



Gwadar Building Regulations Book-II 2020

JANUARY 2020

Building Control Section
Gwadar Development Authority



**GWADAR DEVELOPMENT AUTHORITY
(BUILDING CONTROL SECTION)**

JOINT SURVEY REPORT

It is to certify that a joint survey team comprising the following members have visited the Plot No. _____ Section/Block/Phase _____ of _____, on this _____ day _____ 20_____, in presence of its owner / authorized representative. Mr. /Mrs./Miss. _____.

A) GIS Representative of Gwadar Development Authority. (GDA)

B) Authorized Technical Representative of concerned Scheme.

The coordinates have been taken by GIS Representative of GDA Mr./Mrs./Miss. _____ in coordination with owner and the Authorized Technical Representative of _____ Mr. /Mrs./Miss. _____.

The total area of aforesaid plot is _____ Sq.Ft/ (_____ Sq.Y) and it has been found that the Plot does not fall in any utility/Service area/ROW as per Gwadar Smart Port City Master Plan. The plot falls under _____ zone. The site plan upon the basis of this fresh survey is duly signed and enclosed.

(OWNER / AUTHORIZED REPRESENTATIVE)

(GDA REPRESENTATIVE)

(AUTHORIZED REPRESENTATIVE)

Name: _____ Name: _____ Name: _____
CNIC: _____ Designation: _____ Designation: _____
Stamp _____ Stamp (if any) _____

Cc:

1. Office of the Concerned Scheme
2. Concerned File.

DISCLAIMER

The report is based on zoning Regulations prescribed in the light of GSCMP report 2019. The Government may alter/modify revise such zoning regulation, from time to time as per requirements.



**GWADAR DEVELOPMENT AUTHORITY
(BUILDING CONTROL SECTION)**

JOINT SURVEY REPORT

It is to certify that a joint survey team comprising the following members have visited the Plot bearing Khatoni & Kehwart No. _____ Khasra No. _____ Inteqal No. _____ Mouza _____, Gwadar on this ____ day of _____ 20____, in presence of its owner / authorized representative. Mr. /Mrs./Miss. _____.

C) GIS Representative of Gwadar Development Authority. (GDA)

D) Authorized Technical Representative of Revenue Department Gwadar.

The coordinates have been taken by GIS Representative of GDA Mr./Mrs./Miss. _____ in coordination with owner and the Authorized Technical Representative of Revenue Department Mr. /Mrs./Miss. _____.

The total area of aforesaid plot is _____ Sq.Ft/ (_____ Sq.Y) and it has been found that the Plot does not fall in any utility/Service area/ROW as per Gwadar Smart Port City Master Plan . The plot falls under _____ zone. The site plan upon the basis of this fresh survey is duly signed and enclosed.

(OWNER / AUTHORIZED REPRESENTATIVE)

(GDA REPRESENTATIVE)

(AUTHORIZED REPRESENTATIVE REVENUE DEPTT.)

Name: _____ Name: _____ Name: _____
CNIC: _____ Designation: _____ Designation: _____
Stamp _____ Stamp (if any) _____

Cc:

3. *Office of the Concerned Scheme*
4. *Concerned File.*

DISCLAIMER

The report is based on zoning Regulations prescribed in the light of GSCMP report 2019. The Government may alter/modify revise such zoning regulation, from time to time as per requirements.

**GWADAR DEVELOPMENT AUTHORITY
BUILDING CONTROL SECTION**

(ACKNOWLEDGEMENT RECEIPT)

OWNER'S NAME _____

N.I.C NO. _____

MAILING ADDRESS / TELEPHONE NO. _____

COMPUTER ENTRY NO. _____

DATE OF SUBMISSION. _____

FORM NO. _____

CHALLAN NO. _____

DATE OF ISSUE OF CHALLAN. _____

AMOUNT IN PK.RS. _____

OFFICE ADDRESS & TELEPHONE NO. (If any) _____

NAME OF PROFESSIONALS. _____

LICENCE NO. / REGISTRATION NO OF THE RESPECTIVE _____

COUNCIL _____

N.I.C NO. _____

MAILING ADDRESS & TELEPHONE NO. _____

OFFICE ADDRESS & TELEPHONE NO. (If any) _____

FAX NO. (If any) _____

D. LIST OF THE DOCUMENTS (ATTESTED PHOTO COPIES BY THE PROFESSIONAL).
.....

LEASE DEED / SALE DEED.

ALLOTMENT ORDER, MUTATION / TRANSFER
ORDER_____

POSSESSION ORDER. (In case of any approval scheme)_____

ACKNOWLEDGEMENT OF POSSESSION_____

NOC FROM SOCIETY / LESSOR _____

FINAL TRANSFER ORDER _____

OFFICIAL SITE PLAN, DEMARCATION_____

PLAN FROM CONCERN AUTHORITY _____

UNDERTAKING FROM OWNER _____

- a- Building plan is accepted with the condition that approval will be accorded as per existing rules and regulation.
- b- The acceptance of building plans, does not imply that, it will be approved.

