

No: CDGK/MPGO/COM/05/16/L

Date: 12.2.05



CITY DISTRICT GOVERNMENT KARACHI

REGISTRATION

Executive Officer,
Pakistan Employees CHS Ltd.,
Shahrah-e-Quaideen,
Karachi.

**SUBJECT: N.O.C. FOR CONVERSION OF LAND USE OF PLOT NO.144-A, BLOCK -2,
PECHS, KARACHI**

- Reference: 1. PECHS/89/251/96, dated: 28-01-1996.
2. Application No.0263 dated: 03-12-2004.
3. NOC issued by UC Nazim No.7, Jamshed Town Ref. No. Nil. Dt:07.02.05

With reference to the application of the owner of Plot No. 144-A, Block -2, PECHS, Karachi, forwarded by you, please note that City Council Resolution No. 383 dated 06-01-2004 allows the Conversion of plots facing Allama Iqbal Road, (as in the above case Plot No. 144-A, Block -2, PECHS). The UC Nazim No.7, Jamshed Town has already granted NOC for conversion of Land use, dtd: 07-02-2005.

Accordingly, the NOC for Conversion from Residential to Commercial/ Shops/Offices/Show Room/Flats use is granted with the following **General and Special Terms and Conditions** which must be strictly adhered to:

A. GENERAL CONDITIONS

1. Subject to the clear title of land, by the applicant.
2. In case of any dispute arising in future concerning the plot, MPGO - CDGK shall not be responsible.
3. Subject to the payment of relevant dues, if any, and clearance from relevant authorities.
4. In case of any misinterpretation of facts, found at a later stage, this approval shall be withdrawn without any notice.
5. Building Plans shall be submitted for approval to KBCA - CDGK as per the relevant and applicable Rules and Regulations contained in KB&TPR-2002 and City Council Resolution No. 383 dated 06-01-2004.
6. All other terms and conditions applicable on the conversion of plots shall strictly be observed.
7. This approval is also subject to the conditions agreed by the owner/applicant in affidavit/undertaking submitted by the applicant on dated. 04-12-2004.

41/e

8. Mandatory provision of underground shelter shall be made as per order of Home Department, Government of Sindh letter No. S.O (PDPC)/1-29/2002 Dt: 15-03-04 and Ministry of Science & Technology, Government of Pakistan letter No. 7(1)/2002-ASA (P&C) Vol. II dated. 27-01-2004 for all buildings with 3 (three) stories and above height.
9. One Basement for Car Parking is allowed to facilitate parking within the building.

B. SPECIAL CONDITIONS:

Special Conditions to Implement on the Strategy of Responsible Conversion in Karachi: In order to provide maximum possible relief to residents of plots in the vicinity, in particular, and the citizens of Karachi, in general, the following Special Conditions are also imposed as part of a *Strategy for Responsible Conversion in Karachi*, and must be strictly adhered to by the owner/developer/applicant:

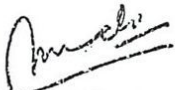
1. As far as possible, and till such time as adequate electricity is available from the KESC supply system, Self-generation and Co-generation capacity shall be provided for, in the building design. The building design should encourage natural ventilation as far as possible; thus reducing air conditioning loads to meet minimum requirements.
2. No on-street Parking shall be allowed and all parking for permanent users and visitors to the building shall be provided for within the building and/or plot boundaries.
3. Compulsory open spaces shall not be violated under any circumstances, and all building Regulations regarding built up area, FAR, and footprints as applicable, shall be strictly followed in all respects.
4. Adequate fire escapes / Emergency stairs, and fire fighting equipments must be made available on each floor
5. To the extent possible, water used in the building shall be re-cycled for its green areas and water arrangements made without unduly taxing the surrounding system, and until such time as adequate supplies are available from the KWSB system. Separate tanks for storing re-cycled water may be built.
6. Sewerage disposal from the building shall be integrated into the KWSB system without the load generated by the building becoming an obstacle to the proper flows of the existing System in the neighborhood and beyond. Holding tanks which would release the load at specific non-peak flow hours may be considered.

7. Proper and adequate garbage disposal building must be ensured, and this disposal will be the responsibility of the developer/applicant.
8. Additionally, the site should be maintained and landscaped by the owner/developer/applicant without the building obstructing pedestrian/public use of the public areas outside the boundaries of the plot. Such development will confer no ownership rights to the owner of the plot/building but shall be considered a continuing service to the owner to their own city, Karachi. The addition of the building on the plot should be source of pride and joy for the citizens who use it, or those who visit, and not a source of annoyance.

As resources are limited and demands increase we must now think and act on the above strategy in order to encourage the sustainable growth of a humanistic city where unbridled profit making is not the only criteria, and used to generate happiness and pride, rather than misery and crime.

A copy of plan duly signed and stamped is attached.

Authority: City Council Resolution No. 333 dated 06-01-2004.
 NCC issued by LT Nazim No.7, Jamshed Town Dated: 07-02-2005


 Addl. District Officer
 MPO - CDGK.

Copy to:

1. PS to City Nazim for kind information - City Nazim, CDGK.
2. PS to MCO for kind information of I/O - CDGK.
3. The Nazim, UC-7, Jamshed Town
4. E.C. Building Control Group (Offices) - CDGK for kind information and necessary action
5. Mr. Yunus Ali Gilani, Resident of 44-A, Block-2, PECHS, Karachi