



TOWN PLANNING DEPARTMENT
SINDH MASTER PLAN AUTHORITY
HYDERABAD

No.DTP/Dadu/A/C-07/- 35
Hyderabad dated: 18/02-2021

Room No.303 Shahbaz Building
2nd Floor Block-A Thandi Sarak
Hyderabad Phone # 022-9200339

Mr. Ghulam Yaseen S/o Muhammad Chhatal Laghari
Owner of over R.S. Nos. 28, 36, 436, 440, 441,
442, 445, 554 and 555, situated at Deh Pipri,
Taluka and District Dadu.

Subject:

CONVERSION OF AGRICULTURE LAND INTO COMMERCIAL OVER
R.S. NOS. OVER R.S. NOS. 28, 36, 436, 440, 441, 442, 445, 554 AND 555,
ADMEASURING AREA 21 ½ GHUNTAS, SITUATED AT DEH PIPRI,
TALUKA AND DISTRICT DADU.

Ref: 1. Your application dated: 13.02.2021.

2. Scrutiny fee paid challan No.3244, an amounting to Rs.6600 /-, dated 16.02.2021.

3. Conversion and NOC fee paid challan No.3277, an amounting to Rs.905300/-,
dated: 18.02.2021.

Your above subjected request for approval of conversion of agriculture land into commercial, over R.s. Nos. over R.S. Nos. 28, 36, 436, 440, 441, 442, 445, 554 and 555, admeasuring area 21 ½ Ghuntas, situated at Deh Pipri, Taluka and District Dadu has been examined in this office. I am directed to sanction as requested agriculture land into commercial is hereby granted, please.

The construction on said land shall be approved by Sindh Building Control Authority (SBCA), Hyderabad Region.

Quaid-e-Azam
18/02/2021
Assistant Director
Town Planning
Sindh Master Plan Authority
Hyderabad

C.C. to:-

1. The Director, Town Planning, Sindh Master Plan Authority, Hyderabad.
2. The Deputy Commissioner, Dadu.
3. The Regional Director, Sindh Building Control Authority, Hyderabad Region.
4. The Mukhtiar (Revenue), Taluka and District Dadu.
5. The Sub-Registrar, Taluka and District Dadu.
6. Master File.



S.B.C.A.
Hyd: Region

OFFICE OF THE REGIONAL DIRECTOR
SINDH BUILDING CONTROL AUTHORITY,
HYDERABAD

2ND & 3RD Floor Civic Centre, Thandi Sarak,
Hyderabad

Phone NO.022-920217 --- Fax NO.022-9201299
Email: sbcahydregion@gmail.com

NO.DD/SBCA/Hyd (Rg) Dadu-04/2023

HYDERABAD DATED 13.10.2023

Ground Floor (Petrol Pump)
Area of plot 2651.5 Sq.Yds.



To,

MR. GHULAM YASEEN
S/O M. CHUTTAL LAGHARI

Subject:

PROPOSED BUILDING PLAN OF R.S NO. 28, 36, 436, 440, 441, 442, 445, 554, & 555 SITUATED AT NEAR BURARA SHAKHA MAIN DADU BYEPASS ROAD DADU TALUKA & DISTRICT DADU.

Through **MR. RAFIQUE AHMED LAGHARI** Lic. Architect / Lic. Engr: / Building Designer.

The building plan for above mentioned plot attached herewith is hereby approved and you are permitted to carry out the construction on the said plot accordingly.

Provided that it does not entitle you to build on land not lawfully conveyed to you nor it does included permission to occupy the land or road of HMC/TMA/Government or any other local authority with the building circle.

Provided that the right casement in a matter between the concerned parties with which the authority has not concern.

Provided that the holds goods only if the works is started within one year form the date where after it shall be deemed to have laps ed.

Provided that the constriction shall be carried out under the supervision the Lic. Architect, engineer, owner / attorney shall be jointly and severally responsible for all the structural design and standard specification to be provided in the execution of the work.

