

## **Sindh Building Control Authority (SBCA)**

*Sindh Building Control Authority (SCBA)* is a regulatory and supervisory body whose prime function is to ensure that the approval of building plans and NOCs etc. are in conformation with the existing *Building & Town Planning Regulations*. The quality, soundness and implementation of approved design/specifications is the sole responsibility of the concerned professionals licensed by SBCA under *Karachi Building & Town Planning Regulations 2002 (Amendment up to date)*.

### **Functions**

The functions of *SBCA* are summarized as follow:

1. To regulate *Town Planning and Building Control* in accordance with *Master Plan and Environmental Control (Building & Town Planning) Regulations*, given legal cover under *SBCO 1979*

2. Approval of all type of building plans under the jurisdiction of *SBCA*

3. Approval of structural designs of the buildings

4. Issuance of NOCs for sale and advertisement for Public Sale Projects to the builders and developers i.e. fixation/approval of unit price, time period and specifications of construction and development

5. To resolve public complaints against builders and developers regarding public sale projects within the purview of approved plans and specifications

6. To take action against the builders for violation of approved building plans

7. To identify, declare and demolish dangerous buildings in different parts of the city

8. To take legal action against the builders and developers involved in unauthorized construction and violations of building plan/NOC

9. To issue licenses to professionals, builders and developers under *Karachi Building & Town Planning Regulations 2002*

#### **Contact SBCA**

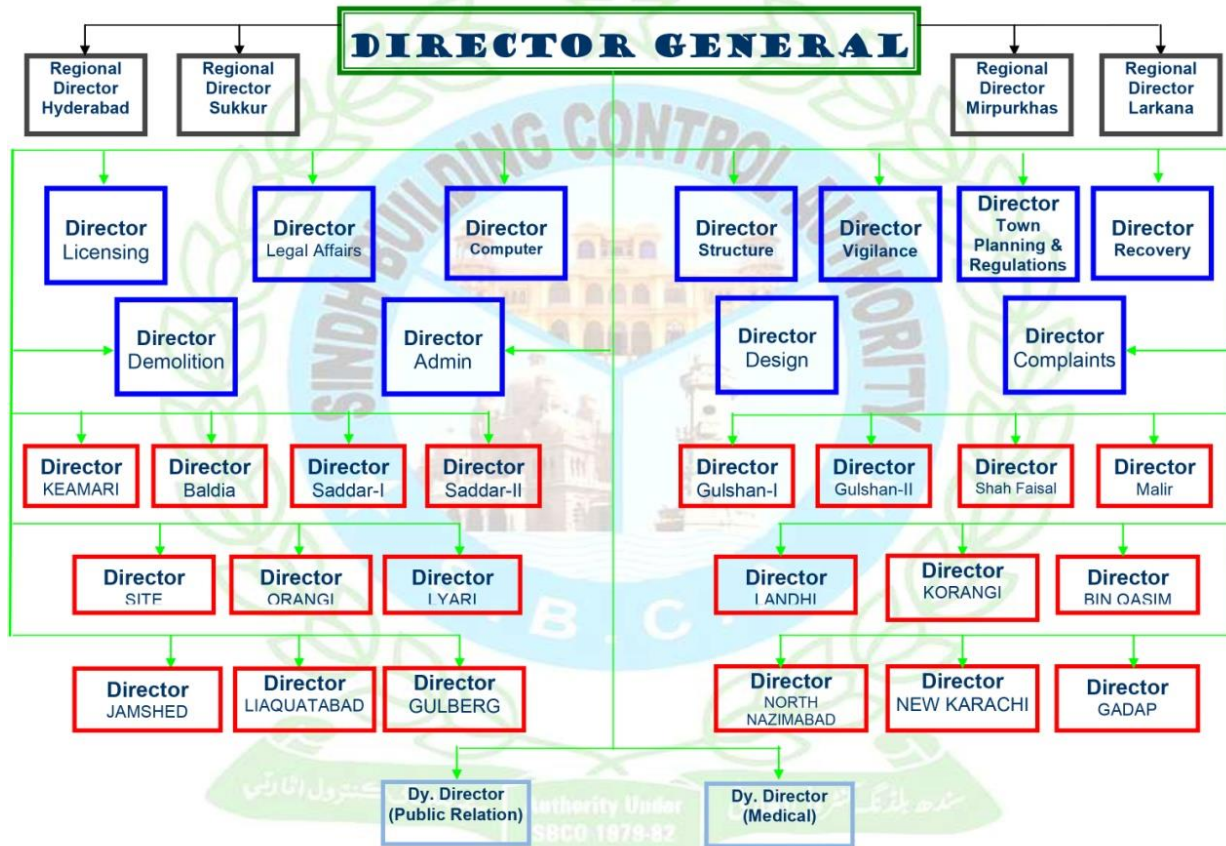
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## Organizational Chart of SBCA



