

Site

SINDH BUILDING CONTROL AUTHORITY
ONE WINDOW CELL

NO. Sch-41/PC-20/2020/OWC/TP/Construction Permit/2021/16

Dated: 10/09 / 2021

Mr. Anwar Faiz Proprietor of
M/S. TAP Builders.

Area of Plot 4933.5 Sq.Yds
Category of Plot Commercial

THROUGH Mr. Matinuddin
Muhammad Usman
Mr. Nouman Hussain

Lic. Architect No. AI-01-219
Lic. Engineer No. SE-06-255
Site Engineer No. Civil/31934

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: APPROVAL OF PROPOSED BUILDING PLAN ON PLOT NO.
FL-4 A, SUB-SECTOR-A, SECTOR-4, SCHEME-41, SURJANI, GADAP
TOWN, KARACHI.**

No. of stories: Basement (ARS + Parking + Services) + Ground Floor (Flats + Parking + Services) + 1st Floor (Flats + Recreation) + 2nd to 13th Floors (Flats) + Roof (Solar Panel + Battery Room + Services) only.

- Architectural Concept Plan (Not valid for construction) vide No. Sch-41/PC-20/OWC/TP/2020/2021/04, Dated 13.01.2021.
- CAA NOC No. HQCAA/1117/033/ARAS/KHI-1083/719, dated: 21.08.2020 (189 feet from AGL)
- PAF NOC No. AHQ/1532/2/ATS(PC-26/20), dated: 07.10.2020 (189 feet from AGL).
- Structure NOC No. SBCA/DD/(STR)/2021/19, Dated: 26.02.2021.
- Verification of title documents and status of land issued vide No. PRO/20201019-17, Dated: 22-10-2020, verification received through portal vide letter No. KDA/DLM/AD.BP/2020/682/L, dated: 12.10.2020.

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 or 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 on 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.
14. Subject to condition that all the constructional activities supervision etc shall jointly be the responsibility of professionals & owner.

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