Provided that rain water spouts from balconies, shops, windows does belonging to the HMC/TMA/HDA.

Provided that you shall given information in writing to the undersigned before filling the foundation and before concrete if filled in for reinforcement.

Provided that plinth cornice shall not be projected more than 2 ft on any public street for commercial purpose.

Provided that premises shall not be used for the purpose other than the approved by the authority and accordingly to the terms and condition of allotment / lease.

Provided that premises shall not be used for the purpose other than the approved by the Authority and accordingly to the terms and condition of allotment / lease.

Subject to the condition that any violation if found during and after construction same shall be demolished.

Provided that the quality control and stability of the a structure shall be responsibility of Owner, Lic. Architect & Engineer.

No Building material or any kind of machine shall be placed / stored on road or Government land / footpath during construction.

CONDITIONS:-

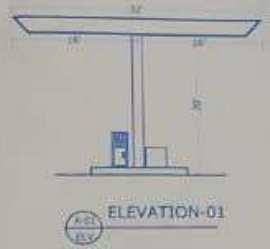
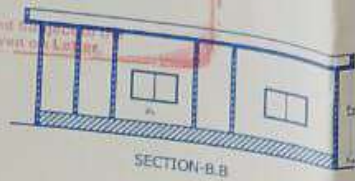
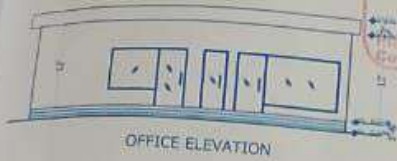
1. Subject to plinth verification from this authority before proceeding further.
2. That "FLAT" shall not be constructed.
3. Subject to the condition as per undertaking submitted by the owner / Attorney

Dated:

Conditions KB&TP Regulations-2012
3-2-19 Insurance Contractor/Builders/Developers/Owner
will Cover all the Damage to Life and Property including
Third Parties by Contractors All Risk Insurance Policy.