### SBCA Directory

<u>S.NO.</u>	<u>NAME</u>	<u>TOWN</u>	<u>AREA</u>
1	Mr. Hamidullah Shaikh Incharge	BALDIA	Gulshan-e-Ghazi, Ithad Town, Islam Nagar, Nayee, Abadi, Saeedabad, Mahajir Camp, Muslim Mujahid Camp & Rasheedabad.
2	Mr. Muhammad Raqeeb	BIN QASIM	Ibrahim Hydri, Rehri Cattle Colony, Qaidabad, Landhi, Gulshan-e-Hadeed, Ghaghar & Korangi Creek.
3	Mr. Iqbal Hussain	GADAP	Moorad Memon, Dersano Chano, Gujro, Gadap, Songal(W), Yousuf Goth(W), Maymarabad(W) & Mangopir.

4	<b>Mr. Idrees Abdul Ghaffar (Addl)</b>	GULBERG	Azizabad, Karimabad, Aysha Manzil, Ancholi, Naseerabad, Yasinabad, Water Pump & Shafiq Mill Colony.
5	<b>Mr. Munair Ahmed Bhambhro</b>	GULSHAN-I	Scheme-33, Scheme-36, Pehlwan Goth, Metroville Colony, Gulzar-e-Hijri, Safooran Goth, Scheme-24, Essa Nagri, Gilani Railway, Shanti Nagar & Jamali Colony.
6	<b>Mr. Umair Maqbool Incharge</b>	GULSHAN-II	KCHS Union Block-3, 7 & 8, Al-Hilal Society, Dehli Merchantile, PIB Colony & Relevant Katchi Abadies.
7	<b>Mr. Syed Asif Rizvi Incharge</b>	JAMSHED-I	JM Quarters, GRE, GRW, Muslimabad, Bihar Colony, Khuda Dad Colony, Soldier Bazar, Ganj-e-Shakar, FATIMA Jinnah Colony, Hyderabad Colony, MUSlim Colony, LARP, Surrounding Katchi Abadies.
8	<b>Mr. Syed Asif Rizvi Incharge</b>	JAMSHED-II	PECHS, KAECHS, Akhtar Colony, Dadabhoy CHS, Defence View, Azam Basti, Manzoor Colony, Mehmoodabad, Chanesar Goth, PRECHS, KCHS Union, Surrounding Katchi Abadies & SMCHS.
9	<b>Mr. Idress Abdul Ghaffar</b>	KEAMARI	Bhutta Village, Sultanabad, Kemari, Baba Bhit, Macha Colony, Mauripur, Sher Shah, Gabo Pat & Manora.
10	<b>Mr. Imtiaz Ahmed Yazdani</b>	KORANGI	Bilal Colony East, Nasir Colony, Chakra Goth, Mustafa Taj Colony, 100 Quarters, Gulzar Colony, Korangi Sector-33, Zaman Town & Hasrat Mohani.
11	<b>Mr. Muhammad Zubair</b>	LANDHI	Muzaffarabad, Muslimabad, Dawood Chowrangi, Moinabad, Sharafi Goth, Bhutto Colony, Khan Ajmir Colony, Landhi Awami Colony, Barmi Colony, Korangi & Sherabad Colony.
12	<b>Mr. Abdul Hameed Zardari Incharge</b>	LIAQUATABAD	Rizvia Society, Firdous Colony, Super Market, Dak Khana, Qasimabad, Bhandani Colony, Sharifabad, Commercial Area, Mujahid Colony, Nazimabad-I & Abbasi Shaheed.
13	<b>Mr. Malik Ejaz Ahmed</b>	LYARI	Agra Taj Colony, Darya Abad, Naya Abad, Khadda M. Society, Baghedadi, Shah Baig Lane, Bihar Colony, Rangiwara, Singo Line, Chakiwara & Alama Iqbal Colony.

