

SINDH BUILDING CONTROL AUTHORITY
CIVIC CENTRE, GULSHAN-E-IQBAL, KARACHI

NO. SBCA / DD / (STR) / 2022 / 11

Dated: 09-02-2022

The Deputy Director (One Window Cell / Architectural & Planning),
Sindh Building Control Authority,
Civic Centre, Gulshan-e-Iqbal,
Karachi.

Subject PROPOSED BUILDING PLAN ON PLOT NO. COM-41, NAYA HAZIMABAD, SCHEME-43, DEH MANGHOPIR, GADAP TOWN, KARACHI.
No. of Storeys BASEMENT (FLATS + VISITOR PARKING + SERVICES) • GROUND FLOOR (SHOPS + PARKING + SERVICES) + 1ST TO 3RD FLOORS (PROJECT PARKING + SERVICES) • 4TH FLOOR (FLATS + RECREATION AREA + SERVICES) + 5TH TO 11TH FLOORS (FLATS) • ROOF (SOLAR PANEL + BATTERY ROOM + SERVICES ONLY)

The structural design and drawing of the above noted project designed by the Structure Engineer RAHEEZ BILWANI and pre-vetted by the Proof Engineer S.M. KAZMI Soil Investigation is carried out by ENGR. SAIF AHMED SAEED M/S. GEOTECHNICAL SERVICES; are hereby forwarded for necessary action at your end, with the following conditions

1. That the structural plans were scrutinized according to the approved Architectural Concept Plan FILE NO. Sch-43/PC-20/QWC/Arch.&Planning/2021/15, Dated: 04-11-2021.
2. That the Licensee Architect / Structural Engineer / Soil Investigation Consultant / Sponsor shall be fully responsible for the Stability of the structure, Sound Construction and Quality Control.
3. That the construction be continuously supervised by the Lic: Architectural / Lic: Structural Engineer throughout the duration of the project till completed in all respect.
4. That the builder/developer shall appoint Site / Resident Engineer as per clause 4-16.1 of KB & TPR-2002 amended up-to date before final approval.
5. The Site / Resident Engineer shall be responsible to perform his duties in accordance with clause 4-16.2 of KB & TPR-2002 amended up-to date.
6. That the Lic: Structure engineer shall depute full time engineer / engineers under intimation to the authority according to the project requirement on site, and shall be responsible for the work carried out by them. The consultant shall instruct the deputies to instruct the contractors always in writing.
7. That all the conditions mentioned in Arch:& Planning Section NOC must be complied before issuance of final approval, FILE NO. Sch-43/PC-20/QWC/Arch.&Planning/2021/15, Dated: 04-11-2021. That the instruction of the authority shall be strictly followed by the sponsor / License Architect / Structure Engineer as terms of license.
8. That the all other aspects shall be checked by the Town concerned / One Window Cell (Arch.& Planning Section)
9. This NOC is issued on the basis of Notification issued by DG / Chief Executive SBCA vide No. SBCA/Secy to DG/2021/18, Dated: 28-01-2021. That this NOC is liable to be cancelled on any misrepresentation / concealment of facts.
10. That after this NOC any construction cannot be started at site unless approved by the District concerned / One Window Cell (Arch.& Planning Section Section).
11. That this NOC is absolutely inter-departmental matter which is not valid until and unless building plans are finally approved by the concerned District / One Window Cell (Arch.& Planning Section) and shall be liable to be cancelled in accordance with the concerned District / One Window Cell (Arch.& Planning Section) directives / cancellation as the case may be.
12. That the structural scrutiny fee already paid @ 7.50 per Sq.ft as per schedule "A" Clause 16 of KB & TPR-2002 amended up-to-date vide challan No.160235, Dated: 07-12-2021.
13. That the DD concern shall incorporate the final columns layout and beams in openings in the Structural drawings with the final architectural plan. All aspects like parking space, building height, size of structural members shall be incorporated in architectural drawings. In case of any deviation this shall be got corrected from Structure Section before issuance of final approval.
14. That in case of mishap, building failure the Structure Engineer, Site / Resident Engineer, Proof Engineer and the Owner of the project shall be held solely responsible for strength and stability sustainability of building structure. SBCA cannot be held responsible.
15. That during Execution of work at site any mistakes pointed out / find out in the structural drawings, due to any human or drafting error by Structural Engineer or Architect of the case. It will be mandatory to get it rectified under intimation to the structure section. Any further work executed along with this mistakes error / omission and mishap occurs Structural Engineer, Architect and Site Engineer shall be held solely responsible. However in any case SBCA existing rules & regulations & codes shall govern.
16. Subject to the condition that plot is vacant.
17. During excavation for foundation, etc, stability of the adjoining structure (s) as well as utilities should be ensured.
18. That copy of the structure drawings shall be sent to the Deputy Director (Record) for record purpose, & Deputy Director (Vigilance)
19. NOC from CAA, PAF and other utility agencies shall be obtained before issuance of final approval.
20. The District / One window Cell (Arch. & Planning Section) shall confirm whether the plot is affected by the orders of the Supreme Court of Pakistan in CP-815/K of 2016, before issuance of final approval.

Enclosures:

1. Structure Drawings Four Sets.
2. Str. Design Calculation. One Set.
3. Stability Certificate. One Set.
4. Soil Investigation Report. One Set.
5. Vetting Report One Set.

Copy to DD (Vigilance), S.B.C.A.

DEPUTY DIRECTOR
(STRUCTURE SECTION), S.B.C.A.

f.m.
8/2/22

8/2/22