



28<sup>th</sup> February, 2013

Mr. Adil Rafi,  
Executive Officer,  
Cantonment Board Clifton,  
CC-38, Street No.10th,  
Kh-e-Rahat, Phase-VI,  
DHA,  
Karachi.

**Sub: Objections on the regularization of the un authorised construction, deviations and changes in the internal plan of high rise project to Ocean Tower**

Dear Sir,

Further to Transparency International Pakistan letter dated 11 February 2013, following additional issues were pointed out by TIP in the meeting held today, which were discussed, and also needs to be resolved ;

1. The project site was an amenity plot, where a hospital was built. According to CBC byelaws, land use of amenity plot can not be changed.
2. The built up area is about 850,000 sft, and did the CBC received building plans approval charges and 1% security deposit on this area in 2007.
3. How can the 850,000 sft has been allowed on 7337 syd plot, which works out be FAR of 1:12
4. Did CBC followed Rule No 109 while granting two time extensions in past specially the condition that the extension in date of completion shall be allowed to a builder if he produces documentary proof that more that fifty percent of his clients have defaulted in payments of two or more installments for over six months period. The builder shall also submit consent of at least fifty percent of the allottees while applying for the extension in time.
5. According to SHC orders dated 23.2.2010 in the CP 2184 of 2010, builders are supposed to post all details on their website. Did they do it.
6. The builders have availed Custom Duty exemptions in 2010 for Hotel use. Did they import any material under the exemptions, and if they did, have they paid the duties as the hotel project was abandoned. The Exemption was granted by FBR from 18-11-2009 to 30-06-2010, certified that M/S.Triple Tree Associates add# Karachi. NTN 2771245.have fulfilled the requisite requirements as such Tax u/s 148(i) of ITO 2001 is clause (v) paragraph 1 notification SRO.947(i)/2008 dt:05-09-08 for industrial undertaking .



While examining other issues raised by TIP , kindly examine the above 6 issues also, so that CBC and GoP revenue is protected, and the project does not create traffic problems in future.

And if the FAR 1:5.5 is not followed, measures may be taken to address the solution legally, either by directing the builders to add the adjacent plot, which is also reported to be owned by the same builders, or removing the additional area built over and above the allowable FAR 1:5.5

TI Pakistan is striving to have Rule of Law in Pakistan, which is the only way to eliminate corruption and have good governance in country.

With Regards,

  
Syed Adil Gilani  
Adviser

Copies forwarded for the information and action under the receptive mandate of:

1. Chairman, NAB, Islamabad.
2. Registrar, Supreme Court of Pakistan, Islamabad.