14	<b>Ms. Jamila Jabeen Incharge</b>	MALIR	Model Colony, Kala Board, Saudabad, Khokhrapar, Jaffar Tayyar, Ghariabad, Ghazi Dawood Brohi & Malir Cantt.
15	<b>Mr. Nadeem Anwar Incharge</b>	NEW KARACHI	Kalyana, Sir Syed, Fatima Jinah, Godhra, Abuzar Ghaffari, Hakim Ahsan Madina Colony, Faisal, Khameso Goth Mustafa Colony, Khawaja Ajmair Nagri, Gulshan-e-Saeed & Shah Nawaz Bhutto.
16	<b>Mr. Ashkar Dawar (Addl)</b>	NORTH NAZIMABAD	Paposhnagar, Pahar Ganj, Khando Goth, Haidri, Sakhi Hassan, Farooq Azam, Mustafaabad, Shadman Town, Buffer Zone I & II.
17	<b>Mr. Muhammad Bux Qasmi Incharge</b>	ORANGI	Azad Nager, Heriana Colony, Hanifabad, Mohammad, Nagar, Madina Colony, Ghaziabad, Chishti Nager, Bilal Colony, Islam Chowk, Gabol Colony, Data Nagar, Mujahidabad & Baloch Goth.
18	<b>Mr. Ali Mehdi Kazmi Incharge (Addl)</b>	SADDAR-I	Old Haji Camp, New Kumhar Wara, Napair Police Quarters Compound, Bhim Pura(part), Ghanchi Paraa(part), Jinnahabad(Part), Risala Police Line, Sital Das Temple, Garden, Usmanabad, Badshahi Compound, Hassan Lashkari Village, Dhobi Ghat Shoe Market, Garden West, Pakistan Quarters, Kharadar, Ghulam Hussain Qasim Quarters(part), Qamar House, Napair Quarters, Lee Market, Old Town(part), Market Quarters, Khori Garden, Bundar Quarter, City Railway Colony, Serai Quarters, Bottle Gali, New Chali, Pakistan Chowk, Nanakwara, City Court, KMC Building, Pan Mandi, Thutai Compound, Bohra Peer, NJV School, Parsi Colony, Lady Dufferin Hospital, Gazdarabad, Ram Swami, Jubilee Maarket Area, Nabi Bux Area, Garden POLice Quarters, Preedi Quarters(sheet-i), Fikri Compound, Millat Nagar, Dharam Siwara, Azeem Plaza area, Shoe Market(part), Bhati Compound, Haq Nagar, Hashim Khan Baghicha, Zoological Garden, R.C, R.S. Quarters & Old Town Quarters.