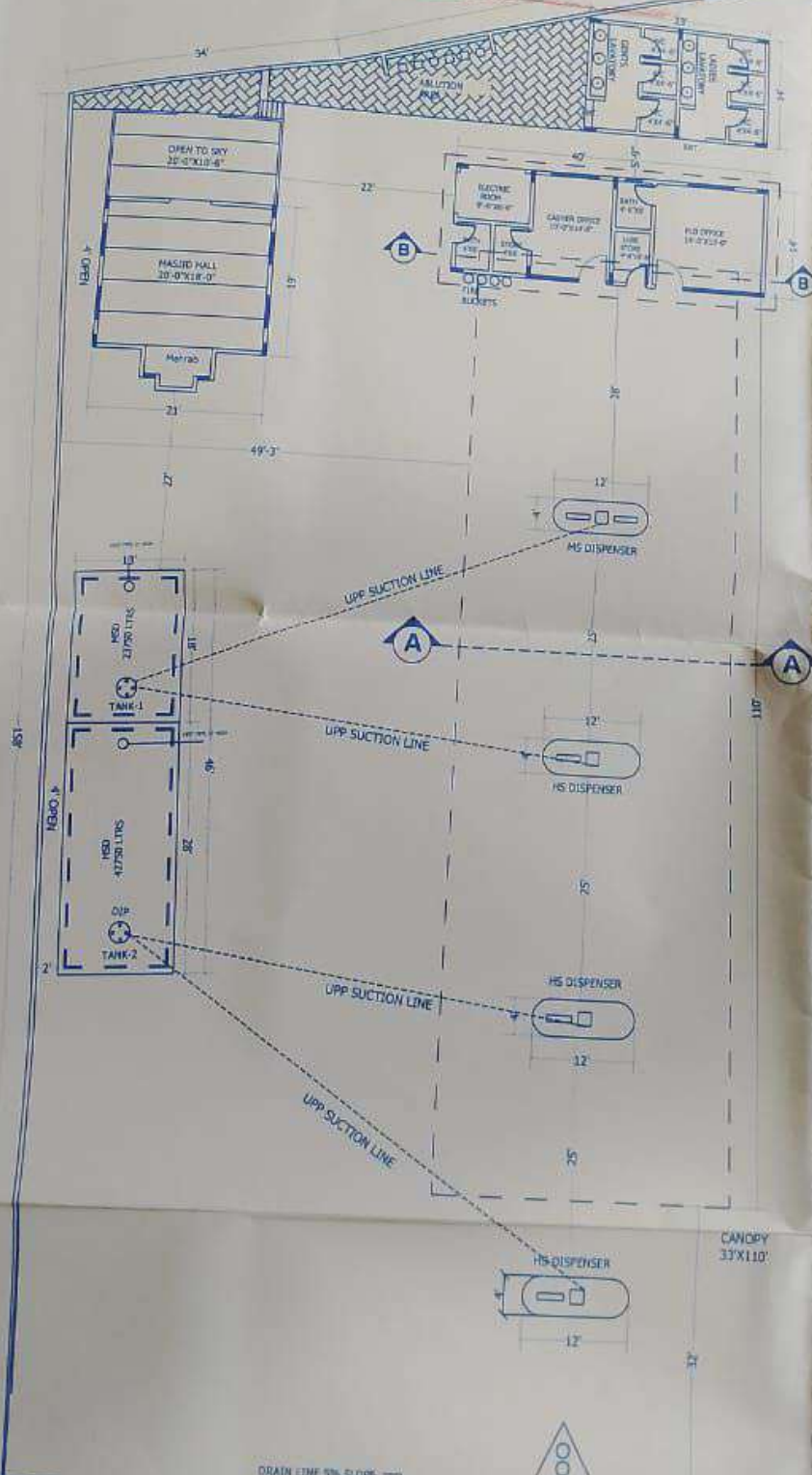

DEPUTY DIRECTOR
(DISTRICT DADU)

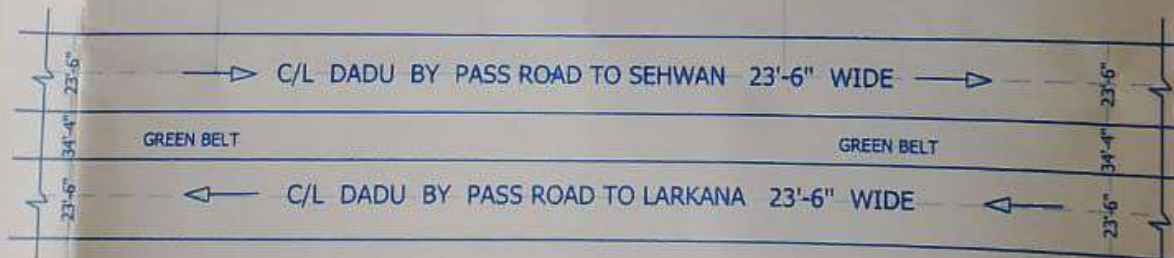
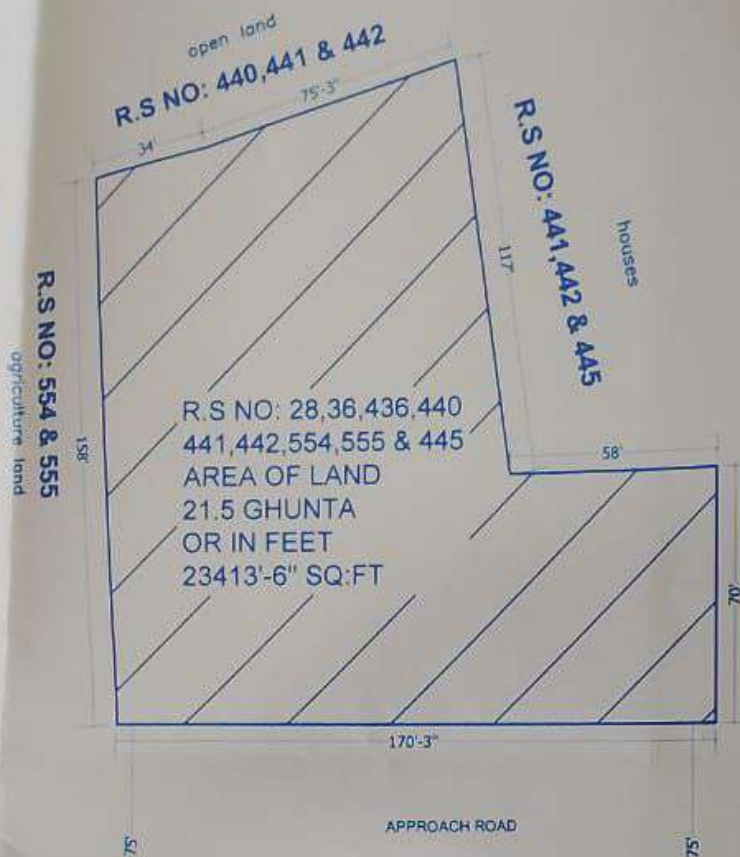
HYDERABAD REGION
SINH BUILDING CONTROL AUTHORITY
 RD/SC/ANY/DRE/DA/4-04/2023
 DATED 13-02-2023



