



# Sindh Building Control Authority

NO: SBCA / D.D (D-II) /1307 /Adv-825 / 2016.  
Dated: 08.09.2016.

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

Mr. Naeemuddin S/o Muhammad Shafahat Khan  
Holding CNIC # 42101-5337811-3  
Owner of Plot and having Agreement with  
**M/s. K. T. Builders & Developers (BL-3266)**  
Office at Plot # 93/1, Main Khayaban-e-Shujaat  
DHA Phase-VI, Karachi.

**Basement (Parking & ARS) + Ground Floor (Shops  
& Parking & Recreational Area & Services Area) + 1<sup>st</sup>  
Floor (Parking) + 2<sup>nd</sup> to 13<sup>th</sup> Floors (Flats) Only).**

**Plot Measuring 2783.00 Sq. Yds.**

**DATE OF COMPLETION OF PROJECT: 31.08.20 21**

**SUBJECT: NO OBJECTION CERTIFICATE FOR SALE & ADVERTISEMENT OF FLATS & SHOPS OF PROJECT "TEJORI TOWER" ON PLOT # 653, DEH GUJRO, GULSHAN-E-IQBAL, GULSHAN TOWN, KARACHI.**

**Reference: Your application dated: 22.07.2016.**

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 Bank Guarantee in favor of SBCA bearing 131GTEN162500001, Dated: 06.09.2016, amounting to **Rs. 30,15,520/-** issued by M/s. Dubai Islamic Bank Pakistan Limited, Head Office, 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 Architectural Concept Plan Approval forwarded, vide letter # SBCA/Gulshan Town-I/DD (Sch-24)/2015/4824/5270/157/572, Dated: 20.05.2016.
4. This NOC is being issued on the basis of Agreement for Construction made on **30.06.2016** between **Owner of Plot** and **M/s. Karachi Town Builders & Developers (BL-3266)** for construction & Sale / booking of the project. The Builder will be equally responsible with Owner for sale & sound construction of the project according to approved building plan and Sale / Booking of units as per Sale NOC and Clause 5-1 of KB & TPR-2002 (amended up to date).
5. As per undertakings dated: **30.06.2016** submitted by the builder.
6. The final approval of Building plan will be obtained after Structure Clearance and will be submitted to Design Section. In case of any change / deviations in Architectural Concept Plan due to Structure design & drawing, builder will get revised approval of Architectural Concept Plan as well as revised Sale NOC accordingly.
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.

**P.T.O**

8. That the Builder shall follow the terms, & conditions for allotment of units as prescribed in clause 5-1 of KB & TPR-2002, (amended up to date) & Section-12 of SBCO 1979 (amended up to date).
9. In case of any misrepresentation of facts the NOC/Approval will be treated as withdrawn without any notice.
10. The Builder shall submit the Printed Brochure within 30 days.
11. In case of any violation/deviation of the NOC/Approval will be suspended /withdrawn.
12. The builder shall follow the decision of Anomaly Committee and instruction of the Authority.
13. 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.
14. 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 got 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 THE PROJECT:**

Type	Nos. of Unit	Floors	Covered Area "Sq. Fts."	Price in Rs. "Each"
A	24	2 <sup>nd</sup> to 13 <sup>th</sup>	1709.98	01,28,25,000/-
B	24	2 <sup>nd</sup> to 13 <sup>th</sup>	1359.85	01,02,00,000/-
C	12	2 <sup>nd</sup> to 13 <sup>th</sup>	1308.78	98,10,000/-
D	12	2 <sup>nd</sup> to 13 <sup>th</sup>	1362.31	01,02,15,000/-
E	24	2 <sup>nd</sup> to 13 <sup>th</sup>	1317.72	98,85,000/-
Shops	01	Ground	355.00	53,25,000/-

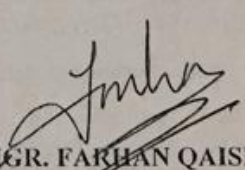
-7058.64  
355.00

**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 0.5% 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.

  
ENGR. FARHAN QAISER  
Deputy Director  
Design Section-II, SBCA

**Copy to:**

1. Director (Design Section), SBCA.
- ✓ 2. Deputy Director (Sch-24), Gulshan Town-I, SBCA. (With the request to provide site progress report on quarterly basis & Look after the Terms & Conditions of NOC for Sale & not issue Plinth Verification Certificate without clearance from Design Section-II).
3. M/s. K. T. Builders & Developers (BL-3266).