



Sindh Building Control Authority

NO: SBCA /DD-I(Design)/132/Adv- / / / 2021.
Dated: 19 -04-2021

Mr. Irfan Wahid S/o Abdul Wahid
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Attorney of Owner of Land and Proprietor
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DATE OF COMPLETION: 31.12.2025.

SUBJECT: **NO OBJECTION CERTIFICATE FOR SALE & ADVERTISEMENT OF OPEN PLOTS FOR THE PROJECT "NORTH TOWN RESIDENCY OVERSEAS EXTENSION-I" IN NC-54, DEH JAM CHAKRO, TAPPO MANGHOPIR, DISTRICT WEST, KARACHI, (TOTAL LAND MEASURING 03-00 ACERS).**

Reference: Your application dated: 09.09.2020.

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 Lyari Development Authority vide letter # LDA/TP/43-38/2020/179, Dated: 07-07-2020 and duly verified, vide letter # LDA/TP/43-38/2021/329, Dated: 17-03-2021.
2. As per undertakings dated: 24.08.2020, submitted by the developer.
3. 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).
4. 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.
5. In case of any misrepresentation of facts the NOC/Approval will be treated as withdrawn without any notice.
6. 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.
7. 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: 03.02.2020 & SSGC, vide dated: 13.01.2020.
8. The Developers shall follow the decision of Anomaly Committee and instruction of the Authority.
9. In case of any violation/deviation of the NOC/Approval will be suspended /withdrawn.
10. 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.
11. 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.2292, Serial No. 056, Dated: 16.04.2021 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. R-01 TO R-07, (Total 07 Nos.) COM-03 (Total 01 Nos.) only.

12. In case of dispute in ownership or enquiry / litigation the owner and lessor would be responsible. SBCA will not be liable for it.
13. The concerned town (District West) 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

Category	Plot Type	Plot Area in Sq. Yds.	Total Nos	Plots Mortgage Nos	Saleable plots	Unit Price
COMMERCIAL	COM-I	311.00	01	07	01	RS. 01,55,50,000/-
	COM-II	243.00	01	NIL	01	RS. 01,21,50,000/-
	COM-II	172.00	01	01	NIL	RS. 86,00,000/-
RESIDENTIAL	R	120.00	45	18	38	RS. 30,00,000/-

CALCULATION OF 15% MORTGAGE PLOTS


TYPE OF PLOT	TOTAL NO. OF MORTGAGED	PLOT NOS. MORTGAGE
R	07	R-02 TO R-07
COMMERCIAL	01	COM-03

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).


 Assistant Director
 Design Section, SBCA

Copy to: -

- Director (Design), SBCA.
- Director (I.T) SBCA...with request to please insert QR Code.
- Deputy Director, (District West), 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.