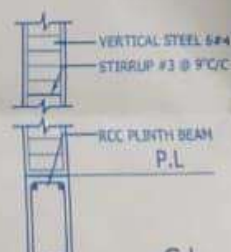
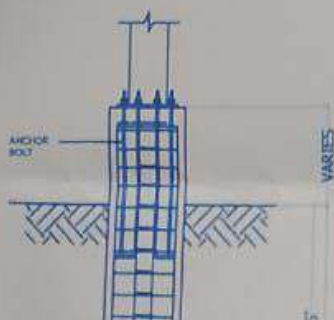
Conditions KB&TP Regulations 2002
 3-3-19 Insurance Contractor/Builder/Developers/Owner
 will Cover all the Damage to Life and Property including
 Third Parties by Contractors All Risk Insurance Policy.
CONDITIONS: 1. Subject to Poth verification from
 Authority before processing further
 2. Subject to the condition as per
 undertaking submitted by the
 Attorney dated: 13-02-2023

DEPUTY DIRECTOR
 Building Control Authority
 Hyderabad Region





SITE PLAN



SCH

TOTAL AREA
OR

COVERED

COVERED

COVERED

COVERED

TOTAL C

CANOPY

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R.C.C S

USE # 4

USE # 3

R.C.C B

2 # 4 TO

RINGS #

PROPOS

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554,555

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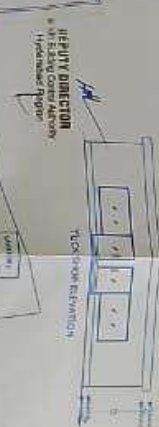
OWNER

