



# Sindh Building Control Authority

NO: SBCA / A.D/D.D (Design)/1506/ Adv- 71 / 2021.

Dated: 09 -02-2021

Mr. Zeeshan Saleem Zaki S/o Saleem Zaki  
CNIC NO. 42201-6124982-5  
Attorney of Owner of Land & Proprietor of  
M/s Saima Estate Builders & Developers  
Office Address: Survey Nos. 398, 399, 400  
Deh Phiahi Landhi Town,  
Karachi.

DATE OF COMPLETION: 31.12.2024.

SUBJECT: **NO OBJECTION CERTIFICATE FOR SALE & ADVERTISEMENT OF OPEN PLOTS FOR THE PROJECT "SAIMA ARABIAN RANCHES" AT LAND MEASURING 100.00 ACRES FROM SURVEY NOS. 142 TO 160 NCLASS NO. 54 OF DEH JAM CHAKRO GADAP TOWN KARACHI.**

Reference: Your application dated: 11.04.2019.

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/TP/2019/25, Dated: 24-01-2019 and duly verified, vide letter # LDA/TP/2019/25, Dated: 24-01-2019.
2. This NOC is being issued on the basis of verification from Assistant Commissioner (Revenue), Karachi West replied vide letter # DC/(W)/K/Rev.Br/2154/2019 Dated: 16-05-2019 alongwith reports of Mukhtiarkar, MANGHPIR Karachi West vide letter # MUKH/M-P/KW/435/2019 Karachi Dated: 14-05-2019. Through letter No: AC/M-P/KW/415/2019, Dated: 14-05-2019.
3. As per undertakings dated: **05.11.2020**, 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. The builder will submit the NOC from SEPA within 90 days.
6. 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.
7. In case of any misrepresentation of facts the NOC/Approval will be treated as withdrawn without any notice.
8. 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.
9. The Developer shall submit list of booked units and site progress report duly verified by the Licensed Town Planner and Deputy Director, concerned town on quarterly basis.
10. The Developer shall submit list of booked units and site progress report duly verified by the Licensed Town Planner and Deputy Director, Gadap Town on quarterly basis.
11. This NOC is being issued on the basis of NOCs from Utilities Agencies, i.e K-Electric vide dated: 04.05.2019 & KW & SB vide dated: 09.08.2019 & SSGC, vide dated: 25.01.2019.
12. The Developers shall follow the decision of Anomaly Committee and instruction of the Authority.

P.T.O.

12. In case of any violation/deviation of the NOC/Approval will be suspended /withdrawn.

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.

15% Plots from the approved layout plan have been Mortgaged with SBCA under section 5-2.5 of KB&TPR (amended – 2005) Mortgage Deed registered, vide receipt No. 068, Serial No. 628, Dated: 11.09.2020 in the office of Sub-Registrar, Gadap Town, According to which following Plots are **NOT FOR SALE** to General Public & Mortgage in favor of SBCA. R-365 to R-385, R-414 to R-430 (Total = 38 Nos.) R-969 to R-992 (24.), R-1202 to R-1231 (30), R-1326 to R-1355 (30), R-1449 to R-1463 (15) (Total = 99 Nos.) R-1 to R-8, (08) R-60 to R-67 (08) R-68 to R-75 (08) R-152 to R-159 (08) R-160 to R-173 (14) R-300 to R-313 (14) R-314 to R-327 (14) R-468 to R-476 (09) (Total = 83 Nos.) (Total Plots 182 Nos.) CM-3 & CM-4 P.P (Total 02 No.) only.

13. The concerned town (Gadap Town) is liable for the compliance of conditions in respect of NOC for Sale and Advertisement.

### PROJECT SUMMARY

Category	Type	Plot Area	Total Nos.	Mortgage Nos.	Saleable Plots	Unit Rate
Residential	R	119.33 Syd	1211	182	1029	Rs. 31,20,000/-
	R	120.00 Syd	252	38	214	Rs. 30,94,000/-
Commercial	CM-1	11015.00 Syd	01	00	01	@ Rs. 50,000/-
	CM-2	8897.00 Syd	01	00	01	@ Rs. 50,000/-
	CM-3	1680.00 Syd	01	01	00	@ Rs. 50,000/-
	CM-4	1887.00 Syd	01	01	00	@ Rs. 50,000/-

Following plots are mortgaged with SBCA and not for Sale to General Public

Detail of mortgaged plots:-

Type of Plot	Total No. of Mortgaged	Plot Nos. Mortgage
R	220	R-365 to R-385, R-414 to R-430 R-969 to R-992 R-1202 to R-1231, R-1326 to R-1355, R-1449 to R-1463, R-1 to R-8, R-60 to R-67, R-68 to R-75 R-152 to R-159, R-160 to R-173, R-300 to R-313 R-314 to R-327 R-468 to R-476
CM-3 & CM-4 P.P	02	CM-3 & CM-4

### 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.
- 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).
- Director (I.T), SBCA... with request to please insert QR Code.
- Additional Director (T.P), LDA... with request to furnish development progress.
- Assistant Commissioner District West, Karachi.....with reference to verification as referred above.
- Deputy Commissioner (District West).
- M/s ABAD.