

SINDH BUILDING CONTROL AUTHORITY  
DESIGN SECTION-II

No. SBCA / DD (D-II) / 1446 / 2019 / 413

Dated 11/3/19

The Public Relation Officer,  
Sindh Building Control Authority,  
Karachi.

Subject:- PUBLICATION OF PUBLIC NOTICE REGARDING NOC FOR SALE & ADVERTISEMENT ISSUED  
KARACHI  
TO THE PROJECT PAK CHIANA TOWN/ON S.NOS.161 & 162, LAND MEASURING  
09-20 ACRES, DHA NAHYO TALUKA SEAH MUREED GADAP TOWN KARACHI.

Reference: No. SBCA / DD / (D-II) / 1446 / ADV-954 / 2019 Dated 8.3.2019.

Enclosed please find herewith draft of Public Notice regarding issuance of NOC for Sale & Advertisement in respect of above noted project for publication in leading news papers as per section 5-2.4 & section 3-1.1 of KB & TPR-2002.

Enclosed:

- Public Notice
- Copy of NOC for Sale & Advertisement
- Copy of paid challan for Advertisement charges

ENGR I. ALI. ANAN  
Deputy Director  
Design Section-II, SBCA

Copy to


- Director : (Design) SBCA
- ✓ Dy. Director (Computer), SBCA  
with the summary of the project.
- PS. To DG SBCA.

PUBLIC NOTICE

REGARDING PROJECT PAK CHIANA TOWN KARACHI, ON LAND MEASURING  
09.20 ACRES, S.NOS. 161 & 162 DEH MAHYO TALUKA SHAH MUREED DISTRICT  
GADAP TOWN KARACHI.

Sindh Building Control Authority hereby informed to General Public that NOC for Sale & Advertisement of Open Plots at above noted project has been issued vide No. to MR. MUHAMMAD ASIF OWNER & PARTNER OF M/S DRAGON BUILDER & DEV;  
HAVING ITS OFFICE AT 708, 7th FLOOR IBRAHIM TRADE TOWER, BLOCK-07 & 8  
SHAHRA-E-FAISAL KARACHI.

Project consists of RESIDENTIAL & COMMERCIAL open plots.  
Layout plan approved by MDA VIDE TTER NO. MDA/MPD/DEH-356/2017/927 DT. 28.2.18.

PROPOSED DATE OF COMPLETION 31.5.2021.   
TOWN PLANNER: MRS. SAIMA SHAIKH (TP-07-30)  
DEVELOPER'S LICENSE NO. DL. 3478.

**NOTE.**

Prices of plots are fixed on average basis and does not includes OUTER DEVELOPMENT / DOCUMENTATION / UTILITY CONNECTION CHARGES / CORNER / ROAD FACING CHARGES etc payment should be made to the Developer strictly in accordance with stage of development work as given on the next page attached herewith.

SBCA further advises General Public to sign a WRITTEN AGREEMENT with the BUILDER / DEVELOPER at the time of booking on Rs.: 20 Stamp Paper in accordance with MODEL AGREEMENT of SBCA as per Clause(4) Section-12 of SBCO-1979 upto date, otherwise SBCA will not act an arbitrator in any dispute between the Builder / Developer and allottee.

Copy of MODEL AGREEMENT may be obtained from DESIGN SECTION, SBCA.

NOTE: THE SUMMARY OF SALEABLE / MORTGAGED PLOTS IS ATTACHED HEREWITH.

KARACHI BUILDING CONTROL AUTHORITY  
DESIGN SECTION 4TH FLOOR, ANNEXE  
BUILDING CIVIC CENTRE GULSHAN-E-  
IQBAL KARACHI

**PUBLIC NOTICE**

REGARING PROJECT **PAK CHIANA TOWN KARACHI ON LAND MEASURING**  
**09.20 ACRES S.NOS.161 & 162 DEH MAHYO TALUKA SHAH MREED**  
**DISTRICT MALIR GADAP TOWN KARACHI.**

SUMMARY OF PLOT FOR SALE ARE AS UNDER:

CATEGORY	PLOT TYPE	NOs.	PLOT SIZE IN SQ. YDS.	UNIT PRICE EACH
RESIDENTIAL	L.	164.	90.00.	RS.7,20,000/=
COMMERCIAL.	COMM-I.	01.	1424.08.	RS.2,13,61,000/=
COMMERCIAL.	COMM-II.	01.	0973.45.	RS.1,31,95,000/=

*CMJ*

*Handwritten signature*

FOLLOWING PLOT MORTGAGED WITH SBCA AND NOT FOR SALE TO GENERAL PUBLIC

CATEGORY	PLOT TYPE	NOs.	PLOT SIZE IN SQ. YDS.	MORTGAGE WITH SBCA
RESIDENTIAL	L.	39.	90.00.	L-165 TO L-174 12 Nos.
				L-177 TO L-188 12 Nos.
				L-193 TO L-195 03 Nos.
				L-198 TO L-201 04 Nos.
				L-119 TO L-120 02 Nos.
				L-126 TO L-127 02 Nos.
				L-134 TO L-135 02 Nos.
				L-141 TO L-142 02 Nos.

**TOTAL 39 Nos.**

**SCHEDULE OF PAYMENT**

S. No	STAGE OF DEVELOPMENT	INSTALLMENT
1	ON BOOKING	10%
2	ON ALLOCATION	10%
3	3 <sup>RD</sup> INSTALLMENT: DEVELOPMENT OF PARK & PLAY GROUND	10%
4	4 <sup>TH</sup> INSTALLMENT: ROAD & WALKWAY	10%
5	5 <sup>TH</sup> INSTALLMENT: SEWERAGE DISPOSAL	10%
6	6 <sup>TH</sup> INSTALLMENT: WATER SUPPLY SYSTEM	10%
7	7 <sup>TH</sup> INSTALLMENT: ELECTRIFICATION, STROM WATER, REFUSE COLLECTION	10%
8	ON COMPLETION OF LEASE	10%
9	ON POSSESSION	10%
10	ON EXPIRY OF MAINTNANCE PERIOD	10%