



Sindh Building Control Authority

NO: SBCA/DD-I(Design)/160/Adv-73 /2021
Dated: 26-02-2021

Mst. Sumera W/o Faisal
CNIC No. 42201-9938736-6
Owner of Plot & Proprietor of
M/s Rasheeda Enterprises (BL-3002)
Plot No. 9, Callachi Co-Operative Housing Society,
Dalmia Off Stadium Road, Gulshan-e-Iqbal,
Karachi

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

www.sbcg.gov.pk
Basement (ARS + Parking + Services) + Ground Floor,
(Shops + Services) + 1st Floor (Shops + Services) 2nd to
8th Floors (Parking + Services) + 9th Floor (Recreation +
Services) + 10th to 22nd Floors (Flats + Services) + 23rd
Floor (Flats + Water Tanks + Services) + 24th To 32nd
Floors (Flats + Services) + 33rd & 34th (Duplex) and Roof
with (Solar Panel) + Battery Room + Services) Only.

DATE OF COMPLETION OF PROJECT: 01-06-2026

SUBJECT: **NO OBJECTION CERTIFICATE FOR SALE & ADVERTISEMENT OF FLATS, DUPLEX & SHOPS FOR PROJECT "THE COURT SKY TOWER" ON PLOT NO. 66/3/1, DEH DRIGH, TAPPO IBRAHIM HYDERI, DISTRICT KORANGI, KORANGI TOWN, KARACHI.**

Reference: Your application dated: 14-09-2020

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 with condition that the builder shall submit the ABAD Guarantee amounting to Rs. 1,15,12,366/- within 30 days as allowed by DG, SBCA.
2. If builder fail to fulfill the above condition, the NOC/Approval will be treated as withdrawn without any notice.
3. This NOC is being issued on the basis of Approved Building Plan vide letter # **SBCA/D.D/OWC/TP/Construction Permit/2021/07, Dated: 19-02-2021**
4. As per undertakings dated: **20-01-2021** 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.

P.T.O

13. The concerned town (Korangi 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	COVERED AREA	NOS	UNIT PRICE
APARTMENT	10 TH TO 22 ND & 24 TH TO 30 TH	145953.00	80	@ RS. 8,500/- PSF
APARTMENT	23 RD	5242.49	03	@ RS. 8,500/- PSF
APARTMENT	31 ST & 32 ND	7566.21	04	@ RS. 8,500/- PSF
DUPLEX	33 RD TO 34 TH	1077.29	01	@ RS. 8,500/- PSF
RETAIL	GROUND	7002.29	02	@ RS. 25,500/- PSF
RETAIL	1 ST	5142.53	02	@ RS. 25,500/- 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.


 Assistant Director
 Design Section, SBCA

Copy to: -

- Director (Design), SBCA.
- Deputy Director (Korangi 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 Section), SBCA.
- Secretary, ABAD.