



Block 13 Federal B Area Residents Welfare Association

**Community Security
& Governance Initiative**



In collaboration with
**Deputy Commissioner
Central Karachi
Government of Sindh**

Community Security & Governance Initiative

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1. Introduction

Block 13 Federal B Area is witnessing an unprecedented transformation rooted in unity, administrative support, and collective responsibility. A major catalyst behind this initiative is the unique and rare advantage of having the **Deputy Commissioner Karachi (Central)** residing within Block 13. This has created a direct administrative connection rarely available to any neighborhood in Karachi. As a result:

- Government Departments respond faster
- Law-Enforcement Agencies prioritize the area
- Infrastructure work is facilitated more smoothly
- The overall neighborhood becomes a District-Level Priority



It was under this environment of administrative facilitation and community consensus that the Block 13 Security & Governance Initiative was born.

This document details the initiative's beginning, development, financial structure, and the upcoming benefits for all residents.

2. How the Initiative Began

The need for improved security, regulated movement, and stronger neighborhood coordination was being felt by many residents. Discussions started informally, but because the Deputy Commissioner himself lived in Block 13, these concerns received direct attention and immediate administrative understanding.

This triggered the first series of **Community Meetings**. Residents collectively agreed that:

- 1) A unified and institutional Security System was essential.
- 2) All 14 Entry/Exit Points must be regulated.



3) A proper Welfare Association should be formed to manage operations transparently.

These meetings ignited the formal initiative and built consensus for collective action.

3. Formation of the Welfare Association

To run the initiative in an organized manner, residents established: **Block 13 Federal B Area Residents Welfare Association**.

The purpose was to institutionalize decision-making, manage funds transparently, coordinate security operations, and ensure long-term sustainability. The Association works in coordination with the Deputy Commissioner’s Office as well as Police and Ranger’s authorities.

4. Coordination with Rangers, Police & District Administration

One of the strongest features of this initiative is the direct institutional support from **Rangers, Police, and District Administration** — made possible due to the Deputy Commissioner’s residence inside the Block.

A. Rangers Headquarters Support

- Ranger’s Guards deployed in Block 13 will be fully backed by Rangers Headquarters.
- In case of any untoward incident or emergency, Rangers HQ will immediately dispatch a Rapid Response Team.
- This ensures that Block 13 benefits not only from presence of the guards, but also from institutional protection.



B. SSP District Central Support

- SSP has already provided two **Shaheen Force Motorbike Police Units** dedicated to Block 13.
- As a Rapid Response Team, these Police Unit patrols continuously during day and night.



C. District Administration Support

Led by the Deputy Commissioner, this support includes:

- Coordination with all Law-Enforcement Agencies
- Facilitation with KMC, Town Municipal Administration, and other departments
- Oversight of Security Deployment
- Fast-track resolution of administrative issues



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This collaboration provides Block 13’s Resident with a level of protection and facilitation that few neighborhoods enjoy.

5. Government-Led Infrastructure Improvements

Alongside the security initiative, several government works have already begun to strengthen the physical landscape of Block 13:

1) Installation of Pavers

New paver blocks are being laid at all major Entry & Exit Points to improve movement, appearance, and regulate traffic flow.

2) Lighting Improvements

Work is underway to ensure that all 14 Entry & Exit Points are well-lit, enhancing night-time visibility and security.

3) Municipal Support

Government agencies are supporting:

- Road surface improvements
- Drainage Clearance
- Boundary Walls repairs
- Infrastructure for Gates and Barriers installation

These improvements complement the Security Plan and enhance the overall livability of the Block.



6. Security Plan Overview

The finalized **Security Plan** is multi-layered and comprehensive:

- 14 Regulated Entry/Exit Points
- Rangers' Guards stationed strategically
- Additional Community Guards for internal coverage
- CCTV coverage at all points
- Central Control & Monitoring Room
- Backup support from Rangers Headquarters
- Shaheen Force Police patrolling
- Regulated Gates and Barriers

This ensures **24/7 Protection** with **institutional backing**.