S/O



HYDERABAD REGION
 13-02-2023
 2023/04/23

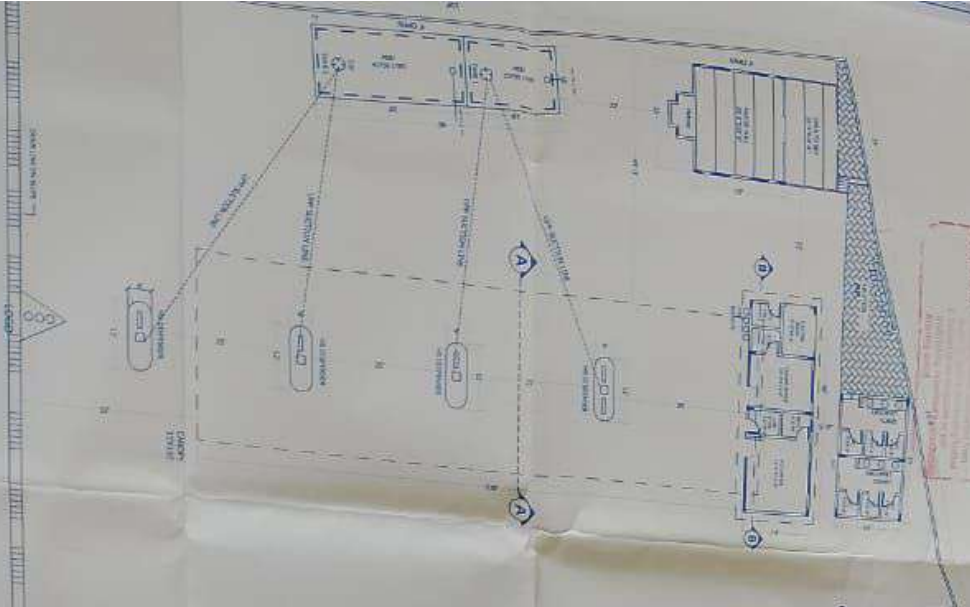
CONSTRUCTION
 13-02-2023



BLOCK PLAN

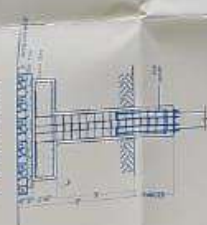


LAY-OUT PLAN



SITE PLAN

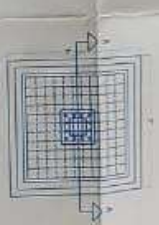
SECTION-A-A



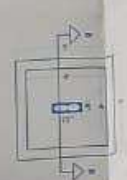
SECTION-B-B



FOOTING PLAN OF CANOPY



FOOTING PLAN



SCHEDULE OF AREA

TOTAL AREA OF PLOT	= 23413.6 SQ. FT.
OR	= 2601.5 SQ. YDS.
COVERED AREA OF OFFICE	= 560.0 SQ. FT.
COVERED AREA OF CANOPY	= 3630.0 SQ. FT.
COVERED AREA OF TUCK SHOP	= 1000.0 SQ. FT.
COVERED AREA OF LAVATORY	= 322.0 SQ. FT.
TOTAL COVERED AREA	= 5512.0 SQ. FT.

SCHEDULE OF R.C.C

- CANOPY COLUMN SIZE 24" X 24"
- R.C.C. COLUMN SIZE 6" X 18"
- USE 6 VERTICAL BARS #4 RINGS #3 - 9"/C/C
- R.C.C. SLAB 6" THICK
- USE #4 BARS @ 6" C/C LONG - WAY
- USE #3 BARS @ 7" C/C SHORT - WAY
- R.C.C. BEAM SIZE 6" X 18"
- 2 #4 TOP BARS & 4 #4 - BOTTOM BARS.
- RINGS #3 - 9"/C/C.

PROPOSED BUILDING PLAN OF PETROL PUMP ON R.S. NO. 28, 36, 436, 440, 441, 442, 554, 555 & 445 SITUATED AT NEAR BURARA SHAKHA MAIN DADU BY PASS ROAD DADU TALUKA & DISTRICT DADU.

OWNER: MR. GHULAM YASEEN
 S/O. MUHAMMAD CHUTTAL LAGHARI

SIGNATURE: _____
 SCALE: 1" = 8'-0"
 TITLE: SUBMISSION DRAWING
 DRAWN BY: RAFIQUE AHMED
 ARCHITECT: _____



CONSULTANT ARCHITECT & TOWN PLANNER
 OFFICE: HEZATINE FLOOR LAGHARI PLAZA NEW
 CHOWK DADU SITE OFFICE DADU ROAD MORD
 E-MAIL: daru-architect@outlook.com (cell)
 0333-311-7062258



S.B.C.A
Hyd. Region

OFFICE OF THE REGIONAL DIRECTOR
SINDH BUILDING CONTROL AUTHORITY,
HYDERABAD
2ND & 3RD Floor Civic Centre, Thandi Sarak,
Hyderabad
Phone NO. 26012617 - Fax NO. 26012610
Email: sbcahyd@sbcahyd.com

NO. DD/SEC/HH/4 (Regd) *Dadu-04/12/23*
HYDERABAD DATED *13.10.2023*

Ground Floor (Petrol Pump)
Area of plot: 2601.5 Sq. Ft.