(Superintendent)

Building Control Section
Gwadar Development Authority

GWADAR DEVELOPMENT AUTHORITY
BUILDING CONTROL SECTION
 (Under Section of Gwadar Development Authority Act 2003)

APPLICATION FOR SUBMISSION OF PROPOSED / ADDITIONAL / ALTERATION
BUILDING PLAN

The Controller of Buildings,
 Gwadar Development Authority,
 Gwadar.

Sir,

1. In pursuance of the provision of the Gwadar Buildings Regulations 2020 as amended up to date, I hereby apply for your permission to erect / re-erect / make additions and or alterations in building on

- a. Plot No /Khasra No/ Khatooni No; _____
- b. Blocks / Sector No / Vicinity _____
- c. Category of Plot. _____
- d. Area of plot. _____
- e. Scheme. _____
- f. Status of plot. _____

In accordance of Buildings plan enclosed herewith (Two copies) for approval.

2. Description of plans

- a) Type of plan (Provisional/Revised /Addition/Alteration)
- b) Previous Approval (if any). _____

3. Description of the proposed construction

- a) Type of Building. _____
- b) Total Floor Area. _____
- c) No of Floors. _____
- d) No. of Units. _____ (For Public Sale Project only)
- e) Car parking space. _____ Sq.ft (Sq.mt)

f) Area of amenity space _____ Sq.ft.(Sq.mt)

4. Particulars of licensed professional employed to prepare the plan and supervise work:
(Attach separate sheet if required)

a). Name. _____

b). GDA License No. _____

c). CNIC No. _____

d). Mailing and permanent address/Telephone No. _____

e). Office address and Telephone No. _____

5. Weather the project is indented for public sale?

Yes / No _____

5. List of the documents to be attached (Photo copies duly attested by the professional)

- Lease Deed / Sale Deed, Allotment order, Mutation / Transfer order / Extract. / Chthonic / Profession Order
- Acknowledgement of possession
- Site plan
- N.O.C from Society / Laser (where applicable)
- Copy of CNIC
- Authority Letter in case of Representative

**UNDERTAKING
(Professional Name)**

_____ (Professional Name) _____ GDA License No. _____ is hereby authorized by me / us to complete relevant required in this regard Under Gwadar Building Regulations 2020 and amended up to date and regulations framed there under, for and on my behalf.

I/We owner (s) /attorney (s) of the above plot as gone through the aforesaid clauses and I/we undertake to provide plinth certificate notice at the stage of completion of plinth as required under Gwadar Building Regulations 2020 and further undertake to abide by all the rules and regulations aforementioned

Your faithfully

SIGNATURE: _____

Name of Owner / Attorney: _____

C.N.I.C No. _____

(Attached Copy)

Email: _____

Mailing Address: _____

Permanent Address and Telephone No: _____

ARCHITECT

ENGINEER

1. Signature of Professional _____

1. Signature of Professional _____

2. Name of professional _____

1. Name of Professional _____

3. License No. _____

3. License No. _____

4. CNIC No. _____

4. CNIC No. _____

5. P.C.A.T.P No. _____

5.P.E.C No _____

6. Mailing address. _____

6. Mailing address. _____

(Undertaking from Professional)

I, Mr. / Mrs. / Miss. _____
 S/o, W/o, D/o _____
 License /Reg. No. _____ (Architect/Engineer /Town planner)
 Mailing address _____
 Phone No. _____
 Fax No. (If any) _____ do hereby undertake

1. That I have been assigned by (owner/ attorney) Mr. /Mrs. /Miss. _____ for the planning, Designation supervision of construction works of project name, (If any) Located on plot No. _____
2. That I have done planning and design and respect of the above noted plot according to the Gwadar Building Regulations 2020 and Town Planning Regulations 2020.
3. That I will supervise the construction work through all stages of execution as per the regulation.
4. That I will not make change in the approve design and specification except as provide in the regulations.
5. I / We undertake to ensure that not deviation from the approved building plan shall take place and in any case the owner, I / We shall inform G.D.A in due course of time about the deviation for taking necessary action under provision of Gwadar Building Regulations 2020 and Town planning Regulations 2020.
6. That I / We also are responsible for the safe & sound construction of Building.
7. I / We also undertake that if the work is started prior approval of Building plan or if I / We discontinue supervision of work, I / We shall given immediate intimation therefore to GDA.

