



Sindh Building Control Authority

No. SBCA/AD/PSAC (Design)/Prop-20210222-24/106/2022/Adv-139
Dated: 13-09-2022

Civic Centre, Annexe University Road,
Gulshan-e-Iqbal, Karachi-5(Pakistan)
Phones: Tel: 021-9923029
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Mr. Tayyab Khan s/o Md. Yaqoob Khan
(CNIC # 42501-9568248-9)

working in capacity of (a) owner of the subject-noted plot &
(b) also being the proprietor of the builder's firm i.e.

MS. ATIBA BUILDERS & DEVELOPERS

(with Builder License # BL-3446 & NTN # 1518052-2)
having Head Office at Suite # 06, Falaknaz Heights,
Opposite to Jinnah Terminal,
Sharah-e-Faisal, Karachi

PROPOSED COMPLETION DATE: 31-07-2027

**Construction Permit granted by the
One-Window Cell/Arch. & Planning
Section, S.B.C.A., vide their letter dated
20-06-2022 (for 02 Basements + Ground
+ 11 Nos. Upper Floors only)**

Subject:- NO-OBJECTION CERTIFICATE FOR SALE & ADVERTISEMENT (FOR SHOPS & FLATS), IN
RESPECT OF THE PROJECT "TAYYAB CITY PLAZA" ON PLOT # 213, SURVEY # 17/18, DEH
DRIGH ROAD, SHAH FAISAL, DISTRICT KORANGI, KARACHI

Ret: Your application # Prop-20210222-24/106, dated 02-08-2022

I have been directed to convey the approval of the subject-noted Sale & Advertisement
NOC. The copies of Approved Draft of Advertisement, Terms/Conditions & Specifications of
Construction Work are enclosed herewith. No addition/alteration is allowed in the approved
documents at any stage.

THIS SALE & ADVERTISEMENT NOC IS BEING ISSUED ON THE BASIS OF THE FOLLOWING:-

- 1) This Sale & Advertisement NOC is being issued on the basis of Pay-Order, submitted by the builder in favour of this Authority, against the 1st installment of 1% Security Deposit (amounting to Rs. 28,49,627/-); issued by Ms. Meezan Bank (Drigh Road, Cantt. Bazar Branch, Karachi), vide # 09179895, dated 13-09-2022.
- 2) This Sale & Advertisement NOC is being issued solely on the basis of the above-said Construction Permit, granted by the One-Window Cell/Arch. & Planning Section, S.B.C.A., for Basement 02 (Air-Raid Shelter + Parking + Services), Basement 01 (Parking + Services), Ground Floor (Shops + Services), 1st to 10th Upper Floors (Flats) & 11th Floor (Recreational Area + Flats + Solar Panels + Battery Room + Services) only, issued vide their letter # Deh/PC-51/OWC/Arch. & Planning/Construction Permit/2021/2022/72, dated 20-06-2022, in respect of the subject-noted plot (measuring 2000.00 sq. yds. & with category mentioned as commercial).
- 3) **This Sale NOC is being issued with condition that the builder shall deposit the balance 2nd installment of 1% of Security Deposit at the time of the issuance of Plinth Verification Certificate (P.V.C.) of their subject project; as per Section # 5-1.6.2 (ii) of KB & TPR (amended up to date).**
- 4) This Sale & Advertisement NOC is being issued on the basis of submission of P.A.F. & C.A.A. NOCs, issued by the concerned authorities vide their letters dated 13-02-2017 & 24-12-2016 respectively (with height clearance up to 130'-0" A.G.L.).
- 5) In case of any sort of concealment/misrepresentation of the plot-ownership facts/documents OR any other violation/deviation, this Sale & Advertisement NOC shall be withdrawn/suspended without any notice.

P.T.O.

