



SINDH BUILDING CONTROL AUTHORITY
ONE WINDOW CELL

File No: Sch-43/PC-20/OWC/Arch:&Planning/2021 /15

Dated: 04/11/2021

(ARCHITECTURAL CONCEPT PLAN)
(NOT VALID FOR CONSTRUCTION)

M/S. Javedan Corporation Ltd (BL-3248)

Mr. Abdus Samad (42000-0548037-1) (Owner/Attorney)

Office address: 1st Floor, Arif Habib Centre,
23 M.T. Khan Road, Karachi.

Area of plot: 6169.00 Sq.yds

Gross covered area: 586139.46 Sq.fts

Net area after exemptions: 307005.12 Sq.fts

Category: Commercial

Professional Team:-

1. Lic. Arch: Junaid Iqbal (AL-01-791)
2. Lic. Engr. Rameez Bilwani (SE-06-316)
3. Lic. Site Engr: S.M.Pervez Hussain (Civil/11267)
4. Membership of ABAD: (F.M.1381)

**Subject: - PROPOSED ARCHITECTURAL CONCEPT PLAN IN RESPECT
OF PLOT NO. COM-41, NAYA NAZIMABAD, SCHEME-43, DEH
MANGHOPIR, GADAP TOWN, KARACHI.**

Reference:- PROP-20200102-12, Dated: 03-02-2020

The proposal has been examined and scrutinized with the requirements of
Karachi Building & Town Planning Regulations, 2002 and amended upto date.

This Architectural Concept Plan has been issued as per Notification Issued by Director
General, SBCA vide letters No. SBCA/PS-CE/2020/05, Dated: 27-7-2020, No. SBCA/PS-CE/
2020/07, Dated: 29-7-2020, No. SBCA/PS-CE/2020/5/574, Dated: 31-08-2020, No. SBCA/
PS-CE/2021/831, Dated: 08-01-2021 & No. SBCA/Secy to DG/2021/18, Dated: 28-01-2021.

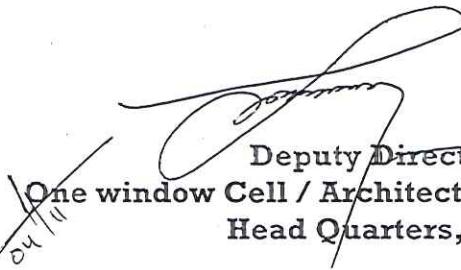
The Competent Authority has been pleased to accept the Architectural
Concept Plan (Not Valid for Construction) of plot admeasuring 6169.00 sq.yds for
Basement (ARS + Visitor Parking + Services) + Ground Floor (Shops + Parking +
Services) + 1st to 3rd Floors (Project Parking + Services) + 4th Floor (Flats + Recreation
Area + Services) + 5th to 18th Floors (Flats) + Roof (Solar Panel + Battery Room +
Services) onlywith following terms and conditions: -

1. This approval is granted on the basis of title verification by the response to the letter No.SBCA/Title verification Cell/AD/Arch:&Planning/2021/97, dated: 31-08-2021, No. PROP -20200102-12, dated: 31-08-2021, by the Assistant Director, One Window Cell/Architectural & Planning, SBCA. Reply has been received vide letter NO. COM-41/COMMERCIAL/05/2021, dated:03-09-2021, from the Javedan Corporation Limited received through e-portal.
2. This approval is granted as per Revised layout plan issued by Lyari Development Authority vide letter No. CTP/LDA/112, dated: 19-06-2013, & verification of layout plan vide No. TP/LDA/2021/580, dated: 21-10-2021 received through e-portal.
3. This approval is granted on the basis of Amalgamation Plan issued by the Lyari Development Authority vide letter No. LDA/TP/43-27/2019/322, Dated: 26-12-2019, duly signed by Additional Director (P) LDA.
4. This Architectural Concept Plan is for Basement (ARS + Visitor Parking + Services) + Ground Floor (Shops + Parking + Services) + 1st to 3rd Floors (Project Parking + Services) + 4th Floor (Flats + Recreation Area + Services) + 5th to 18th Floors (Flats) + Roof (Solar Panel + Battery Room + Services) only.
5. Parking in Basement, Ground Floor, 1st Floor, 2nd Floor & 3rd Floor and Recreation Area at 4th Floor shall not be misused under any circumstances.
6. This approval is granted with the condition that Air Raid Shelter provided as per provision of KB&TPR-2002 is for the use of allottees of Flats only in emergency condition and shall not be sale by owner/builder under any circumstance.

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7. This approval is granted with the condition that owner/builder shall design / provide the provision of Broadband wiring which is MANDATORY as per Clause 25-1.9.3 of KB&TPR-2002.
8. This approval is granted with the condition that owner/Builder shall mandatory design/provide the provision for utilization of at-least 5% for Solar Energy.
9. In case of any complaint / dispute of any court matter the SBCA shall not be the party and shall not be the responsible.
10. Land escaping shall be provided as per KB&TPR-2002 (amended upto date).
11. Subject to condition that all constructional activities, supervision etc. shall jointly be the responsibility of professionals and owner / builder.
12. In order to achieve better quality concrete of required strength for Safe, Sound and Stable Structure, Builder shall use Ready Mix Concrete from the batching plant as defined in these regulations.
13. NOC / Clearance from Structure Section of SBCA to obtained before Final Construction permits.
14. NOC for Sale /Advertisement shall be obtained from Design Section, SBCA as per Notification No.SBCA/PS-CE/2020/06, Dated: 23-07-2020 after construction permit.
15. In case of any compliant / evidence regarding Sale / Booking of units without Sale NOC, this Architectural Concept Plan will be withdrawn and Builder License shall be cancelled by the Authority.
16. This Architectural Concept Plan based on CAA, NOC issued by Director Airspace & Aerodrome Regulations vide letter No. HQCAA/1117/003/ARAS/KHI-798/665, dated: 21-06-2019, allowable height 261 feet.
17. The owner is required to produce site report / clearance from concerned town, and NOC from PAF before Final Approval.
18. In case of any misrepresentation / concealment of facts or construction started without getting construction permit under Section 6 (1) of SBCA 1979, this approval will be withdrawn / cancelled without any notice.
19. The owner/builder shall conduct Environmental Impact Assessment (EIA) Study through consultants and accordingly report shall be submitted to SBCA well before the commencement of construction.
20. In case of any construction started before final construction permit this architectural concept plan will be withdrawal / cancel without any notice.

You are therefore, advised to comply above and submit the Structure / Design requirements for further process in accordance with these rule regulations.


Deputy Director 04/11/21

One window Cell / Architectural & Planning
Head Quarters, SBCA

Copy for information to: -

1. Director, District West, SBCA.
2. Director, Structure Section, SBCA.
3. Director, Design Section, SBCA.
4. Director, Vigilance Section, SBCA.
5. Director, IT, SBCA.
6. Chairman, ABAD.
7. Secretary to DG, SBCA.