



Sindh Building Control Authority

SBCA/DD (PSA&C Section) / 302/Adv-295/2023
Dated: 24.08.2023.

Civic Centre, Annexe University Road,
Gulshan-e-Iqbal, Karachi-5(Pakistan)
Phones: Tel: 021-9923029
Fax: 021-99230326

Mr. Danish S/o Farooq CNIC # 42000-497403-1,
Co-Owner of subject Plot & Partner of
M/s. Hunani Builders & Developers (BL-3689)
Office: 90/3, Sher Bano Imam Bargah Garden West,
Karachi

www.sbcg.gov.pk
Basement (ARS + Hall + Services) + Ground Floor
(Shops + Hall + Services) + **1st Floor** (Offices +
parking + Services) + **2nd to 5th Floor** (Parking +
Services) + **6th Floor** (Recreation + Flats) **7th to 25th**
Floor (Flats) only
(Plot Size: 1689.00 Sq. Yards)

DATE OF COMPLETION: 31.08.2027

SUBJECT: - NOC FOR SALE & ADVERTISEMENT OF **FLATS & SHOPS** OF PROJECT NAMEDLY
"BURJ AL STAR" ON PLOT # 84, GARDEN WEST QUARTERS, KARACHI.

Reference: Your application Dated: 22.08.2023.

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. Construction Permit of subject plot approved vide letter # GW/226/OWC/Arch & Planning/Construction Permit/ 2023/ 217, Dated: 18.08.2023.
2. This NOC issued for marketing purpose only, this section is not responsible for any mis-representation of ownership of subject plot, approved construction permit and violation in construction.
3. As per undertakings dated: 14.07.2023, submitted by the builder.
4. The Builder shall follow the Terms & Conditions as prescribed in KB&TPR-2002 (Amended up to date) & Section-12 of SBCO-1979 (amended up to date).
5. 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 Approved NOC for Sale & Advertisement, Approved Building Plan, information regarding the covered area, number of units should place on the Notice Board.
6. In case of any misrepresentation of facts the NOC/Approval will be treated as withdrawn without any notice.
7. In case of any violation/ deviation of the NOC/ Approval will be suspended/ withdrawn.
8. The Builder shall follow the decision of Anomaly Committee and instruction of the Authority.
9. The Owner/ Builder will submit/ fulfill the remaining formalities as mentioned in condition No. 34 of Construction Permission and Security Deposit, in One Window Cell SBCA, within one month after issuance of NOC for Sale & Advertisement.

SUMMARY OF PROJECT

Type	Floor	No. of Units	Cov. Area (Sq Fts)	Unit Price in Rs.
A	6 TH TO 25 TH	40	421.75	42,00,000/-
B	7 TH TO 25 TH	38	573.25	57,00,000/-
C	6 TH TO 25 TH	20	856.75	85,00,000/-
D	6 TH TO 25 TH	20	889.50	88,00,000/-
E	6 TH TO 25 TH	20	235.00	23,00,000/-
F	6 TH TO 25 TH	20	567.50	56,00,000/-
G	7 TH TO 25 TH	19	413.75	41,00,000/-
H	7 TH TO 25 TH	19	504.00	50,00,000/-
OFFICE	1 ST	01	1657.50	@ Rs. 20,000 Per Sft
SHOPS	GROUND	13	2632.00	@ Rs. 30,000 Per Sft

NOTE: - The above mentioned prices do not include the documentation charges, Transfer Fees, Utilities Connection charges, Corner, West Open, Road Facing and should be clearly mentioned in schedule of payment.

Assistant Director
PSA&C Section, SBCA

Copy to: -

- Director (PSA & C Section). SBCA.
- Director (I.T Section), SBCA (with request to issue QR Code for subject project)
- Deputy Director (T.P/ OWC) SBCA
- Deputy Director (Gulshan Town-I), SBCA. }
- Deputy Director (Vigilance Section), SBCA
- Deputy Director (Public Relation Office), SBCA.
- PS to DG, SBCA
- Chairman ABAD

(With the request to look after the Terms & Conditions of NOC for Sale & not to approve further building plans)