



Sindh Building Control Authority

No. SBCA/DD-II (D-I)/2502/2019/85
Dated: 22/07 2019

To,
The Deputy Director
Public Relations Department,
Sindh Building Control Authority,
Karachi Head Quarters

Civic Centre Annexe, University Road,
Gulshan-e-Iqbal, Karachi-5(Pakistan)
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www.sbca.gov.pk

Subject: PUBLICATION OF PUBLIC NOTICE REGARDING THE ISSUANCE OF SALE & ADVERTISEMENT NOC (FOR SHOWROOMS & FLATS) IN RESPECT OF THE PROJECT "HOOORIYA RESIDENCY" ON COMMERCIAL PLOT # 07, BLOCK # 5-D, NAZIMABAD, KARACHI

Ref: Sale & Advertisement NOC issued vide our letter # SBCA/DD (D-I)/Adv/2502/2019/50, dated 16-07-2019

With respect to the subject noted above, please find enclosed herewith the Draft of Public Notice regarding issuance of the above-referred Sale & Advertisement NOC (for showrooms & flats) in respect of the subject project.

The Public Notice has to be published in the leading newspapers (for information of the general public), in compliance with Section # 5-2.4 & Section # 3-1.1 of KB & TPR-2002 (amended up to date), after approval from the Competent Authority.

o/c

Deputy Director-II (look-after)
Design Section-I, S.B.C.A.

Enclosures:-

- Draft of Public Notice
- Copy of above-referred Sale & Advertisement NOC
- Copy of Paid Chalaan for Advertisement Charges, vide # 1406, Book # 71, dated 15-07-2019, paid on 16-07-2019, amounting to Rs. 2,00,000/-

Copies to:-

- ✓ Director, Design Section-I, S.B.C.A.
- ✓ Deputy Director, Computer Section, S.B.C.A.
- ✓ Deputy Director, Recovery Section, S.B.C.A.
- ✓ Sec. to D.G., S.B.C.A., for information please

IMPORTANT NOTE:

It should further be noted that this Public Notice should necessarily be counter-checked from Design Section, S.B.C.A. & then should be sent from your side to the concerned newspaper agencies for publication, strictly as per prescribed/provided format of Public Notice Draft (incorporating all the related details of project, plot & the builders/plot-owners), solely for the information/awareness of the general public.

PUBLIC NOTICE

"HOORIYA RESIDENCY"

(COMMERCIAL PLOT # 07, BLOCK # 5-D, NAZIMABAD, KARACHI)

Sindh Building Control Authority (S.B.C.A.) hereby informs the general public that Sale & Advertisement NOC (for showrooms & flats) in respect of the above-mentioned project on the said commercial project has been issued by this Authority, vide our letter # SBCA/DD (D-1)/Adv/2502/2019/50, dated 16-07-2019, in the name of:-

- (1) Md. Haroon Siddiqui s/o Abdul Ghaffar Siddiqui
(CNIC # 42201-6646642-3) &
- (2) Mrs. Zoneera Haroon w/o Md. Haroon Siddiqui
(CNIC # 42201-2722174-4)

both being the co-owners of the subject-noted plot & the 2nd one also being the proprietor of

MS. HOORIA BUILDERS (BL-3293 & NTN # 3641320-8)
having Head Office at Suit # A-12,
2nd Floor, Al-Mubashir Apartments,
Plot # SB-36, Block # 13,
Gulshan-e-Iqbal, Karachi

On the basis of Final Approval/Construction Permit granted by the Deputy Director, North Nazimabad Town, S.B.C.A., for Basement-II (Air-Raid Shelter + Parking), Basement-I (Parking), Ground Floor (Showrooms), 1st Floor (Recreation + Flats), 2nd to 10th Upper Floors (Flats) & Roof Top (with Solar Panels), issued vide letter # SBCA/DD/NNT/Prop/2017/108/2019/97, dated 26-06-2019; strictly in compliance with (A) Notification issued vide letter # SBCA/PS-CF/2017/125, dated 18-01-2019, in compliance with Supreme Court Orders dated 11-12-2018 in context of CMA # 1590/2018 read with Constitution Petition # 38/2016, regarding de-notifying of the notifications dated 23-05-2017 & 08-02-2018 as withdrawn (lifting of ban on high-rise approvals) & (B) Notification dated 26-10-2017 for the issuance of Sale NOC after Final Approval/valid Construction Permit

