

To

The Director General,
Land Use & Building Control Authority (LUBCA)
Government of Khyber Pakhtunkhwa,
Peshawar.

Date: 31/01/2026

**Subject: Complaint against Illegal and Unlawful Mushroom
Construction of Qatar Heights, Board Phatak, Danishabad Road,
Peshawar**

Respected Sir,

I, **Fawad Younas**, resident of Board Phatak, Danishabad Road, Peshawar, respectfully submit this complaint to bring to your kind notice the ongoing *illegal, unauthorized, and unsafe construction activities* being carried out by **M/s Qatar Heights** in clear violation of the **Khyber Pakhtunkhwa Land-Use and Building Control Act, 2021 (as amended in 2024)** and the approved Master Plan.

The said project has engaged in continuous "mushroom construction" without obtaining proper land-use permissions, building approvals, structural safety clearances, or compliance with zoning regulations mandated under the Law. The construction not only **exceeds the approved building limits** but has also **encroached upon private property**, including the legally designated access pathway belonging to the undersigned.) the illegal extensions, encroachments, and deviations from the sanctioned boundaries. This violation is further evidenced by the photographs attached

Moreover, the ongoing unauthorized construction is in direct contravention of **Sections 39, 40, 41, 42, 43, 45, 46 and 48** of the KP Land-Use and Building Control Act, 2021, which render such development wholly illegal and liable to strict action. Despite the presence of multiple regulatory bodies, Qatar Heights continues to expand its unlawful structure without any fear of accountability, posing serious risks to public safety, structural integrity, and the sanctity of urban planning regulations in Peshawar.

It is therefore requested that your esteemed office may kindly:

1. **Conduct an immediate inspection** of Qatar Heights project site;
2. **Issue Stop-Work Orders** under Section 40 for all ongoing illegal construction;
3. **Seal or demolish unauthorized portions** as empowered under Sections 41 and 42;
4. **Initiate legal and penal proceedings** against the responsible persons as per Sections 43, 45 and 46;
5. **Ensure restoration of my lawful easement and protection of my private property** from further encroachment.

Your timely intervention is essential to prevent further illegality, protect citizens' rights, and uphold the authority of LUBCA and the rule of law in Khyber Pakhtunkhwa.

"This letter may also be treated as a formal complaint and legal notice, and in case of non-compliance or failure to take timely action, I shall be constrained to initiate appropriate legal proceedings before the competent forum as provided under the law."


31/1/2026

Sincerely,

Fawad Younas

Board Phatak, Danishabad Road, Peshawar

Cell: 0333-9179394

CNIC: 17301-9213068

C.c for information and action according to the law:

1. Honorable Chief minister Khyber Pakhtunkhwa Peshawar.
2. Honorable Minister, Local Government, Elections and Rural Development.



DFPO2412001
Order Invoice No 136382601310303
Booking Date : January 31, 2026

Sender Name: Fawad Younas
Contact: 03339179394

Description	Weight	Rs
Registered Letter	15.000	60.00
Walk-In	GRAMS	
RGL151789617		

Mr Meena Khan
Afridi
0000000000
Minister Local
Government
Electronics and Rural
Development Civil
Secretariate Peshawar

GST	Nil
Insurance	Nil
Fee	
Total	60.00
Net Amount	60.00

Note: This is a computer-generated receipt and does not require signature/stamp



DFPO2412001
Order Invoice No 136382601310304
Booking Date : January 31, 2026

Sender Name: Fawad Younas
Contact: 03339179394

Description	Weight	Rs
Registered Letter	15.000	60.00
Walk-In	GRAMS	
RGL151789618		

Honorable Chief
Minister
0000000000
Chief Minister
Secretariate Sabzada
Abdul Qayyum
Road Peshawar

GST	Nil
Insurance	Nil
Fee	
Total	60.00
Net Amount	60.00

Note: This is a computer-generated receipt and does not require signature/stamp.



DFPO2412001
Order Invoice No 136382601310306
Booking Date : January 31, 2026

Sender Name: Fawad Younas
Contact: 03339179394

Description	Weight	Rs
Registered Letter	15.000	60.00
Walk-In	GRAMS	
RGL151789619		

Director General
0000000000
Land Use Building
Central Authority
Circular Road
University Town
Peshawar

GST	Nil
Insurance	Nil
Fee	
Total	60.00
Net Amount	60.00

Note: This is a computer-generated receipt and does not require signature/stamp.