

Dated 06/03 /2018

18/43
Director,

T:- PROPOSED BUILDING PLAN IN RESPECT OF PLOT NO. C-1, NACLASS - 398, DEH GUJRO GULBERG TOWN, KARACHI.

f:- SBCA/DD(Gulberg Town)/2018/78, dated: 22/02/2018

With reference to above, I am directed to convey the following objections are hereby sent to you for compliance.

1. Proposal to be forwarded by lesser.
2. Site plan of the plot to be produced.
3. Layout plan approved by MPD to be provided.
4. CAA/PAF NOC to be required.
5. Block plan of 1st floor to be shown in plan.
6. Balcony at 1st floor to be removed.
7. Size of balcony to be marked.
8. Size of open ducts to be marked.
9. Solar panel with battery room to be provided.
10. Room and terrace over Lyari Expressway to be removed.
11. 65° angle to be applied as per KB & TPR-2002.
12. Size of passage to be mentioned in plan.
13. ARS to be provided as per KB&TPR-2002.
14. Septic tank /recycling to be provided as per KB&TPR-2002.
15. M/C parking to be provided as per KB&TPR-2002.
16. Ventilation for W.C on 1st floor for recreation to be provided.
17. Ventilation duct for bed room to be maintained as per KB&TPR-2002.
18. Transition space to be provided at the start of ramp.
19. Ramp length is short, which should be redesigned.
20. Size of ventilation ducts to be maintained as per KB&TPR-2002.
21. Detail of recreation is required.
22. Size of Funeral/Shower to be mention in plan.
23. Planning shown beyond plot limit at rear side to be removed.
24. All ownership documents including Form-2 to be required.

If no reply to the following objections is sent within one month from the receipt of the plans, the plan will be treated as finally rejected.


(Assistant Director)
Town Planning Section, SBCA

Copy to:
Mr.Haris Shaheen
Lic.Arch (AL-01-810)

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INDH BUILDING CONTROL AUTHORITY
TOWN PLANNING SECTION

C.2019/15

Dated: 18/01/2019

Deputy Director,
Gulberg Town,
SBCA.

SUBJECT. - **PROPOSED BUILDING PLAN IN RESPECT OF PLOT NO. C-15, BLOCK-17, F.B.AREA, GULBERG TOWN, KARACHI.**

Ref: - SBCA/DD(Gulberg Town)/2019/26/L. dated: 15/01/2019

With reference to above, I am directed to convey the following objections are hereby sent to you for compliance.

1. Complete owner ship documents to be required.
2. Commercialization of plot to be required from MPD, SBCA.
3. Amalgamation plan to be provided from MPD, SBCA.
4. Recycle plant and septic tank on plan.
5. Ramp to be provided as per KB&TPR-2002.
6. Parking for disable person to be shown on plan.
7. Balcony is not permissible.
8. Section (A-A) to be corrected.
9. Drawing No. A-02 is required for observation/scrutiny.

If no reply to the following objections is sent within one month from the receipt of the plans, the plan will be treated as finally rejected.


(Assistant Director)
Town Planning Section, SBCA

Copy to:
Mr.A.I.Abbasi
Lic.Arch (AL-01-184)

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Deputy Director,
Gulberg Town,
SBCA.

SUBJECT: - **PROPOSED BUILDING PLAN IN RESPECT OF PLOT NO. C-17, BLOCK-17, F.B.AREA, GULBERG TOWN, KARACHI.**

Ref: - SBCA/DD(Gulberg Town)/2019/27/L, dated: 15/01/2019

With reference to above, I am directed to convey the following objections are hereby sent to you for compliance.

1. Complete title documents of plot, 17 & 18 to be provided.
2. Commercialization of plot (17 & 18) and land-use to be provided from MPD, SBCA.
3. Amalgamation of plot, 17 & 18 to be provided from MPD, SBCA.
4. CAA & PAF NOCs for height to be required.
5. Parking stall with motorcycle parking to be provided as per KB&TPR-2002.
6. ARS to be provided as per KB&TPR-2002.
7. Handicap ramp provided as per KB&TPR-2002.
8. Recycle plant and septic tank to be provided as per KB&TPR-2002.
9. Open duct to be unjustified.
10. Car parking to be readjusted at 1st basement.
11. Size of battery room to be provided as per KB&TPR-2002.
12. Parking for disable person to be shown on plan.
13. Levels to be marked on plan.
14. Details of ramp with transition length to be provided.
15. Two lobbies shown on Ground Floor need justification.
16. Showroom to be shifted at front.
17. Too many open space on each floor, need justification.
18. Parking schedule to be provided.

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(Assistant Director)
Town Planning Section, SBCA

Copy to:
Mr.A.I.Abbasi
Lic.Arch (AL-01-184)

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TOWN PLANNING SECTION

2/2017/88

Dated 28/03/2017

Deputy Director,
Gulberg Town,
SBCA.

SUBJECT: - **PROPOSED - BUILDING PLAN IN RESPECT OF PLOT NO.
WS - 02, BLOCK - 12, F.B.AREA, SCHEME-16, KARACHI.**

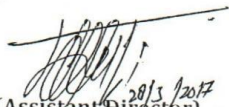
Ref: - SBCA/DD/Gulberg Town/2017/155, dated: 14/03/2017

With reference to above, I am directed to convey the following objections are hereby sent to you for compliance.

1. NOC for commercialization is required from MPD.
2. NOC from CAA/PAF to be produced.
3. Duly checked and verified copy of site plan from MPD to be produced.
4. As per forwarding letter and allotment order, plot is meant for cottage industry and not commercial.
5. Drawings are not in scale (1/8"=1'-0) as mentioned drawing.
6. Detail of ramp i.e. gradient, length, width to be provided.
7. Transition space for ramp to be provided as per KB&TPR-2002.
8. Parking schedule is required in drawing as per KB&TPR-2002.
9. In case plot is commercial emergency stairs to be provided as per KB&TPR-2002.
10. Lifts to be provided as per KB&TPR-2002.
11. Levels of each & every floor to be marked.
12. Air Raid Shelter to be provided.
13. Godowns are not permissible on commercial plots.
14. Recycling plant and septic tank to be provided.
15. Arcade to be provided.
16. Ramp for handicapped persons to be provided.
17. Kitchens are ill-ventilated.
18. Technical observation above is being conveyed in case plot is commercial.

If no reply to the following objections is sent within one month from the receipt of the plans, the plan will be treated as finally rejected.

Copy to:
Mr. Shahid Ahmed
Lic.Arch (AL-01-615)


(Assistant Director)
Town Planning Section, SBCA

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