Dated: 13-09. 2022

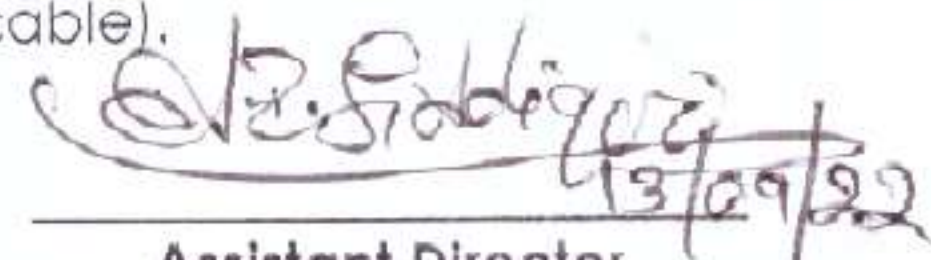
- 6) The builder shall follow the Terms & Conditions for allotment of units, as prescribed in Clause # 5-1 of KB & TPR-2002 & Section # 12 of SBCO-1979 (amended up to date).
- 7) Notice Board (4'-0" x 4'-0) displaying the information pertaining to the subject-noted project shall be installed at the booking office by the builder; along with copy of this Sale & Advertisement NOC & the Approved Construction Permit. The information regarding number of units, their covered area, etc. should also be indicated on the same notice board.
- 8) The Builder shall submit the Printed Brochure within 30 days. The builder shall also submit the List of Allottees of the Booked Units & Site-Progress Report of their project (duly verified by the Licensed Architect & the concerned Dy. Director, District Korangi, S.B.C.A.) on quarterly basis.
- 9) The builder shall execute an agreement with each individual allottee on Stamp Paper (as per Approved Model Agreement of S.B.C.A.), in pursuance of Section # 12 (4) of S.B.C.O.; within 30 days of unit booking & before issuance of Allocation Letter. This agreement shall be countersigned & witnessed by the authorized representative of A.B.A.D. within 15-days. Otherwise, the builder shall not be allowed to collect any further payments/installments as per the Approved Payment Schedule.

PROJECT SUMMARY IS AS FOLLOWS:-

Type of Flats	Floors	Nos. of Units	Covered Area	Price "Each Unit"
A	1 st to 11 th	11	670.17 sq. ft.	Rs. 70,00,000/-
B	1 st to 11 th	11	644.01 sq. ft.	Rs. 67,00,000/-
C	1 st to 11 th	11	639.68 sq. ft.	Rs. 67,00,000/-
D	1 st to 11 th	44	443.71 sq. ft.	Rs. 46,00,000/-
E	1 st to 10 th	20	618.83 sq. ft.	Rs. 64,00,000/-
F	1 st to 10 th	20	686.47 sq. ft.	Rs. 71,00,000/-
G	1 st to 11 th	11	583.16 sq. ft.	Rs. 61,00,000/-
H	1 st to 11 th	11	511.98 sq. ft.	Rs. 53,00,000/-
I	1 st to 11 th	11	563.16 sq. ft.	Rs. 58,00,000/-
J	1 st to 11 th	11	541.32 sq. ft.	Rs. 56,00,000/-
Shops	Ground	46	7886.22 sq. ft.	@ Rs. 25,000/- per sft.

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

- ❖ 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).
- ❖ Transfer Fees shall be equal to 2% of the unit price.
- ❖ Corner Charges shall also be equal to 2% of the unit price & shall only be levied on the units facing the 02 CDGK-planned roads (if applicable).
- ❖ West-Open Charges shall also be equal to 2% of the unit price (if applicable).
- ❖ Road-Facing Charges shall be equal of 1% of the unit price (if applicable).


 Assistant Director
 P.S.A.C. (Design Section),
 S.B.C.A.

Copies to:-

- ✓ Director, P.S.A.C. (Design Section), S.B.C.A.
- ✓ Deputy Director (concerned), Shah-Faisal Town, District Korangi, S.B.C.A., for (I) furnishing us Site-Progress Reports of the subject-noted project on quarterly basis, (II) not granting Plinth Verification Certificate (P.V.C.) of the subject-noted project without due clearance from P.S.A.C. (Design Section), S.B.C.A. & (III) further necessary compliance with **conditions # 36 & 37** of the mentioned Approved Construction Permit, **dated 20-06-2022** (under intimation to the One-Window Cell & Design Section, S.B.C.A.)
- ✓ Director, Vigilance Section, S.B.C.A., for monitoring sale & construction activities of the subject-noted project (strictly as per S.O.P./Notification issued vide dated 20-11-2017)
- ✓ Director, I.T. Section, S.B.C.A., for issuance of Q.R. Code for this Sale NOC