



# Sindh Building Control Authority

No: SBCA/D.D-II (Design Section) /1576/Adv-103/2020.  
Dated: 20.11.2020

Civic Centre, Annexe University Road,  
Gulshan-e-Iqbal, Karachi-5(Pakistan)  
Phones: Tel: 021-9923029  
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www.sbca.gov.pk

**Mr. Hanif Gohar S/o Gohar Rehman**  
Holding CNIC # 42301-0911128-9  
Owner of Plot & Authorized Partner of  
**M/S. NABEEL CORPORATION BUILDERS & DEVELOPER**  
(BL-2815) (NTN # 3925928-5) Office: A-02, Gohar Chamber,  
CC Area, Block 7/8, K.C.H.S, Near Duty Free Shop, Shahra-e-Faisal,  
Karachi

**Basement (ARS) + Ground Floor (Shops) +  
1st to 4th Floor (Flats) only**  
Plot admeasuring: 401.00 Sq. Yds.

**DATE OF COMPLETION: 31.12.2022.**

**SUBJECT: - NOC FOR SALE & ADVERTISEMENT OF SHOPS & FLATS OF PROJECT NAMEDLY  
"GREEN-X" ON PLOT # SB-10, SURVEY # 01, 02 & 245/3, (KN GOHAR GREEN CITY),  
KARACHI**

Reference: Your application Dated: 13.08.2020.

I have been directed to convey the approval of the subject noted NOC. The copies of Approved Draft of Advertisement, Terms and Conditions and Specifications for Construction are enclosed. No addition or alteration is allowed in the approved documents at any stage: -

**THIS NOC IS BEING ISSUED WITH THE FOLLOWING CONDITIONS:**

1. This NOC is being issued on the basis of ABAD's Guarantee in lieu of Security Deposit in favor of SBCA, bearing No. 0154, Dated: 13.11.2020, amounting to Rs. **2,65,175/-**, issued by **M/s. ABAD** against the 1% Security Deposit.
2. This NOC is being issued on the basis of Proposed Building Plan, duly approved vide letter # SBCA/DD/SFT/2017/84/2019/141, Dated: 04.09.2019.
3. This NOC is being issued on the basis of Approved Layout Plan, duly approved by **Additional District Officer (UD-I)**, Master Plan Department, vide letter # URP-42-429/MPD/2014/UD: 66/L, Dated: 09.05.2014.
4. As per undertakings dated: 17.09.2019 submitted by the builder.
5. The Builder shall follow the Terms & Conditions for allotment of Units as prescribed in Chapter 5-1 of KB&TPR-2002 (Amended up to date) & Section-12 of SBCO-1979 (amended up to date).
6. The Builder shall submit the Printed Brochure within 30 days time.
7. The Builder shall submit the Printed Brochure within 30 days time.
8. Notice Board (4'-0" x 4'-0") displaying the information material pertaining to the project should be installed at the booking office and copy of Approved NOC for Sale & Advertisement, Approved Building Plan, information regarding the covered area, number of units should place on the Notice Board.
9. In case of any misrepresentation of facts the NOC/Approval will be treated as withdrawn without any notice.
10. In case of any violation/deviation of the NOC/Approval will b suspended/withdrawn.
11. The Builder shall follow the decision of Anomaly Committee and instruction of the Authority.
12. The Builder shall submit list of booked units and site progress report duly verified by the Licensed Architect and Deputy Director concerned on quarterly basis.
13. In case of any misrepresentation of facts the Owner (Attorney)/ Builder and Contractor are equally responsible.

**P.T.O**



14. Builder will execute an agreement with each individual allottee on stamp paper as per the approved Model Agreement of SBCA in pursuance of Section-12 (4) of SBCO-1979 (amended up to date) within 30 days time of booking of the unit and before issuance of allocation letter the agreement will be got countersigned and witnessed by the authorized representative of ABAD within 15 days, otherwise developer will not be allowed to collect further payments / installment as per approved schedule of payment.
15. This NOC for Sale & Advertisement is being issued on the basis of Construction Agreement dated: 10.01.2020, executed between **Mr. Muhammad Akram** (CNIC # 42301-0911128-9) Owner of Plot & Partner of **M/s. Nabeel Corporation Builders & Developers**, (Builder) and the construction company **M/s. Akram Associates** (Contractor) through its Partner **Mr. Muhammad Akram** (CNIC # 42501-1406310-5).

#### SUMMARY OF PROJECT

Type	Nos. of Unit	Floors	Covered Area "Sq. Fts."	Price in Rs.
Type A	4	1 <sup>st</sup> to 4 <sup>th</sup>	463.63	13,90,000/-
Type A-1	4	1 <sup>st</sup> to 4 <sup>th</sup>	449.47	13,48,000/-
Type A-2	4	1 <sup>st</sup> to 4 <sup>th</sup>	453.28	13,60,000/-
Type A-3	4	1 <sup>st</sup> to 4 <sup>th</sup>	424.41	12,73,000/-
Type B	5	Ground to 4 <sup>th</sup>	473.97	14,22,000/-
Type B-I	4	1 <sup>st</sup> to 4 <sup>th</sup>	433.57	13,00,000/-
Shops	4	Ground	1296.54	@ RS: 6000/- PSF

**NOTE:** - The above mentioned prices do not include the documentation, Corner, West Open, Road Facing charges, Extra charges will be as follows:

- Documentation charges to be clearly mentioned in schedule of payment as per clause 5-1.13 of KB & TPR-2002 (Amended up to date).
- Transfer fee will be **2%** of unit price.
- Corner charges is equal to **2%** of unit price can only be levied on the units facing the two CDGK's planned roads (if applicable).
- West open is equal to **2%** of unit price (if applicable).
- Road facing is equal of **1%** of unit price (if applicable).

**Enclosure:**

- Work Programme is also attached.

  
 Deputy Director  
 Design & Licence, SBCA

**Copy to: -**

- **Director General**, SBCA
- **Senior Director** (Master Plan Department)
- **Director** (Design Section), SBCA.
- **Director** (Town Planning Section), SBCA
- **Director** (I.T Section), SBCA (with request to issue QR Code for the project)
- **Chairman ABAD**
- **Deputy Director** (Shah Faisal Town), SBCA. (With the request to provide site progress report on quarterly basis & Look after the Terms & Conditions of NOC for Sale & not to approve further building plans, beyond numbers of unit in the NOC for Sale in the name of applicant (**M/s. Nabeel Corporation Builders & Developers**), without clearance from Design Section), SBCA.
- **Deputy Director** (Vigilance Section), SBCA
- **Deputy Director** (Public Relation Office), SBCA.