ARCHITECT/ BUILDING DESIGER

ENGINEER

1. Signature of Professional _____
2. Name of professional _____
3. License No. _____
4. CNIC No. _____
5. P.C.A.T.P No. _____
6. Mailing address. _____
7. Telephone. No _____
8. Fax No _____
9. Email Add. _____
10. Date _____

1. Signature of professional _____
2. Name of professional _____
- License No. _____
4. CNIC No. _____
5. P.E.C No. _____
6. Mailing address _____
7. Telephone. No. _____
8. Fax No. _____
9. Email Add. _____
10. Date. _____

UNDERTAKING FROM PROFESSIONAL FOR TOWNSHIP PROJECTS

I, Mr. /Mrs. / Miss _____
Town Planner Registration NO. Of the relevant council _____
mailing address _____
Phone NO. _____ Fax No. _____ (if any) do
hereby undertake.

1. That I have been assigned by Mr./Mrs/Miss _____
for the planning, design and supervision for the township project _____
located at _____
2. That I have done planning and drawing of the project on the above noted plot in accordance to
the Gwadar town planning Regulations 2020.
3. That the layout plan of the project has been approved by GDA vide their letter
No _____ dated _____
4. That I undertake to supervise the development work of the project through all stage of execution
5. That I will not make change in the layout plan, design and specification without approval of the
Authority except provided in these regulation.

1. Signature of professional _____
2. Name of the license professional _____
3. GDA License No _____
4. C.N.I.C No. _____
5. Mailing and permanent Address _____
6. Office address telephone No. _____
7. Date _____

GWADAR DEVELOPMENT AUTHORITY
BUILDING CONTROL SECTION
(Under GDA Act 2003 Section: 24)
Building Regulations 2020

VERIFICATION OF BUILDING LINES
(PLINTH VERIFICATION CERTIFICATE)

(TO BE SUBMITTED ON COMPLETION OF PLINTH ON FOUNDATION OF BASEMENT IF THERE IS ONE)

To,

The Controller of Buildings
Buildings Control Section,
Gwadar Development Authority,
Gwadar.

I / We hereby inform that the plinth / foundation of the basement stage of the building
On plot No. / Khatooni No / Khasra _____
_____ has been achieved. You are, therefore requested to depute a
representative to verify the building lines so as to enable me / us to carry out the building
work.

Owner/s

Mailing Address _____

(Dated). _____

Professional's Certificate

I / We hereby certify that the setting out of building/s for plot No. Khatooni / Khasra No. /
Mouza _____
Has been carried out in accordance with the approve plan/s.

Signature _____

Name _____

Professional _____

FLOOR CERTIFICATE

To,

The Controller of Buildings
Gwadar Development Authority
Gwadar.

I / We hereby inform that the slab has been casted of _____
On plot No. Khasra / Khatooni No. _____

I / We hereby certify that all the structural member cast on the said floor are in conformity with the design and specifications as approved by GDA vide

Signature of Professional

Name _____

No. _____

C.N.I.C No. _____

Address _____

Contact No. _____

Dated: _____

NOTICE OF DISCONTINUANCE

To.

Controller of Buildings
Gwadar Development Authority
Gwadar

I hereby given notice of my discontinuance from the development work as professional as per detail given below.

1-Plot Details _____

2-Approval number. _____

3-Effective date of discontinuation. _____

It is certified that I have supervised the construction / development
Up to. _____ level and the details of works carried out under
My supervision are listed below:-

1-

2-

3-

4-

5-

6-

7-

8-

Signature _____

Name _____

License / Registration No. _____

Copy to:-

Owner / Developer / Builder.

FORM F-13

**GWADAR DEVELOPMENT AUTHORITY
BUILDING CONTROL SECTION**

(Under GDA Act 2003 Section: 24)

Gwadar Building Regulations 2020

VERIFICATION OF BUILDING LINES

NOTICE OF COMPLETION

To,

Controller of Buildings
Gwadar Development Authority.

I / we hereby give notice of completion of building works in the building on plot

_____ and apply for permission for occupation of the said building.

The said work has been carried out in accordance with the building plans approved by GDA vide letter # _____ Dated: _____ and variation is recorded on completion plan.

Owner / Address

Dated: _____

PROFESSIONAL CERTIFICATE

I hereby certify that the building work in the building on the plot No _____ completed under my supervision and to my satisfaction in accordance with the building plan approved No. _____ dated: _____ with variation as shown on completion plan.

Signature: _____

Name: _____

License / Registration No: _____

Mailing Address: _____

GWADAR DEVELOPMENT AUTHORITY
BUILDING CONTROL SECTION
(Under GDA Act 2003 Section: 24)
Gwadar Building Regulations 2020

NO. _____ Dated: _____

**APPLICATION FOR PERMISSION TO
DEMOLISH BUILDING, STRUCTURE**

The Controller of Building
Gwadar Development Authority,
Gwadar.

