



# Sindh Building Control Authority

No. SBCA/DD(PSA&C)/1612/Revised/Adv- 48 /2022  
Dated: 14-03-2022

Civic Centre, Annexe University Road,  
Gulshan-e-Iqbal, Karachi-5(Pakistan)  
Phones: Tel: 021-9923029  
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www.sbca.gov.pk

Mr. Sheikh Abdul Basit S/o Muhammad Saleem  
Holding CNIC No. 42201-0521263-5  
Owner of Plot & Partner of  
M/s Estate 1.Com Building Developers  
106 1<sup>ST</sup> FLOOR, A/30, M. Yousuf Chamber  
Kchs, Block-7-8 Karachi.

Basement + (ARS + Parking + Services) +  
Ground to 2<sup>nd</sup> Floor (Shops + Parking +  
Services) + 3<sup>rd</sup> Floor (Recreation + Flats) +  
4<sup>th</sup> to 13<sup>th</sup> Floor (Flats) + Roof (Solar Panel +  
Battery Room + Services) only  
(Admeasuring 250.00 Sq. Yds.).

**DATE OF COMPLETION OF PROJECT: 31-12-2025**

SUBJECT: **REVISED NO OBJECTION CERTIFICATE FOR SALE & ADVERTISEMENT OF FLATS & SHOPS FOR PROJECT "CITY COMFORTS" Located on Plot No. COM-14, SECTOR 31, DEH SONGAL, SCHEME-33, GULSHAN TOWN, KARACHI.**

Reference: Your application dated: 05-10-2021

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. This Revised NOC is being issued on the basis of ABAD Guarantee in lieu of Security Deposit in favour of SBCA bearing # **0233 dated: 11-03-2022**, amounting to **Rs. 41,64,175/-** issued by **M/s. ABAD**, against the 1% Security Deposit.
2. This Revised NOC is being issued on the basis of Approved Building Plan **vide letter No. Sch-33/PC-23/2018/OWC/Arch: & Planning/Construction Permit/2021/24, Dated: 23-11-2021**. In case of any litigation / dispute pertain to land status / ownership / violation of approved building plan, the PSA&C Section will not be a party and this NOC will be treated as withdrawn / cancelled.
3. As per undertakings dated: **17-11-2021**, submitted by the builder.
4. That the Builder shall follow the terms & conditions for allotment of units as prescribed in Chapter 5-1 of KB & TPR-2002 as amended up to date and Section-12 of SBCO 1979 amended up to date.
5. This NOC is being issued only for Advertisement & Marketing purpose only. Design Section is not responsible for violation in approved plan / delay in completion of project.
6. The Builder shall submit the Printed Brochure within 30 days.
7. 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 NOC, Building Plan, information regarding the covered area, Numbers of units should place on the Notice Board.
8. In case of any misrepresentation of facts the NOC/Approval will be treated as withdrawn without any notice.
9. In case of any violation/deviation of the NOC/Approval will be suspended /withdrawn.
10. The builder shall follow the decision of Anomaly Committee and instruction of the Authority.
11. The builder shall submit list of booked units and site progress report duly verified by the License Architect and D.D Concerned on quarterly basis.

12. Builder will execute an agreement with each individual allottee on stamp paper as per the approved Model Agreement of KBCA in pursuance of Section 12(4) of SBCO within 30 days of booking of the unit and before issuance of allocation letter the agreement will be got countersigned and witnessed by the authorized representative of ABAD within 15 days otherwise will not be allowed to collect further payments / installments as per approved schedule of payment.
13. The concerned town (District East) is liable for the compliance of conditions in respect of Revised NOC for Sale and Advertisement.

**REVISED PROJECT SUMMARY**

TYPE	FLOOR	NOS	COVERED AREA	UNIT PRICE
A	3 <sup>rd</sup> to 13 <sup>th</sup>	22	555.50 Sq.ft	Rs. 33,33,000/-
B	3 <sup>rd</sup> to 13 <sup>th</sup>	97	454.06 Sq.ft	Rs. 27,28,000/-
C	3 <sup>rd</sup> to 13 <sup>th</sup>	65	561.76 Sq.ft	Rs. 33,71,000/-
D	3 <sup>rd</sup> to 13 <sup>th</sup>	11	501.32 Sq.ft	Rs. 30,08,000/-
E	3 <sup>rd</sup> to 13 <sup>th</sup>	11	322.75 Sq.ft	Rs. 19,37,000/-
F	3 <sup>rd</sup> to 13 <sup>th</sup>	11	669.50 Sq.ft	Rs. 40,18,000/-
G	4 <sup>th</sup> to 13 <sup>th</sup>	10	484.18 Sq.ft	Rs. 29,06,000/-
Shops	2 <sup>nd</sup>	04	2422.67 Sq.ft	@Rs. 8000/- PSF
Shops	1 <sup>st</sup>	04	2422.67 Sq.ft	@Rs. 8000/- PSF
Shops	Ground	04	3657.87 Sq.ft	@Rs. 8000/- PSF

The above mentioned prices do not include the documentation, Corner, West Open, Road Facing charges. Extra charges will be as follows:

- Documentation charges to be clearly mentioned in schedule of payment as per clause 5-1.13 of KB & TPR-2002 (Amended up to date).
- Transfer fee will be 2% of unit price.
- Corner charges is equal to 2% of unit price can only be levied on the units facing the two CDGK's planned roads (if applicable).
- West open is equal to 2% of unit price (if applicable).
- Road facing is equal of 1% of unit price (if applicable).

**Enclosure:**

As above.

*Assistant Director*  
Public Sale Advertisement  
& Complaints, SBCA

**Copy to: -**

- Director (PSA&C), SBCA.
- Deputy Director (District East), SBCA... with the request to provide site progress report on quarterly basis & Look after the Terms & Conditions of NOC for Sale.
- ✓ - Deputy Director (I.T), SBCA... with request to please insert QR Code & upload in website.
- Deputy Director (Vigilance), SBCA.
- Secretary ABAD.

I.T. SBCA