19	<b>Mr. Sarfaraz Hussain Incharge</b>	SADDAR-II	Saddar, Preedy Quarters Sheet-II, Ratan Talao Part, Urdu Bazar Area, Gari Khata, Burns Road(Part), Bohri Bazar Lucky Star, Aram Bagh(part), Civil Line, PIDC, Bagh-e-Quaid-e-Aam Chief Minister House, Governor House Sindh Secretariat, Shafi Court, Sindh Club, Clifton, G.O.R, Frere Town, Tikri Colony, Railway Quarters, Kehkashan Clifton Block-5 & 7, Old Clifton, Reti Lane, Shah Rasool Colony.
20	<b>Mr. Ejaz ul Haque Incharge</b>	SHAH FAISAL	Natha Khan, Pak Sadat, Drigh Colony, Reta Plot, Morio Khan Goth, Rafa Aam, Alflah & Faisal Cantt.
21	<b>Mr. Hamidullah Shaikh (Addl: Charge)</b>	SITE	Pak Colony, Old Gollimar, Janabab, Metroville-I, Pathan Colony, Frontier Colony, Banaras, Qasba Colony & Islamic Colony.

#### 1. Directors – Regional Offices

1	<b>Mr. Arif Memon Incharge</b>	Hyderabad Town Planning.
2	<b>Mr. Abdul Waqar Memon</b>	Hyderabad Region.
3	<b>Mr. Imran Hussain</b>	Shaheed Benazirabad Region.
4	<b>Mr. Nadeem Ahmed Khan Incharge</b>	Mirpurkhas Region.
5	<b>Mr. Safdar Ali Magsi Incharge</b>	Sukkur Region.
6		Larkana Region.

**Central Functions Headquarters, Karachi**

<b>S.NO.</b>	<b>OFFICER</b>	<b>DESIGNATION</b>	<b>RESPONSIBILITIES</b>
1	<b>Mr. Shahid Jamil Uddin Ahmed Khan</b>	Executive Director & Principal Law Officer	All Legal Matters, Legal Affairs & Court Cases Pertaining to SBCA.
2	<b>Syed Ghzanfer Hussain Naqvi</b>	Director Administration	Director
3	<b>Mr. Ali Mehdi Kazmi</b>	Director Maintenance	Director
4	<b>Mr. Benish Shabir</b>	Director	Vigilance
5	<b>Mr. Benish Shabir</b>	Director	Structure
6	<b>Mr. Ashkar Dawar</b>	Director	Environment & Building Services Department (E & BS) and Secretary (TCDB).
7	<b>Mr. M. Aslam Qureshi</b>	Director	Recovery Section
8	<b>Mr. Farhan Qaiser</b>	Spokesman SBCA	Media Correspondent, Coordinator Campaign Cell, SBCA
9	<b>Dr. S.Muhammad Shabar</b>	Cheif Medical Officer	Medical Section.
10	<b>Mr. Nadeem Rasheed Khan</b>	Deputy Diretor	Counter, Record, Public Complaints Against Builders, Licensing, Design Section.
11	<b>Mr. Jameel Ahmed Memon Incharge</b>	Deputy Director	Demolition.
12	<b>S.M.Ahmed Madani</b>	Deputy Director	All Administrative Matters of Administration P-II.
13	<b>Mr. Tariq Ali Naqvi</b>	Deputy Director	Administration P-I.
14	<b>Mr. Muhammad Ali Naqvi</b>	Deputy Director	General Section, Legal Matter & Regional Offices.

15	<b>Engr. Asma Ghayoor</b>	Deputy Director	All Matters of the Computer Section
16	<b>Syeda Ronaq Sultana</b>	Deputy Director	All Financial Matters Regarding Pension & funds, Contingencies & Books. (Finance-I). All Financial Matters Regarding Pay & Allowances, Counter. (Finance-II)
17	<b>Syed Rehmat Shah</b>	Secretary To Director General	Director General's Office.
18	<b>Miss. Mumtaz Zahra</b>	Public Relation Officer	All Matters of the PRO Section.
19	<b>Mr. Naveed Anjum</b>	Assistant Director	Transport Section

