

**SINDH BUILDING CONTROL AUTHORITY**  
**PUBLIC NOTICE**

Name of the Project: **“THE ORCHID”**

Survey Nos. **107, CF-1-5, OLD CLIFTON QUARTERS, KARACHI**

The Sindh Building Control Authority hereby informs general public that NOC for Sale & Advertisement of **Banks / Residential Flats / Showrooms / Offices** at above noted project has been issued vide No. **SBCA/DD(D-I)/2424/ADV-685/2016**, Dated: **27-07-2016** to **1) Mrs. Shahla Chohan 2) Mr. Umer Hayat Chohan** co-owners of the subject plot & partner of **M/s. Orchid Builders & Developers** Builder Lic. No. **BL- 3270**. Having its office at Hatim Alvi Road, Block-5, Clifton, Karachi.

The Project Consists as approved for **Basement I & II (Public Parking) + Grond Floor (Showrooms & Banks) + 1<sup>st</sup> Flor (Banks & Services) + 2<sup>nd</sup> Floor (Public Parking) + 3<sup>rd</sup> to 9<sup>th</sup> Floors (Offices & Project Parking) + 10<sup>th</sup> floors (Recreation & Services) + 11<sup>th</sup> Floor (Amenities & Services) +12<sup>th</sup> Floor (Service) + 13<sup>th</sup> to 36<sup>th</sup> Floors (Flats) only.**

As per approved Architectural Concept Plan Vide letter No. **SBCA/DD-II/Saddar Town-II/2016/296** Dated: **30-05-2016**.

Proposed date of completion: **31-08-2021**

License Architect Name: **Qazi Arshad Jamal** (Lic. No. **AL-01-712**)

License Engineer Name: **Mr. Mushtaq & Dawood** (Lic. No. **SE-06-08**)

**Units offered for sale are as under: -**

Type	Floors	No. of Units	Covered Area in Sq.ft (Each)	Unit Price Rs. Each
<b>A</b>	13 <sup>th</sup> To 34 <sup>th</sup>	4	1749.75.Sq.ft	Rs.2,62,50,000/-
<b>B</b>	13 <sup>th</sup> To 34 <sup>th</sup>	44	1533.14 sq.ft	Rs.2,29,95,000/-
<b>Duplexes</b>				
<b>D-1</b>	13 <sup>th</sup> To 34 <sup>th</sup>	2	870.42 Sq.ft	Rs.1,30,50,000/-
<b>D-II</b>	35 <sup>TH</sup> To 36	02	2728.30 Sq.ft	Rs.4,09,30,000/-
<b>D-III</b>	35 <sup>TH</sup> To 36	02	3880.58 Sq.ft	Rs.5,07,00,000/-
<b>BANKS / SHOWROOMS</b>	Ground	03	8958.83 Sq.ft	Rs.60,000/- Per Sq.ft
<b>BANKS</b>	1 <sup>st</sup>	02	3020.11 Sq.ft	Rs.40,000/- Sq.ft
<b>OFFICES</b>	3 <sup>rd</sup> To 9 <sup>th</sup>	35	16074.17 Sq.ft	Rs.10,000/- Per Sq.ft

**Note:-**

- Above mentioned prices does not includes documentation / Utilities Connection Charges/ Floor, Corner, Road Facing Charges etc. Extra Charges will be as followed.
- Documentation Charges to be clearly mentioned in schedule of payment as per clause 5-1.13 of KB & TPR-2002 (amended up to date)
- Corner Charges = 2% (for general public).
- West Open Charges = 2% (for general public).
- Transfer fee will be 2% of unit price.
- Payment should be made to the builder strictly in accordance with the following schedule of payment based on stage of construction at site.

**SCHEDULE OF PAYMENT**

<b>S. No.</b>	<b>Stage of Construction</b>	<b>Installment</b>
1	On Booking	5%
2	On Completion	5%
3	On Completion of Plinth of concerned Block	5%
4	On casting of Column of concerned Block	5%
5	On Casting of Roof Slab of concerned Unit / Floor	5%
6	On Completion of Block Masonry of concerned Unit / Floor	5%
7	On Completion of Sanitary & Plumbing work of concerned Unit / Floor	5%
8	On Completion of Plaster of concerned Unit / Floor	5%
9	On completion of Finishing of the concerned Unit / Floor	10%
10	On Possession on concerned unit	10%
11	Balance 40% in Equal quarterly installments.	40%

SBCA further advises General Public to sign a written Agreement with the builder / developer at the time of booking on Rs. 100/- Stamp paper in accordance with **MODEL AGREEMENT** of SBCA as per clause (4) Section 12 of SBCO-1979 up to date, within 30 days of booking of unit and before issuance of Allocation letter. The agreement will be got counter signed and witnessed by the authorized **REPRESENTATIVE OF ABAD** within 15 days. Otherwise Builder will not allowed to collect further payment / installments as per approved scheduled of payment otherwise SBCA will not act an arbitrator in any dispute between the Builder / Developer and Allottee.

Copy of **Model Agreement** may be obtained from Public Counter, SBCA Civic Centre Ground Floor, annexe building or may be down loaded from SBCA web site [www.sbca.gos.pk](http://www.sbca.gos.pk).

**SINDH BUILDING CONTROL AUTHORITY**  
**Design Section, 4<sup>th</sup> Floor, Annexe Building Civic Centre, Gulshan-e-Iqbal, Karachi.**