



SINDH BUILDING CONTROL AUTHORITY

PUBLIC NOTICE

Name of Project: **CHAPPAL LUXURY VILLAS**

Plot No: **LAND MEASURING 10.00 ACRES, SURVEY NO.170, NC-30, DEH NAGAN
TAPO SONGAL TAISER TOWN, SCHEME-45, GADAP TOWN, KARACHI**

The Sindh Building Control Authority hereby informs general public that NOC for Sale & Advertisement of **Bungalow** at above noted project has been issued Vide No. **SBCA/D.D/(D-II)/1417/Adv-908/2017 Dated: 08-09-2017** In the name of **MR. M. HANIF CHAPPAL** owner of plot and having agreement for sale and construction with **M/S: CHAPPAL BUILDER** Builders License No. **BL-690**, having its office at Plot No.G-19/2, Khayaban-e-Jami, Block-9, Clifton, Karachi.

The project Consists as **One Unit & Single Story Bungalows.**

As per approved Layout Plan by MDA Vide Letter No. **MDA/MPD/T.T-500/2016/903**
Dated: 30-01-2017.

Proposed Type Design Vide Letter No. **SBCA/DD(Gadap Town)/ 2017/ 433/ 435/
436/445** Dated: **15-05-2017**

Proposed Date of Completion: **31-12-2022**

Name of Licensed Architect: **SYED JUNAID IQBAL** **AL-01-791**

Units Offered Are As Under:

Plot Category	Plot Area Sq.Yds	No. of Units	Floors	Covered Area Sq.ft	Price in Rs.
A	198.75	12	One Unit	1915.75	Rs.1,50,00,000/-
R	120.00	53	Single Story	753.50	Rs.76,00,000/-
R	120.00	51	One Unit	1393.45	Rs.91,00,000/-
R-1	160.00	16	Single Story	1003.00	Rs.93,00,000/-
R-1	160.00	34	One Unit	1622.00	Rs.1,15,00,000/-



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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

Sr. No.	Stage Of Construction	Installments
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