To,
MR. GHULAM YASEEN
S/O M. CHUTTAL LAGHARI

PROPOSED BUILDING PLAN OF R.S NO. 28, 36, 436, 440, 441, 442, 445, 554 & 555 SITUATED AT NEAR BURARA SHAKHA MAIN DADU BYPASS ROAD DADU TALUKA & DISTRICT DADU.

Through **MR. RAFIQUE AHMED LAGHARI** Lic. Architect / Lic. Engr' / Building Designer.

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Provided that the right easement in a matter between the concerned parties with which the authority has not concern.

Provided that the holds goods only if the works is started within one year from the date where after it shall be deemed to have lapsed.

Provided that the construction shall be carried out under the supervision the Lic. Architect, engineer, owner / attorney shall be jointly and severally responsible for all the structural design and standard specification to be provided in the execution of the work.

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No Building material or any kind of machine shall be placed / stored on road or Government land / footpath during construction.

CONDITIONS:-

1. Subject to plinth verification from this authority before proceeding further.
2. That "FLAT" shall not be constructed.
3. Subject to the condition as per undertaking submitted by the owner / Attorney

Dated:

Conditions KB&TP Regulations-2002

3-2-19 Insurance Contractor/Builders/Developers/Owner will Cover all the Damage to Life and Property including Third Parties by Contractors All Risk Insurance Policy.

COND. CONS: 1.5

Verification from the processing further the condition as per undertaking submitted by the Owner.

DEPUTY DIRECTOR
(DISTRICT DADU)



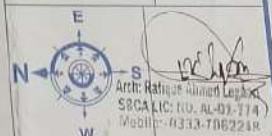
SITE PLAN

SCHEDULE OF AREA

AREA OF LAND	23413'-6" SQ:FT
OR	21.5 GHUNTA
	2801.5 sq.yds

AREA BRECK UP

R.S NO	TOTAL LAND	LAND PURCHASE
28	5-ACRE 17 GHUNTA	5 - GHUNTA
36	28-GHUNTA	0.75 OR 3/4 GHUNTA
430	4-ACRE 23-GHUNTA	6 - GHUNTA
440	1-ACRE 17'-GHUNTA	4.5 - GHUNTA
441	33-GHUNTA	0.75 OR 3/4 GHUNTA
442	16-GHUNTA	0.61 OR 1/2 GHUNTA
554	8-GHUNTA	0.25 OR 1/4 GHUNTA
555	1-ACRE 8-GHUNTA	1.1 - GHUNTA
445	2-ACRE 28-GHUNTA	35 - GHUNTA
TOTAL PURCHASE LAND		21.5 - GHUNTA



SITE PLAN SHOWING ON R.S NO: 28,36,436,440, 441,442,554,555 & 445 SITUATED AT NEAR BURARA SHARHA MAIN DADU BY PASS ROAD DADU TALUKA & DISTRICT DADU.

OWNER: MR. GHULAM YASEEN
S/O. MUHAMMAD CHUTTAL LAGHARI

SIGNATURE:

(Signature)

SCALE:

TITLE: AGRICULTURE TO COMMERCIAL

DRAWN BY: AR RAFIQUE AHMED

ARCHITECT: RAFIQUE AHMED



OFFICE: REGD. OFFICE DADU LAGHARI PLAZA NEAR DADU DADU, SITE OFFICE DADU DADU ROAD
DADU, Sindh-75100