

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

Constitutional Petition No. D-5046 of 2025  
*(Waseem Gul versus Province of Sindh & others)*

Date	Order with signature of Judge
	Mr. Justice Adnan-ul-Karim Memon
	Mr. Justice Zulfiqar Ali Sangi

**Date of hearing and order:-03.2.2026**

Mr. Khalid Hussain advocate for the petitioner  
 Mr. Abdul Jalil Zubedi, Assistant AG  
 Ms. Humaira Jatoi advocate and Mr. Amanullah advocate for SBCA

**ORDER**

**Adnan-ul-Karim Memon, J.** – Petitioner Waseem Gul has filed this Constitutional Petition under Article 199 of the Constitution of the Islamic Republic of Pakistan, 1973 with the following prayer: -

- a) To direct the respondents No. 2 & 3 to grant permission for demolition of old structure constructed on Plot No. R-69 & R-70, in the project namely "Paradise Homes" sector 13-A, situated under the KDA Scheme No.33, Gulzar-e-Hijri, Karachi.*
- b) To further direct the respondents No. 2 & 3 to approved the revised/ altered building plan as submitted by the petitioner along with his applications, so that the new construction on Plot No. R-69 & R-70 in the project namely "Paradise Homes" sector 13-A, situated under the KDA Scheme No.33, Gulzar-e-Hijri, Karachi may be carried out in compliance of requirements of SBCA.*
- c) To direct the respondent No. 4 to 6 to submit report and situation of the building/structure constructed on Plot No. R-69 & R-70 in the project namely "Paradise Homes" sector 13-A, situated under the KDA Scheme No.33, Gulzar-e-Hijri, Karachi regarding its present condition, so that the issue of the petitioner's application may also be determined.*

2. Learned counsel for the petitioner contends that the petitioner owns residential plots No.R-69 and R-70 (120 sq. yards each) in "Paradise Homes," Sector 13-A, KDA Scheme No.33, Gulzar-e-Hijri, Karachi, with old single-storey constructions that have become dangerous. To avoid any mishap, the petitioner applied for permission to demolish the buildings and submit revised/ altered building plans. The petitioner paid the required challans, removed objections raised by SBCA subordinates, but was later asked for a "no objection from builder," which counsel argues is unnecessary since all sub-lease documents have been submitted.

3. The SBCA, through its counsel, submits that demolition and new construction plans require verification of ownership from the original builder, which has not been received. Moreover, under Regulation 3-2.2.1 of the Karachi

Building & Town Planning Regulations, 2002, two sets of all relevant documents, including confirmation of title, plot dimensions, and land use, are mandatory, which the petitioner has not provided.

4. Counsel for the petitioner agreed to approach the concerned authority for mutation of the property in his favor to fulfill SBCA's document requirements.

5. Accordingly, the petition is disposed of in the above terms along with pending applications.

JUDGE

JUDGE

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