



Design & Complaints Section

# Sindh Building Control Authority

NO: SBCA / D.D (D-II) /1469 /Adv-993/2018.  
Dated: 15.10.2018.

**Mr. Rahat Shah S/o Nazakat Shah**  
Holding CNIC # 42201-0313678-3  
**Mr. Ali Zafar Awan S/o Muhammad Uddin Awan**  
Holding CNIC # 45102-1450498-7  
Attorney & Partners of  
**M/s. Front Line Builders & Developers (BL-3473)**  
Office situated at Surveys # 260, 261, 269, 270 & 271  
Deh Malh, Tappo Darsano Channo, Gadap Town, Karachi.

"R" Type Plots 19 Nos. Ground Floor  
"R" Type Plots 14 Nos. Ground + 1st  
"A" Type Plots 05 Nos. Ground + 1st  
Bungalows Only.

DATE OF COMPLETION OF PROJECT: 01.09.2021.

**SUBJECT: - NO OBJECTION CERTIFICATE FOR SALE & ADVERTISEMENT OF 38 NOS. OF BUNGALOWS OF THE PROJECT "ALI-ZE GARDEN" SITUATED IN THE PROJECT "MEHRAN GARDEN" ON LAND MEASURING 31-32 ACRES IN SURVEYS NO. 260, 261, 269, 270 & 271, DEH MALH, TAPO DARSANO CHANNO, GADAP TOWN.**

**Reference: Your application Dated: 28.06.2018.**

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 Pay Order in favor of KBCA bearing # 01745171, Dated: 09.10.2018, amounting to **Rs. 05,12,690/-**, issued by M/s. Bank Islami Pakistan Limited, Gulshan-e-Iqbal, Block-13/C Branch (1060), Karachi, against the 1<sup>st</sup> installment (50%) of 1% Security Deposit.
2. The Builder shall deposit 2<sup>nd</sup> installment (balance 50%) of 1% of Security Deposit at the time of issuance of Plinth Verification Certificate as per Section 5-1.6 of KB & TPR-2002-09.
3. This NOC is being issued on the basis of **38 Nos. Building Plan**, approved, vide letters Dated: 11.10.2018 and duly forwarded vide letter dated: 12.11.2018.
4. As per undertakings dated: **25.05.2018 & 08.06.2018** submitted by the builder.
5. That the Builder shall follow the Terms & Conditions for allotment of units as prescribed in clause 5-1 of KB & TPR-2002 as amended up to date and Section-12 of SBCO 1979 as amended up to date.
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. The Builder shall submit list of booked units and site progress report duly verified by the Licensed Architect and Deputy Director, concerned on quarterly basis.
9. The Builder shall submit the Printed Brochure within 30 days.

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10. The Builder shall follow the decision of Anomaly Committee and instruction of the Authority.
11. In case of any violation/deviation of the NOC/Approval will be suspended /withdrawn without any notice.
12. Builder 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 countersigned and witnessed by the authorized representative of ABAD within 15 days, otherwise builder will not be allowed to collect further payments / installments as per approved schedule of payment.

#### SUMMARY OF PROJECT

Type of Plot	Plot Size "Sq. Yds."	Type of Bungalow	Nos. of Unit	Floors	Covered Area "Sq. Fts."	Price in Rs.
A (Block-I)	200.00	A	05	Ground + 1 <sup>st</sup> Floor	1632.00	68,00,000/-
R (Block-I)	120.00	R-I	14	Ground + 1 <sup>st</sup> Floor	1124.00	48,00,000/-
R (Block-I)	120.00	R-II	08	Ground Floor	753.50	42,00,000/-
R (Block-II)	120.00	R-II	11	Ground Floor	753.50	42,00,000/-

**NOTE:** - 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:**

- Work Programme is also attached.

*[Signature]*  
13/10/2018  
Deputy Director  
Design & Complaint Section-II, SBCA

**Copy to: -**

- Director (Design & Complaint Section), 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 & not to approve further building plans, beyond numbers of unit in the NOC for Sale in the name of applicant (M/s. Front Line Builders & Developers), without clearance from Design & Complaint Section-II), SBCA.
- Deputy Director (Computer Section), SBCA
- Deputy Director (Public Relation Office), SBCA.