



# Sindh Building Control Authority

NO: SBCA/DD-(Design)/PROP-20201019-17/Adv-20/2021  
Dated: -04-2021.

Mr. Anwar Faiz S/o Choudhry Faiz Muhammad  
CNIC No. 42201-4049660-1  
Owner of Plot & Proprietor of  
M/s TAP Builders (Bl.-3736)  
71-1/D, Main Nursery, Block-6, PECHS,  
Karachi

Civic Centre, Annexe University Road,  
Gulshan-e-Iqbal, Karachi-75300 (Pakistan)  
Phones: Tel: 021-9923049  
Fax: 021-99230326  
www.sbca.gov.pk

Basement (ARS + Parking + Services) + Ground Floor (Flats + Parking + Services) + 1<sup>st</sup> Floor (Flats + Recreation) + 2<sup>nd</sup> to 13<sup>th</sup> Floors (Flats) + Roof (Solar Panel) + Battery Room + Services) only.

**DATE OF COMPLETION OF PROJECT: 01-06-2026**

**SUBJECT: NO OBJECTION CERTIFICATE FOR SALE & ADVERTISEMENT OF FLATS & SHOPS FOR PROJECT "FAIZ RESIDENCY" ON PLOT NO. FL-4-A, SUB-SECTOR-A, SECTOR-4 SCHEME-41, SURJANI TOWN, GADAP TOWN, KARACHI.**

**Reference: Your application dated: 24-02-2021**

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 NOC is being issued on the basis of ABAD Guarantee in lieu of Security Deposit in favour of SBCA bearing # 0195 dated: 17-04-2021, after receiving of cheque No. 35474840 amounting to Rs. 95,18,992/- issued by M/s. ABAD, against the 1% Security Deposit.
2. This NOC is being issued on the basis of Approval of Proposed Building Plan / Construction Permit approved by Deputy Director One Window Cell / Town Planning Section Head Quarters, SBCA vide No. File No: Shc-41/PC-20/2020/OWC/TP/Construction Permit/2021/16, Dated: 10-03-2021.
3. As per undertakings dated: 09-02-2021 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. The Builder shall submit the Printed Brochure within 30 days.
6. 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.
7. In case of any misrepresentation of facts the NOC/Approval will be treated as withdrawn without any notice.
8. In case of any violation/deviation of the NOC/Approval will be suspended /withdrawn.
9. The builder shall follow the decision of Anomaly Committee and instruction of the Authority.
10. 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.
11. 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.