

ORDER SHEET
IN THE HIGH COURT OF SINDH AT KARACHI

C.P. No. D-86 of 2024

[Muhammad Rashid V. Province of Sindh and others]

Date	Order with signature of Judge(s)
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Before:
Mr. Justice Adnan-ul-Karim Memon
Mr. Justice Zulfiqar Ali Sangi

1. For hearing of CMA No.379/2024.
2. For hearing of CMA No.380/2024.
3. For hearing of CMA No.381/2024.
4. For hearing of main case.
5. For hearing of CMA No.8467/2025.

Date of hearing and Order: 22.04.2026

Mr. Ahmed Niazi, Advocate for the Petitioner.
Ms. Humaira Jatoi, Advocate for SBCA.
Mr. Rafiq Bhanbhro, Advocate for SBCA.
Mr. Ali Safdar Depar, A.A.G.

ORDER

Adnan-ul-Karim Memon, J. – The petitioner Muhammad Rashid has filed the instant Constitution Petition under Article 199 of the Constitution of the Islamic Republic of Pakistan, 1973, seeking directions against the official respondents for demolition of illegal construction raised on Plot No. 1-J-1/8, Muslim League Quarters, North Nazimabad, Karachi. The petitioner also prays for a declaration that the construction of Ground plus Four Floors over and above the sanctioned Ground plus First Floor plan is illegal, being in violation of the relevant building control rules and regulations of the competent authority (SBCA/KTBPR), along with any other relief deemed appropriate by this Court.

2. It is the case of the petitioner that the subject property was originally approved for construction of Ground and First Floor only; however, in clear violation of the approved building plan, additional unauthorized floors have been constructed. It is further alleged that the said construction is in breach of prescribed building laws, including excess covered area, violations of coverage restrictions, and encroachments beyond permissible limits.

3. On the other hand, it has been brought on record that the Sindh Building Control Authority (SBCA) has already initiated action in respect of the illegal construction. Ejectment notices dated 21.04.2026 have been issued to the occupants for vacation of the premises to enable demolition proceedings. Additionally, notices have been issued to utility service providers for

disconnection of services, and correspondence has also been made with the Sub-Registrar, District Central, requesting restrictions on registration of any sub-lease cancellations. It has been stated that further compliance reports are awaited.

4. During proceedings, learned counsel for the parties stated that in view of the ongoing departmental action, the petition may be disposed of with directions to the authorities to proceed strictly in accordance with law within a period of two months.

5. In view of the above consensus and the steps already initiated by the SBCA, the petition is disposed of accordingly along with all pending applications, subject to just exceptions, with direction that the matter shall be processed and concluded in accordance with law.

JUDGE

JUDGE

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