



# SINDH BUILDING CONTROL AUTHORITY

## ONE WINDOW CELL

No. Sch-43/PC-20/OWC/Arch:&Planning /Construction Permit/2021/2022 | 17

Dated 14/02/2022

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

Mr. Abdus Samad (42000-0548037-1) (Owner/Attorney)  
Office address: 1<sup>st</sup> Floor, Arif Habib Centre,  
23 M.T. Khan Road, Karachi.

#### 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)

Area of plot: 6169.00 Sq.yds  
Gross covered area: 586139.46 Sq.fts  
Net area after exemptions: 307005.12 Sq.fts  
Category: Commercial

Above professionals will be fully responsible for safe & sound construction in accordance with approved plan and standard specifications and ensuring all safety measures during construction for the safety of workers, neighbors and pedestrians at site as defined in KB & TPR-2002 (As amended).

### SUBJECT: CONSTRUCTION PERMIT ON PLOT NO. COM-41, SURVEY NOS. 38, NAYA NAZIMABAD, SCHEME-43, DEH MANGHOPIR, GADAP TOWN, KARACHI.

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

No. of Stories: Basement (ARS + Visitor Parking + Services) + Ground Floor (Shops + Parking + Services) + 1<sup>st</sup> to 3<sup>rd</sup> Floors (Project Parking + Services) + 4<sup>th</sup> Floor (Flats + Recreation Area + Services) + 5<sup>th</sup> to 18<sup>th</sup> Floors (Flats) + Roof (Solar Panel + Battery Room + Services) only.

- Architectural Concept Plan (Not valid for construction) vide No.Sch-43/PC-17/OWC/Arch:&Planning/2021/15, dated: 04-11-2021.
- Structure NOC No. SBCA/DD/(STR)/2022/11, dated: 09-02-2022.
- Approved Revised layout plan issued by Lyari Development Authority vide letter No.CTP/LDA/I12,dated:19-6-2013, & verification of layout plan vide No. TP/LDA/2021/580, dated: 21-10-2021 received through E-portal.
- Approved 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.
- CAA NOC No. HQCAA/1117/003/ARAS/KHI-798/665, dated: 21-06-2019 (261 feet from AGL)
- Verification of title documents and status of land issued vide No.SBCA/Title verification Cell/AD/Arch:& Planning /2021/97, dated: 31-08-2021, No. 20200102-12, 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.

1. The building plan for the above mentioned plot attached herewith is hereby approved and you are Permitted to carry out construction on the said plot accordingly.
2. Provided that it does not entitle you to build on land not lawfully conveyed to you and land or road of City District Government, Karachi or any other local Authority.
3. Provided that right of easement is a matter between the concerned parties with which this Authority has not concern.
4. Provided that it holds good only if the work is started within ONE YEAR from the date where after it shall be deemed to have lapsed.
5. A full time site engineer registered with PEC shall be deputed by the owner / builder during the execution of work.
6. Provided that rain water spouts from balconies, shops, windows doors of the building shall not Project or over hanged on public streets or the land belonging to the CDGK or local Authority.
7. Provided that the construction shall be carried out under the supervision of Lic. Engineering and Lic. Architect started above.
8. The Lic. Architect, Lic. Engineer/Owner shall be jointly and severally responsible for all the structural design and standard specification to be provided for the execution of the work.
9. Provided that plinth cornice shall not project more than 2" on any public street for ornamental purpose.  
AND
10. Provided that premises shall not be used for the purpose other than the use approved by the Authority and according to the terms and condition of allotment / lease.
11. Subject to the condition that if any violation is found during / after construction, the same shall be demolished.
12. Provided that the quality control and stability of the structure slab be the responsibility of the owner /attorney and Lic. Architect / Lic. Engineer.
13. No building materials or any kind of machine shall be stores/placed for execution on road of Govt. land / footpaths during construction.

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14. Subject to condition that all the constructional activities supervision etc. shall jointly be the responsibility of professionals & owner.
15. Fire-fighting and safety arrangements shall be provided as per existing regulations and also in accordance with international standard.
16. 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.
17. 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.
18. Owner shall obtain the plinth verification through licensed professionals on prescribed form (ZP-4) upon completion of foundation as per KB&TPR from concerned Town.
19. The owner and professionals shall submit to the authority floor certificate (form ZP-5) at the time of casting of slab of each floor as per KB&TPR in concerned Town.
20. In case of any complaint / dispute or any court matter, the SBCA shall not be a party and shall not be responsible.
21. If at any later stage, it is found that the approval of Proposed plan was obtained with mis-representation of facts, the same will be withdraw / cancelled.
22. Owner / Attorney is bound to get the completion / occupancy plan approved from this Authority before occupation as per KB&TPR.
23. Air Raid Shelter (ARS) provided in Basement shall not be misused under any circumstances.
24. Parking as provided on Basement, Ground Floor, 1<sup>st</sup> Floor, 2<sup>nd</sup> Floor & 3<sup>rd</sup> Floor shall not be misused under any circumstances.
25. Recreation area as provided at 4<sup>th</sup> Floor shall not be misused under any circumstances.
26. All the construction work to be carried out strictly as per Administrative Instruction and as per KB & TPR-2002 (Amended to date) with maintaining the shear wall / columns etc. as per structure drawings.
27. Owner & License professionals will take all the precautionary measures as per KB & TPR-2002 (Amended to date) and also follow the specifications / notes mentioned by Dy. Director Structure Section, SBCA in the approval letter / structural drawings during excavation and further construction to avoid any mishap to the adjoining / surrounding buildings.
28. In case of any complaint / evidence regarding Sale / Booking of Units without Sale NOC, approval of building plan should be withdrawn and builder license shall be cancelled by the Authority.
29. As per Notification No. SBCA/Secy. to DG/2016/503 Dated: 18-05-2016, owner / builder shall obtain NOC from Environment & Building Services Section, SBCA as and when made functional.
30. NOC for Sale & Advertisement shall be obtained from Design Section, SBCA as per Notification No. SBCA/PS CE/2020/06, dated 23.07.2020.
31. To achieve quality concrete of required strength for sale, sound and stable structure, the owner / builder shall use ready mix concrete from batching plant which is mandatory under clause 11-11 of KB&TPR-2002 and amended up to date.
32. This approval is granted by One Window Cell/Town Planning Section only planning point of view, all other aspects like ownership/court case/complaint/dispute implementation of construction activities according to KB & TPR shall be the responsibility of concerned Town.
33. At any stage, any ambiguity / error found in the approval of building plan, the same shall be conveyed accordingly by the Town concerned.
34. The owner is required to produce NOC from PAF before issuance of NOC for sale & advertisement and before commencement of construction.
35. At any stage, any ambiguity / error found in the approval of building plan, the same shall be conveyed accordingly by the Town concerned.
36. Owner/builder/Lic.Architect will produce all required NOCs and documents before sale & advertisement or within 90 days from issuance of this final construction permit said plan will be cancelled/Expired automatically without any notice.
37. SBCA reserve the right to obtain all fees / charges / taxes / dues remaining to owner / builder subsequently. (if applicable)

Encl:

- Approved Proposed Building Plans.

*Khalid*  
16/02/22  
**Assistant Director**

**One window Cell / Architectural & Planning  
Head Quarters, SBCA**

**Copy for information to:-**

1. Director, (District West), SBCA.
2. Director, Design, SBCA.
3. Director, Vigilance Section, SBCA.
4. Director, I.T, SBCA.
5. Chairman, ABAD, Karachi.
6. *.....* DC SBCA

*Ary*  
16/02/22