



# Sindh Building Control Authority

NO: SBCA/DD-I(Design)/138/Adv-79 /2021

Dated: 02-03-2021.

Mr. Syed Fawad Ahmed S/o Syed Saeed Ahmed  
CNIC No. 42201-2219277-3  
Owner of Plot & Proprietor of  
M/s Chayell Properties (BL-3040)  
Site office: LS-40, Block-19, Al-Noor Society,  
F.B. Area, Karachi

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

Basement (ARS + Shops) + Ground Floor (Shops) + 1<sup>st</sup> to 4<sup>th</sup>  
Floor (Flats) and Roof with Solar Panel + Battery Room +  
Services Only.

**DATE OF COMPLETION OF PROJECT: 30-05-2025**

SUBJECT: **NO OBJECTION CERTIFICATE FOR SALE & ADVERTISEMENT OF FLATS & SHOPS FOR PROJECT "THE CHAYELLZ MOBILE MALL & RESIDENCY PHASE-I" ON PLOT NO. SB-166, SECTOR-7-A, SCHEME-41, SURJANI TOWN, KARACHI.**

Reference: Your application dated: 21-07-2020

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 Guarantee in lieu of Security Deposit in favour of SBCA bearing # 0188 dated: 13-03-2021, after receiving of cheque No. 36680265 amounting to Rs. 3,48,332/- issued by M/s. ABAD, against the 1% Security Deposit.
2. This NOC is being issued on the basis of Approval of Building Plan / Valid Construction Permit approved by Deputy Director-I One Window Cell / Town Planning Section, vide No: Sch-41/PC-5/OWC/TP/Construction Permit/2021/03, Dated: 16-02-2021.
3. As per undertakings dated: 18-02-2020 submitted by the builder.
4. 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.
5. The Builder shall submit the Printed Brochure within 30 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 NOC, Building 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 In case of any misrepresentation of facts the NOC/Approval will be treated as withdrawn without any notice.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. In case of any violation/deviation of the NOC/Approval will be suspended /withdrawn.
9. The builder shall follow the decision of Anomaly Committee and instruction of the Authority.
10. 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.
11. 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.
12. The concerned town (Gadap Town) is liable for the compliance of conditions in respect of NOC for Sale and Advertisement.

13. 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 | UNIR PRICE         |
|-------|------------------------------------|-----|--------------|--------------------|
| A     | 1 <sup>st</sup> to 4 <sup>th</sup> | 04  | 495.87       | Rs. 22,32,000/-    |
| B     | 1 <sup>st</sup> to 4 <sup>th</sup> | 04  | 365.18       | Rs. 16,42,000/-    |
| C     | 1 <sup>st</sup> to 4 <sup>th</sup> | 04  | 376.80       | Rs. 16,95,000/-    |
| D     | 1 <sup>st</sup> to 4 <sup>th</sup> | 04  | 420.00       | Rs. 18,90,000/-    |
| E     | 1 <sup>st</sup> to 4 <sup>th</sup> | 04  | 333.20       | Rs. 14,98,000/-    |
| F     | 1 <sup>st</sup> to 4 <sup>th</sup> | 04  | 316.80       | Rs. 14,26,000/-    |
| SHOPS | Ground                             | 09  | 1283.13      | @ Rs. 12,000/- PSF |
| SHOPS | Basement                           | 07  | 1026.47      | @ Rs. 10,000/- 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.

  
 16/3/2021  
 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.
- Deputy Director (I.T), SBCA, with request to please insert QR Code.
- Deputy Director (Vigilance), SBCA.
- Secretary ABAD.