7. Security Costing

Following are the breakup of Monthly Expenses for Block 13 Security Apparatus:

Details	Qty	Rate	PKR
1) Rangers Guards			
Rangers Guards (52 Guards)	52	40,000	2,080,000
SRB Tax		20%	416,000
2) Additional Community Guards			
Rangers Guards (20 Guards)	20	20,000	400,000
3) Motorcycle Fuel			
Fuel for Patrolling Motorcycles			30,000
4) Food			
Food for Guards	72	9,000	648,000
Grand Total (PKR)			3,574,000

8. One-Time Infrastructure Costs

Following are the One-Time Infrastructure Costs:

Details	Qty	Rate	PKR
1) Entry Gates & Barriers			
Entry Gates & Barriers (14 Entry Points)	14	120,000	1,680,000
2) CCTV Cameras (ANVR*)			
CCTV Cameras (24 Hours Monitoring)	14	500,000	7,000,000
3) Control Room Setup			
Control Room and Administration Office		150,000 - 300,000	
4) ID Cards & Stickers			
Residents ID Cards and Car Stickers			10,000
5) Community Material			
Community Material (Printing, Awareness)			50,000

* ANPR = ANVR Camera, refers to a Network Video Recorder (NVR), are part of Security Camera System or an Automated Number Plate Recognition (ANPR) camera used for Vehicle Identification.

9. Revenue Model

A. Residential Units

- Monthly Contribution (per household): **Rs. 5,000**
- Expected Contributors: **650 houses**
- Total Residential Revenue: **Rs. 3,250,000** per month

B. Commercial Units

- Monthly **Minimum**: **3 × Residential Contribution**
- Commercial Contribution: **Rs. 15,000** per unit

C. Donor Category

- For higher contributions by willing individuals

D. Startup Float

- Ideal Buffer: **2 Months** of Expenses



10. Departmental Structure

The Welfare Association has been organized into the following departments:

- a) **Administration** – Liaison, front office, cards, food, and issue handling
- b) **HR Department** – Guard management, supervisors, volunteers, recovery officers
- c) **Accounts & Finance** – Receipts, expenses, budgeting, monthly statements
- d) **Legal Affairs** – Documentation, notices, contracts, compliance
- e) **Audit** (3rd Party) – Transparency and independent scrutiny
- f) **Women Wing** – Community engagement, feedback, events
- g) **Public Awareness** (Temporary) – Flyers, information, outreach
- h) **Revenue Collection** (Temporary) – Contributions and collections

This structure ensures professional management of the Block's affairs.



11. Benefits to the Neighborhood

The Block 13 initiative will deliver significant advantages to every household:

a) Unprecedented Security

- Rangers' Guards backed by HQ
- Shaheen Force Police patrolling
- Monitored Entry/Exit Gates
- 24/7 CCTV Monitoring
- Instant Emergency Response
- Reduced Crime and Suspicious movements



b) Strengthened Community Network

- Residents connected through structured groups
- Stronger neighborhood relationships
- Women Wing and youth participation
- Collective vigilance and support



c) Government-Supported Infrastructure

- New Pavers at all gates
- Lighting improvements
- Road and Drainage upgrades
- Administrative facilitation due to DC's Residence in Block 13

d) Administrative Advantage

Because the Deputy Commissioner lives in Block 13, residents receive:

- Priority Law-Enforcement Support
- Strong Municipal attention
- Quicker Grievance Resolution
- Stronger visibility at District level



e) Increase in Property Value

Once the Block becomes secure, regulated, and well-developed:

- House prices will rise significantly
- Demand for homes will increase
- Resale Value will strengthen
- Block 13 will rank among the most desirable neighborhood's in Karachi Central

f) Reputation as a Model Block

Block 13 will become a reference point for:

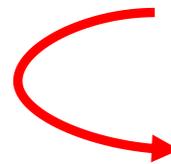
- Security
- Community organization
- Cleanliness
- Governance
- District-level collaboration

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Scan to learn more about the Block 13's Resident initiative



Join Us!

Let's make our Block 13, a benchmark for Karachi's neighborhoods