



(67) OK  
A

# Sindh Building Control Authority

NO: SBCA/DD-I(D & C)/100/Adv-47/2020.  
Dated: 04-06-2020

Mr. Irfan Wahid S/o Abdul Wahid  
CNIC No. 42301-3492442-1,  
And Proprietor of  
M/s Global Solution Builders & Developers (DL-3189)  
Head Office: Plot # FL-27, Al-Basit, Tower,  
Gulshan-e-Jamal, P.R.E.C.H.S Faisal Cantt.  
Karachi.

Civic Centre, Annexe University Road,  
Gulshan-e-Iqbal, Karachi-5(Pakistan)  
Phones: Tel: 021-9923029  
Fax: 021-99230326  
www.sbca.gov.pk

DATE OF COMPLETION: 31.12.2024.

**SUBJECT:** NO OBJECTION CERTIFICATE FOR SALE & ADVERTISEMENT OF OPEN PLOTS FOR THE PROJECT "**NORTH TOWN RESIDENCY PHASE-II**" LAND MEASURING 30-00 ACERS, SURVEYS # 363, 364, 365, 366 & 367 OUT OF NACLASS NO. 294, ON DEH HALKANI TAPO MANGOPIR GADAP TOWN, KARACHI.

**Reference:** Your application dated: 01.01.2020.

I am directed to convey the approval of the subject noted NOC. Approved draft of Advertisement the Terms & Conditions and Specifications for Development & work program are enclosed herewith. 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 Layout Plan approved by LDA, vide letter # LDA/43-28/CTP/2019/305, Dated: 16-12-2019 and duly verified, vide letter # LDA/43/28/CTP/2020/22, Dated: 16-01-2020.
2. This NOC is being issued on the basis of Verification from Additional Deputy Commissioner-I for Deputy Commissioner Karachi west replied vide letter # DC/W/K/R.B/504/2020 Karachi Dated: 06-02-2020, alongwith reports of Mukhtiarkar, Mangopir West Karachi vide letter # Mukh/M-P/KW/125/2020, Karachi Dated: 04-02-2020 & endorsed by Assistant Commissioner Sub-Division Mangopir Karachi No: AC/M-P/KW/66/2020, Karachi Dated: 06-02-2020.
3. As per undertakings dated: 18.12.2019, submitted by the developer.
4. That the Developer shall follow the Terms & Conditions for allotment of units as prescribed in clause 5-2 of KB & TPR-2002 (amended up to date) and Section-12 of SBCO-1979 (amended up to date).
5. 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 Revised NOC, Layout Plan, information regarding the covered area, Numbers of units should place on the Notice Board.
6. In case of any misrepresentation of facts the NOC/Approval will be treated as withdrawn without any notice.
7. The Developer shall submit list of booked units and site progress report duly verified by the Licensed Town Planner and Deputy Director, concerned on quarterly basis.
8. This NOC is being issued on the basis of NOCs from Utilities Agencies, i.e K-Electric vide dated: 13.01.2020, KW & SB vide dated: 29.01.2020 & SSGC, vide dated: 13.01.2020.
9. The Developers shall follow the decision of Anomaly Committee and instruction of the Authority.
10. In case of any violation/deviation of the NOC/Approval will be suspended /withdrawn.

Cont.....

11. Developer 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 / installments as per approved schedule of payment.
12. 15% Plots out of approved layout plan have been Mortgaged with SBCA under section 5-2.5 of KB&TPR (amended – 2005) Mortgage Deed registered, vide receipt No.1213, Serial No. 064, Dated: 04.06.2020 in the office of Sub-Registrar, Gadap Town, According to which following Plots are **NOT FOR SALE** to General Public & Mortgage in favour of SBCA. (L-276, to L-330, (Total Nos. 55) R-126, to R-139, R-143, to R-156, R-160, to R-166, R-168, to R-171, (39 Nos.) Commercial PP-1 only.

**PROJECT SUMMARY**

Category	Type	Plot Area	Total Nos.	Mortgage Nos.	Saleable Plots	Unit Rate
Residential	L	80.00 SYD	346	55	291	Rs. 20,000/- PSYD
	L	ODD	17	NIL	17	Rs. 20,000/- PSYD
	R	120 SYD	208	39	169	Rs. 20,000/- PSYD
	R	ODD	45	NIL	45	Rs. 20,000/- PSYD
Commercial	COM-1	2700.66 SYD	01	NIL	01	Rs. 40,000/- PSYD
	COMM-2	1760.29 SYD	01	NIL	01	Rs. 40,000/- PSYD
	COM-3	1294.81 SYD	01	NIL	01	Rs. 40,000/- PSYD
	PP-1	1508.72 SYD	01	01	NIL	Rs. 40,000/- PSYL

**NOTE: -**

Internal Development Charges are included in above mentioned prices. 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 5-2.13 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).

MUHAMMAD ARSHAD  
Deputy Director-I  
Design & Complaint, SBCA

**Copy to: -**

- Deputy Commissioner (District West)
- Director (Design & Complaint), SBCA.
- Deputy Director, (Gadap Town), SBCA. (With the request to provide site progress report on quarterly basis & Look after the Terms & Conditions of NOC for Sale & Advertisement).
- Additional Director (T.P), LDA...with request to furnish development progress.
- Assistant Commissioner Mangopir Sub-Division, Karachi....with reference to verification as referred above.

*Arshad*