plots at the approved lease rate.
- 6) After payment of challan the lease documents shall be issued by the Director or Dy. Director to the payee for registration of lease.

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SCHEDULE- B

**“SINDH KATCHI ABADIS REGULATIONS 1993”
LEASE RATE STRUCTURE FOR THE KATCHI ABADIS IN
KARACHI, HYDERABAD, SUKKUR & LARKANA DIVISIONS.**

RATE IN RUPPES PER SQ.YDS.

S.NO.	LAND USE	K.M.C./KARACHI(AREA)			H.M.C./HYDERABAD (AREA)			S.M.C./SUKKUR(AREA)		
		CATEGORIES AND SIZES OF PLOTS.	COST OF LAND	DEV.CHARGES.	COMPOSITE RATE.	COST OF LAND	DEV.CHARGES	COMPOSITE RATE	COSAT OF LAND	DEV.CHARGES
1.	2.	3A	3B	3C	4A	4B	4C	5A	5B	5C
I. FOR PROVINCIAL/FEDERAL GOVT. LAND.										
<u>A. RESIDENTIAL</u>										
1.	Upto 80 SQ YD.	6	19	25	6	17	23	6	16	22
2.	From 81- 120 SQ.YD.	10	40	50	6	34	40	8	28	36
3.	From 121-150 SQ.YD	30	70	100	10	50	60	10	40	50
4.	From 151-240 SQ.YD	50	100	150	25	75	100	12	48	60
5.	From 241-400 SQ.YD	70	170	240	30	130	160	20	80	100
6.	From 401-SQ.YD & above	100	180	280	50	150	200	30	120	150
<u>B.RESIDENTIAL CUM.COMMERCIAL</u>										
7.	Upto 80 SQ YD.	30	50	80	16	64	80	8	32	40
8.	From 81- 120 SQ.YD.	30	90	120	20	80	100	12	48	60
9.	From 121-150 SQ.YD	50	130	180	28	112	140	16	64	80
10.	From 151-240 SQ.YD	80	180	260	36	144	180	24	96	120
11.	From 241 SQ.YD& above	100	200	300	50	200	250-	36	144	180
<u>C. OTHER CAEGORIES.</u>										
<u>COMMERCIAL</u>										
12	Upto 150 SQ YD.	60	240	300	40	160	200	30	120	150
13	From 151- 400 SQ.YD.	80	320	400	60	240	300	50	200	250
14	From 401 SQ.YD & Above.	100	400	500	70	280	350	60	240	300
<u>INDUSTRIAL</u>										
15	Upto 400 SQ.YD	80	320	400	60	240	300	50	200	250
16	From 401 SQ.YD& above	160	640	800	120	480	600	100	400	500
17	Amenity(Any Size)			50			40			30

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18 Religious(Any Size)	01	01	01
<u>II FOR PRIVATE LAND.</u>			
19. <u>Any Size</u>	100	400	300

S.NO.	LAND USE	<u>DISTT. MUNICIPAL COMMITTEES.</u> <u>HYD./SUKKUR/LARKANA(AREA)</u>			<u>(LARMUNICIPAL COMMITTEES</u> <u>(SMALL)& TOWN COMMITTEES.</u> <u>HYD./SUK./LARKANA(AREA).</u>		
	CATEGORIES AND SIZES OF PLOTS.	COST OF LAND	DEV.CHARGES.	COMPOSITE RATE.	COST OF LAND	DEV.CHARGES	COMPOSITE RATE
1.	2.	3A	3B	3C	4A	4B	4C
<u>I. FOR PROVINCIAL/FEDERAL GOVT. LAND.</u>							
<u>A. RESIDENTIAL</u>							
1.	Upto 80 sq yd.	4	17	21	4	14	18
2.	From 81- 120 SQ.YD.	7	27	34	5	22	27
3.	From 121-150 SQ.YD	8	32	40	6	24	30
4.	From 151-240 SQ.YD	10	40	50	10	30	40
5.	From 241-400 SQ.YD	16	64	80	12	48	60
6.	From 401-SQ.YD & above	24	96	120	20	80	100
<u>B. RESIDENTIAL CUM.COMMERCIAL</u>							
7.	Upto 80 SQ YD.	6	24	30	5	20	25
8.	From 81- 120 SQ.YD.	10	40	50	8	32	40
9.	From 121-150 SQ.YD	14	56	70	10	40	50
10.	From 151-240 SQ.YD	20	80	100	16	64	80
11.	From 241 SQ.YD& above	30	120	150	24	96	120
<u>C. OTHER CAEGORIES.</u>							
<u>COMMERCIAL</u>							
12	Upto 150 SQ YD.	20	80	100	15	60	75
13	From 151- 400 SQ.YD.	30	120	150	20	80	100
14	From 401 SQ.YD & Above.	40	160	200	30	120	150
<u>INDUSTRIAL</u>							
15	From 400 SQ.YD	40	160	200	30	120	150
16	From 401 SQ.YD& above	80	320	400	60	240	300
17	Amenity(Any Size)			20			15
18	Religious(Any Size)			1			1
<u>II FOR PRIVATE LAND.</u>							
19.	<u>Any Size</u>			200			100

SCHEDULE-C

SINDH KATCHI ABADIS REGULATIONS 1993.

LEASE/PERMISSION FOR MORTGAGE/MUTATION CHARGES ETC.

Sr. No.	Particulars of charges	Rates	Remarks.
1.	2.	3.	4.

A:KARACHI DIVISON.

