



Sindh Building Control Authority

No. SBCA/DD/(PSA&C)/486/Adv- 69/2026
Dated: 16-04-2026

M/s Arif Habib Dolmen Reit Management (Pvt.) (BL-3799)
through its Authorized Chief Executive
Mr. Muhammad Ejaz
Holding CNIC No. 42301-8359428-5
Plot # 09, Block-II-B, Nazimabad,
Karachi..

Civic Centre, Annexe University Road,
Gulshan-e-Iqbal, Karachi-5(Pakistan)
Phones: Tel: 021-9923029
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www.sbca.gov.pk

DATE OF COMPLETION: 01-09-2031

SUBJECT: NO OBJECTION CERTIFICATE FOR SALE & ADVERTISEMENT OF FLATS & SHOPS FOR PROJECT NAMEDLY "THE PALMS AT SILK GARDENS" ON PLOT NO. COM-08, (ADMEASURING 2.13 ACRES), SURVEY NO. 37 TO 40, 70 & 110 TO 123, DEH JAM CHAKRO, TAPPO SURJANI TALUKA MANGHOPIR, DISTRICT WEST, KARACHI.

Ref: Construction Permit No. Deh/PC-33/OWC/Arch: & Planning / Construction Permit /2025/2026/73, Dated: 26-03-2026

This NOC is being issued with the approval from Director General / Competent Authority on the basis of following approval:-

Building Plan / Construction Permit approved by One Window Cell / Architectural & Planning Head Quarters, SBCA for Basement-2 (Parking + ARS + Services) + Basement-1 (Shops + Services) + Ground Floor (Shops + Services) + 1st Floor (Project Parking + Services) + 2nd Floor (Visitor Parking + Services) + 3rd to 19th Floors (Flats + Services) + 20th Floors (Recreation Area + Flats) + 21st to 30th Floors (Flats) + 31st Floor (Recreation Area + Flats + Services) + Roof (Solar Panel + Battery Room + Services) Only. (Admeasuring 10357.33 Sq. Yds.).

SUMMARY OF PROJECT


TYPES OF FLATS	TOWERS	FLOORS	NUMBER	COVERED AREA (EACH UNIT)	PRICE IN RS. (EACH UNIT)
A	1 & 2	3 rd To 19 th	34	1501.60 sq. ft.	Rs. 2,25,00,000/-
B	1 & 2	3 rd To 19 th	34	1162.33 sq. ft.	Rs. 1,74,00,000/-
C	1 & 2	3 rd To 19 th + 21 st To 25 th	88	1040.32 sq. ft.	Rs. 1,56,00,000/-
D	3 & 4	3 rd To 30 th	112	1318.46 sq. ft.	Rs. 1,98,00,000/-
E	3 & 4	3 rd To 31 st	58	1228.15 sq. ft.	Rs. 1,84,00,000/-
F	3 & 4	3 rd To 31 st	58	1134.87 sq. ft.	Rs. 1,70,00,000/-
G	3 & 4	3 rd To 31 st	58	1050.94 sq. ft.	Rs. 1,58,00,000/-
H	3 & 4	3 rd To 31 st	58	1118.35 sq. ft.	Rs. 1,68,70,000/-
SHOPS	1 & 4	Ground	78	29475.51 sq. ft.	@Rs. 30,000/- PSF
SHOPS	1 & 4	Basement-1	85	39125.62 sq. ft.	@Rs. 30,000/- PSF

NOTE: The above mentioned prices do not include Documentation/Transfer fee/Utilities connection charges.

1. The other Terms & Conditions of NOC for Sale & Advertisement are mentioned on back side.

TERMS & CONDITIONS

1. The applicant / builder shall follow all the relevant provisions of chapter-5-1 of KB&TPR-2002.
2. This NOC is being issued on the basis of undertakings submitted by the applicant. In case of any misrepresentation of facts and violation of relevant provision of law / rules and regulations, the NOC shall be withdrawn / cancel without any notice.
3. This NOC is being issued with the condition that the builder / applicant shall submit **Security Deposit and Advertisement charges within 30 days.**
4. The concerned (Town / District West) SBCA, shall ensure the compliance of conditions of NOC for Sale and Advertisement & submission of NOC from SEPA through the owner before advertisement of project.
5. This NOC is being issued for Advertisement & Marketing purpose only. PSA&C Section SBCA is not responsible for violation in Approved Building Plan / delay in completion of project.
6. In case of any enquiry / litigation / dispute pertaining to land status / ownership / violation of approved building plan, the PSA&C Section SBCA will not be the party and this NOC will be treated as withdrawn / cancelled.


Deputy Director
Public Sale Advertisement
& Complaints, SBCA

Copy to:

- **Director** (PSA&C), SBCA.
- **Dy. Director** (OWC/ Town Planning Section), SBCA.
- **Dy. Director** (I.T), SBCA (with request to please insert QR Code & upload on sbca web site).
- **Dy. Director** (District West), SBCA, (with the request to look after the Terms & Conditions of NOC and provide site progress report on quarterly basis and not to issue Plinth Verification Certificate without clearance from Public Sale Advertisement & Complaints, SBCA).
- **General Secretary** ABAD.