



Sindh Building Control Authority

NO: SBCA/DD-I(Design)/117/Adv-04/2021
Dated: 31-03-2021.

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

Mr. Muhammad Kashif Malik
S/o Zafeeruddin Ahmed Malik
CNIC No. 42101-1265630-9
Attorney of Owner & Proprietor of
M/s Etmad Builders & Developers (BL-3517)
Suite No. 417, Mashriq Centre, Block-14,
Gulshan-e-Iqbal, Karachi.

Basement (Parking + ARS) + Ground Floor (Shops) + 1st to
6th Upper Floors (Flats) only on the top of the floor solar
penal only.

DATE OF COMPLETION OF PROJECT: 31-12-2024

SUBJECT: **NO OBJECTION CERTIFICATE FOR SALE & ADVERTISEMENT OF FLATS & SHOPS FOR PROJECT "FOUR STAR RESIDENCY" ON PLOT NO. SB-72, SECTOR-1, SCHEME-41, SURJANI TOWN, KARACHI.**

Reference: Your application dated: 04-02-2020

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 Pay Order in favour of SBCA bearing # BC-07691669, Dated: 29-03-2021, amounting to Rs. 3,42,306/- duly issued by M/s Bank Al-Habib Limited, (1166) 4K Chowrangi Ground Floor, Shahmeer View Plot # AS-27, ST-3, New Karachi District East, Karachi against 1st Installment of 1% Security Deposit.
2. The Builder shall deposit balance amount of 2nd Installment of 1% Security Deposit as per section 5-1.6 KB&TPR-2002 and amended up to date.
3. This NOC is being issued on the basis of Approval of Building Plan /Construction Permit approved by Deputy Director (Gadap Town), vide No. **SBCA/DD/(Gadap Town)/PROP/2020/2143/129/207, Dated: 21-08-2020.**
4. As per undertakings dated: **04-02-2020** submitted by the builder.
5. That the Builder shall follow the terms & conditions for allotment of units as prescribed in Chapter 5-1 of KB & TPR-2002 as amended up to date and Section-12 of SBCO 1979 amended up to date.
6. The Builder shall submit the Printed Brochure within 30 days.
7. 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 NOC, Building Plan, information regarding the covered area, Numbers of units should place on the Notice Board.
8. In case of any misrepresentation of facts the NOC/Approval will be treated as withdrawn without any notice.
9. In case of any violation/deviation of the NOC/Approval will be suspended /withdrawn.
10. The builder shall follow the decision of Anomaly Committee and instruction of the Authority.
11. The builder shall submit list of booked units and site progress report duly verified by the License Architect and D.D Concerned on quarterly basis.
12. Builder will execute an agreement with each individual allottee on stamp paper as per the approved Model Agreement of KBCA in pursuance of Section 12(4) of SBCO within 30 days 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 will not be allowed to collect further payments / installments as per approved schedule of payment.

13. The concerned town (Gadap Town) is liable for the compliance of conditions in respect of NOC for Sale and Advertisement.
14. The owner / builder shall obtain the requisite NOC from SEPA before the commencement of construction of building as per DG Order vide # SBCA/Secy to DG/2021/23, Dated: 15-02-2021.

PROJECT SUMMARY

TYPE	FLOOR	NOS	COVERED AREA	UNIT PRICE
A	1st to 6th	12	494.58 Sq.ft	Rs. 39,60,000/-
B	1st to 6th	06	477.24 Sq.ft	Rs. 38,16,000/-
B1	1st to 6th	06	360.68 Sq.ft	Rs. 28,88,000/-
C	1st to 6th	06	383.85 Sq.ft	Rs. 30,72,000/-
Shops	Ground	05	950.64 Sq.ft	Rs. 25,000/- PSF

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:

As above.


31/3/2021
Assistant Director
Design Section, SBCA

Copy to: -

- Director (Design), 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 and not to be issued Plinth Verification Certificate without clearance from Design Section.
- ✓ Deputy Director (I.T), SBCA.....with request to please insert QR Code.
- Deputy Director (Vigilance), SBCA.
- Secretary ABAD.