1.	Cost of Indenture of lease (5 copies each containing 8 pages)	Rs. 15/- per set.	
2.	Payment Certificates	Rs. 30/- per each	
3.	Certified true copies of document of little.	Rs. 20/- per each.	
4.	Fees for Revalidation of challans.	Rs. 10/- per each	
5.	Reverification fee.	Rs. 500/-	
6.	Fee for permission to Mortgage/Assign.	Rs. 50/- upto 120 sq.yds. Rs. 100/- for above, for Commercial: Double this rate.	
7.	Fee for transfer of lease of plots/quarters on the basis of sale.	Rs. 10/- per Sq.Yd up 120 Sq.Yds.	
		Rs. 15/- per Sq.Yd above 120 Sq.Yds.	
		Rs. 20/- per Sq.Yd for commercial, upto 120 Sq.Yds.	
		Rs. 30/- per Sq.Yd For commercial, above 120 Sq.Yds.	
8.	Mutation for on the basis of Regd. Gift or by way of Inheritance or the Decision of court.	Rs. 30/- per Sq.Yd For Industrial plots , any size. Rs. 1/- per Sq.Yd any size.	
9.	Oral Fig.	Rs. 10/- per Sq.Yds (like pre-lease Transfer as at Sr. No.6 above)	
10.	Fees for re-demarcation.	Rs. 1/-per Sq.Yds subject to minimum of Rs. 500/-	
11.	Lease Charges.	Rs. 1/- per Sq.Yd.	
12.	Surcharge/late fee in Payment of Challan.	15% according to Bank Rate.	
13.	Non-Utilization fee.	12% p.a. of OV new	

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|-----|--|---|
| 14. | Sub-Lease Charges. | rates & in respect of commercial plots.
Rs. Rs.15/- per Sq.Yd of the plot. |
| 15. | Cost of Application Forms. | Rs. 15/- per each. |
| 16. | Bifurcation of plots. | Rs. 10/-per Sq.Yd upto 120 Sq. Yds.
Rs. 15/-per Sq.Yd above 120 Sq. Yds.
Rs. 25/-per Sq.Yd above 120 Sq. Yds for Commercial.
Rs. 45/-per Sq.Yd above 120 Sq. Yds for Commercial
Rs. 35/-per Sq.Yd upto 120 Sq. Yds for Industrial.
Rs. 55/-per Sq.Yd above 120 Sq. Yds for Industrial. |
| 17. | Plot value shall be increased for each residential Storey/ Commercial Storey/ Industrial Storey. | 25% of Plot value be increased for each Residential storey.

35% of Plot value be increased for each commercial storey.

45% of Plot value be increased for each Industrial storey. |

B: HYDERABAD, SUKKUR, AND LARKANA DIVISION:

Except HMC and SMC which will be treated as per with Karachi, with regard to levy of lease/ mortgage/ mutation etc, charges, contained in Schedule B above, half of these charges will be levied in respect of Hyd, Sukkur and Larkana Divisions.

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DELEGATION OF POWERS FOR DEVELOPMENT WORKS

SCHEDULE-D

S.No	NATURE OF POWERS	EXTENT OF POWERS VESTED IN THE CHAIRMAN SKKA/ADMIN. SECRETARY	DIRECTOR GENERAL	DY.DIRECTOR GENERAL.	SUPERINTENDING ENGINEER/DIRECTOR.	DY.DIRECTOR/ EXECUTIVE ENGINEER.	ASSISTANT DIRECTOR/ ASSISTANT ENGINEER.
1.	2.	3.	4.	5.	6.	7.	8.
1.	TECHINICAL SANCTION.	-----	FULL POWERS	IF THE EXCESS OVER THE AMOUNT FOR WHICH THE WORK IS ADMINISTRATIVELY APPROVED DOES NOT EXCEED 10% UPTO RS.25 LACS. WITH THE APPROVAL OF DG.	IF THE EXCESS OVER THE AMOUNT FOR WHICH THE WORK IS ADMINISTRATIVELY APPROVED DOES NOT EXCEED 10% UPTO RS.15 LACS WITH THE APPROVAL OF DG.	IF THE EXCESS OVER THE AMOUNT FOR WHICH THE WORK IS ADMINISTRATIVELY APPROVED DOES NOT EXCEED 10% UPTO RS.4 LACS WITH.THE APPROVAL OF DG.	-----
2.	ACCEPTNCE OF TENDERS.	-----	FULL POWERS.	UP TO RS.25 LACS. WITH THE APPROVAL OF DIRECTOR GENERAL.	UP TO RS. 15 LACS. WITH THE APPROVAL OF DIRECTOR GENERAL.	UP TO RS. 4 LACS. WITH THE APPROVAL OF DY. DIRECTOR GENERAL.	
3.	MATTERS RELATING TO DISPUTES IN CONTRACT/ EXECUTION OF WORK.	-----	FULL POWERS	-----	-----	-----	-----
4.	SURVEY AND PLANNING OF KATCHI ABADIS.	-----	FULL POWERS	UP TO RS. 5 LACS. WITH THE APPROVAL OF DIRECTOR GENERAL.	-----	UPTO RS. 1 LAC WITH THE APPROVAL OF DIRECTOR GENERAL.	UPTO RS. 50,000 WITH THE APPROVAL OF DY. DIRECTOR GENERAL.
5.	MATTERS RELATING TO DISPUTES IN SURVEY & PLANNING WORKS.	-----	FULL POWERS	-----	-----	-----	-----

NOTE:- THE POWERS DELEAGED TO DIRECTOR AND DY. DIRECTOR SHOULD ONLY BE OPERATED WHEN DIRECTOR AND DY. DIRECTPOR POSSESS THE PRESCRIBED TECHNICAL QUALIFICATIONS.

: THE POWERS DELEGATED FOR SURVEY TO DY. DIRECTOR SHOULD ONLY FOR DY. DIR(HEAD QUARTER).

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