

**ORDER SHEET**  
**IN THE HIGH COURT OF SINDH AT KARACHI**

**C.P. No. D-1747 of 2023**

*[Ava Ardeshir Cowasjee V. Karachi Municipal Corporation 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

**Date of hearing and Order: 14.04.2026**

Mr. Altamash Arab, Advocate for the Petitioner.  
Mr. Khuram Ghayas, Advocate for Respondent-KMC.  
Mr. Abdul Jalil Zubedi, A.A.G.  
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**ORDER**

**Adnan-ul-Karim Memon, J.** – Petitioner Ava Ardeshir Cowasjee has invoked the constitutional jurisdiction of this Court under Article 199 of the Constitution of the Islamic Republic of Pakistan, 1973, seeking appropriate directions against the inaction of the respondent authorities in relation to her request concerning land matters and amalgamation of subject property under the regulation.

2. The grievance of the petitioner is that despite having completed all codal formalities and having repeatedly approached the concerned authorities, including through correspondence such as letter dated 30.01.2023 addressed to the Deputy Director Land, KMC, Karachi, the respondents have failed to issue a formal letter confirming withdrawal of the sub-division letter dated 19.10.1989 issued by the Director (Land), KMC. In the alternative, the petitioner has also sought amalgamation of the subject properties under the relevant provisions of the Karachi Building and Town Planning Regulations, 2002. It is contended that although the matter has reportedly been forwarded by the KMC authorities to the Master Plan Department, SBCA, no final action has been taken thereon.

3. On the other hand, learned counsel for the Karachi Metropolitan Corporation has placed on record a detailed statement explaining the historical background and title flow of the subject properties, namely Plot No. 5, FT-4, Frere Town Quarters, Karachi, measuring 1988.42 square yards, and Plot No. 5/1, FT-4, Frere Town Quarters, Karachi, measuring 1933.46 square yards. It has been stated that the original lease of Plot No. 23, Sheet No. J-1/B, Frere Town Quarters, Karachi, was granted in favour of Karachi Building and Development Company

Limited, which was subsequently transferred through various registered conveyances and declarations of trust to Khorshedbano & Nadirshaw Eduljee Dinshaw Charity Trust. It is further stated that both portions of the property were subsequently transferred through registered instruments and mutation entries in favour of the petitioner, Ava Ardeshir Cowasjee, including transfer through inheritance and gift, and that renewal of the lease for a further 99 years has also been issued in her favour. Learned counsel for KMC further submits that the case of the petitioner, being a matter requiring consideration by the Sindh Master Plan Authority, shall be forwarded in accordance with law to the said competent authority, which shall decide the matter within a period of four weeks. The request seems to be reasonable and acceded to.

4. In view of the statement made by learned counsel for the respondents, without touching the merits of the case, the petition, along with pending application(s), by consent with the direction that the case of the petitioner shall be forwarded to the Sindh Master Plan Authority, which shall decide the same within the stipulated period.

Copy of this order shall be forwarded to all concerned for compliance.

JUDGE

JUDGE

Ayaz Gul