## **The Mandate**

### ***Approval of Buildings***

*SBCA* is a regulatory and supervisory body whose prime function is to ensure that the approval of Building Plans and NOCs etc. are in conformation with the existing *Building & Town Planning Regulations*. Further, it promotes the implementation of the *Karachi Master Plan* or a concept plan or other development plan

### ***Public Sale Projects***

*SBCA* promises to facilitate the general public by ensuring construction of Public Sale Buildings in accordance with the design specifications and as per the rates agreed upon by the purchaser and approved by the Authority. Completion of building on time and provision of services as per agreement are also ensured by the *Authority*

### ***Town Planning***

*SBCA* is a regulatory and supervisory body. It implements *Karachi Building and Town Planning Regulations* in order to prevent waste in the use of, or otherwise preserve or protect, natural resources, and any other resources, investments or installations of a public agency. Further, it promotes the implementation of the *Karachi Master Plan* or a concept plan or other development plan

### ***Demolition of Illegal Structures***

SBCA is a regulatory and supervisory body. It implements *Karachi Building and Town Planning Regulations*. Any structures in violation of approved building plans are demolished.

### ***Licensing of Professionals***

Issue licenses to professionals, builders and developers under *Karachi Building & Town Planning Regulations 2002. (Amendments up to date)*

The quality, soundness and implementation of approved design/specifications is the sole responsibility of the concerned professionals licensed by SBCA

### ***Heritage Buildings***

The *Department* may designate and declare a special architectural, historical, archaeological, artistic, ethnological, anthropological or national interest structure/s and forward the list of these designated structures to the *Authority*, as applicable, for enforcement of the writ.

### ***Declaration of Dangerous Buildings***

Any Building or structure whose strength, stability, serviceability, robustness and/or durability has been impaired due to any reason such as improper structural design and detailing, faulty and/or poor construction, decay, dilapidation, obsolescence, natural disasters or leading to abandonment due to all these reasons to a level, where it cannot be restored to its original status, classify as Dangerous Building.

### ***Developing New Skyline***

Probably nothing tells the story of a city as vividly as its skyline. Seen over the course of the decades are the new and daring constructions that seem to capture viewers' attention. SBCA is striving to keep the city in pace with international standards.



## SBCA Regional Offices

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<b>Head</b>	<b>Office</b>	-	<b>Karachi</b>
<b>Mailing Address</b>	SINDH BUILDING CONTROL AUTHORITY		
	Civic Centre, Annexe, University Road, Gulshan-E-Iqbal, Karachi-5, (Pakistan)		
<b>Phone</b>	021-99230329 , 021-99231890 , 021-99231834		
<b>Email</b>	<a href="mailto:sbca@sbca.gos.pk">sbca@sbca.gos.pk</a>		

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<b>Regional</b>	<b>Office</b>	-	<b>Hyderabad</b>
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<b>Mailing Address</b>	BUIDING		
	3rd Floor, Civic Centre, Thandi Sarak, Hyderabad, (Pakistan)		
<b>Phone</b>	022-9200217		
<b>Mailing Address</b>	TOWN		
	Room No.303, Shabaz Building, Thandi Sarak, Hyderabad, (Pakistan)		
<b>Phone</b>	022-9200330		

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<b>Regional</b>	<b>Office</b>	-	<b>Mirpurkhas</b>
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<b>Mailing Address</b>	2nd Floor, State Life Building, Mirpurkhas (Pakistan)		
<b>Fax</b>	023-3876297		

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<b>Regional</b>	<b>Office</b>	-	<b>Larkana</b>
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<b>Mailing Address</b>	3rd Floor, State Life Building, Qaim Shah Bukhari, Larkana, (Pakistan)		
<b>Phone</b>	074-4752190		

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<b>Regional</b>	<b>Office</b>	-	<b>Sukkur</b>
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<b>Mailing Address</b>	TMA Banglow, Opp.ATC Court, Minara Road, sukkur, (Pakistan)		
<b>Phone</b>	071-5627182		
<b>Fax</b>	071-99310973-74		

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