- ❖ PROPOSED DATE OF COMPLETION: 31-07-2022
- ❖ NAME OF LICENSED ARCHITECT: MR. SYED ASGHAR ALI RIZVI (AL-01-135)
- ❖ NAME OF LICENSED ENGINEER: MR. ABDUL REHMAN ANSARI (SE-06-297)

UNITS OFFERED FOR SALE ARE AS FOLLOWS:-

Type of Units	Floors	Covered Area each	Nos. of Units	Price in Rs. "Each Unit"
A	1 st to 10 th	1110.58 sft.	10	Rs. 85,76,000/-
A-1	2 nd to 10 th	924.23 sft.	09	Rs. 71,57,000/-
B	1 st to 10 th	897.52 sft.	10	Rs. 62,49,000/-
B-1	2 nd to 10 th	766.78 sft.	09	Rs. 66,99,000/-
C	1 st to 10 th	696.96 sft.	10	Rs. 52,90,000/-
C-1	1 st to 10 th	442.02 sft.	10	Rs. 41,27,000/-
D	1 st to 10 th	616.76 sft.	10	Rs. 52,47,000/-
Showrooms	Ground	3874.00 sft.	03	@ Rs. 25,000/- per sft.

P.T.O.

IMPORTANT NOTES:-

The above-mentioned prices do not include the Documentation Charges, Corner Charges, West-Open Charges & Road-Facing Charges. These extra charges will be as follows:

1. Documentation Charges to be clearly mentioned in the Schedule of Payment, as per Clause 5-1.13 of KB & TPR-2002 (amended up to date).
2. Transfer Fees will be 2% of the unit price.
3. Corner Charges will be equal to 2% of the unit price & can only be levied on the units facing the two CDGK-planned roads (if applicable).
4. West-Open Charges will be equal to 2% of the unit price (if applicable).
5. Road-Facing Charges will be equal of 1% of the unit price (if applicable).
6. Payment should be made to the builder strictly in accordance with the following payment Schedule based on the stage of construction at site.

<u>Sr. No.</u>	<u>Stage of Construction</u>	<u>Installments</u>
1	On Booking	5%
2	On Allocation	5%
3	On Completion of Plinth	5%
4	On Casting of Columns	5%
5	On Casting of Roof Slabs	5%
6	On Completion of Block Masonry	5%
7	On Completion of Sanitary & Plumbing Works	5%
8	On Completion of Plaster Work	5%
9	On Completion of Finishing Work	10%
10	On Possession	10%
11	Balance 40% in Equal Quarterly Installments	40%

Sindh Building Control Authority (S.B.C.A.) further advises the general public to execute a written agreement with the builder/developer at the time of booking on Rs. 100/- Stamp Paper on the format of Model Agreement of S.B.C.A., as per Clause (4) of Section 12 of SBCO-1979 (up to date) within 10 days of unit booking & before the issuance of Allocation Letter.

The agreement will have to be countersigned/witnessed by the authorized representative of A.B.A.D. within 15 days; otherwise the builder will not be entitled/allowed to collect further payment/installment as per approved Payment Schedule.

However, S.B.C.A. will not be acting as an arbitrator in any dispute between the builder/developer & the allottee.

Copy of Model Agreement may be obtained from the public counter of S.B.C.A., Civic Centre Annexe Building OR may be downloaded from S.B.C.A.'s website (www.sbca.gos.pk).

DESIGN SECTION,
SINDH BUILDING CONTROL AUTHORITY
3RD FLOOR, S.B.C.A. HEAD QUARTERS,
CIVIC CENTRE ANNEXE BUILDING,
GULSHAN-E-IQBAL,
KARACHI