I / We _____ apply for permission to demolish the building
on plot No. _____ The particular of which are given below and
certified to be true:

- 1- Name(s) of the Building _____
- 2- Location of Building _____
- 3- Date of construction of building _____
- 4- Condition of the Building _____
- 5- No. of stories of the building _____
- 6- Type and date of leased of plot/building _____
- 7- Status of the building i.e. full vacant/partly occupied _____
- 8- Consent of the tenants/present occupiers, if any (please attach) _____
- 9- Further public notice in the largely circulated newspaper (English & Urdu) is attached.
- 10- Legal status i.e. whether the building is under litigation _____
- 11- Whether any portion for the adjacent building is likely to be affected by demolition? If so,
please submit details and precautionary measures to be adopted _____
- 12- The existing utilities have been removed/will removed and received according to the
Regulations of the utility concerned quarter. However, in case of any misshape due to my
negligence or of Laborer I will be personally responsible for the same, and legal action
may be taken against me.

- (1) Electricity
- (2) Gas
- (3) Sewerage

- (4) Telephone
- (5) Water
- (6) other Services

- 13- I/We _____ undertake to observe all people precaution as prescribed under the relevant concerned utility agencies and the GDA, Building regulations 2020, in vogue to ensure safety of the public, of person employed at the site and at adjacent buildings.
- 14- Mr.Mrs. Miss _____ (professional) licensee /Registration No _____ council (_____) has been engaged to supervise the demolition work
- 15- I / We _____ also further undertake that the digging and filling of the plot, if any, shall be carried out within the stipulated time specified in the latter of permission.

SIGNATURE OF OWNER

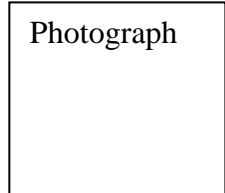
SIGNATURE OF PROFESSIONAL

NAME _____

NAME _____

LICENSE/REGISTRATION NO. _____

GWADAR DEVELOPMENT AUTHORITY
BUILDING CONTROL SECTION
(Under GDA Act 2003 Section: 24)
Gwadar Building Regulations 2020



The Controller of Buildings
Building Control Section
Gwadar Development Authority
Gwadar.

I _____ Son/Daughter/Wife of _____
hereby apply for the grant of a license for practice as _____ in Gwadar
under the Gwadar Building Regulations 2020 & and Town planning Regulations 2020.
My particulars are given below.

1. Date of birth _____
2. Resident Address _____
3. office Address _____
4. Telephone No. _____
5. N.I.C No.& N.I.C Address _____
6. Name of the farm (if any) _____
7. Nationality _____
8. Technical Education and Qualification.

| Degree/Diploma / Certificate | Year | University institute |
|-------------------------------------|-------------|-----------------------------|
| | | |
| | | |
| | | |

9. Membership of any other
Professional institute _____
(Attached attested copy of membership)
Status: practicing independently _____

Or serving in any professional /Firm _____
Planning firm with any other organization
Etc. _____

10. Practical experiences (please attached attested copies of certificates
from firm to whom worked.

(a) Supervisor work _____

(b) Other experiences in matters relating to building /Town planning
and other related field of building construction. _____

11. Dated and No. of previous License No. If any _____

12. Sample of the seal & Signature to be used on all plans _____

13- Have you ever been associated in any capacity in any illegal project Yes /NO.

14- Has your license ever canceled by any other licensing authority

Yes / NO (in case “yes” please give detail on a separate sheet)

Certified that the statement given above are correct and if any of the above statement be
found incorrect the license can be cancelled and action can be taken under G.D.A Act 2003
amended up to date rules /regulation framed there under.

Dated: _____ Signature of Applicant _____

GWADAR DEVELOPMENT AUTHORITY
BUILDING CONTROL SECTION
 (Under GDA Act 2003 Section: 24)
 Gwadar Building Regulations 2020

APPLICATION FOR ENLISTMEN AS LICNSED BUILDER / FIRM

To.

Controller of Buildings
 Gwadar Development Authority
 Gwadar.

I / We _____ hereby
 apply for the grant of license for practicing as a Building / Developer in Gwadar.
 My / our particulars as follows:

| | | |
|---|--|--|
| 1 | Name of company (in block letters) | |
| 2 | . Registered Business address with Telephone No. /Fax No | |
| 3 | Status (proprietorship /partnership/Corporation) | |
| 4 | Name of the Director/Managing Partner/sole proprietor with residential address NIC | |
| 5 | Detail of capital of company Attach partnership/share of directors with detail | |
| 6 | Details of the technical qualification of the proprietor /Director Company /partners. | |
| 7 | Has the proprietor / company/ is Paying income tax? NTN No. of company | |
| 8 | Is the company / is registered with any other body / Authority etc? Attach copy of registration certificate. | |
| 9 | Does the company / have any previous experience of construction of building or development? (Please give full details of the building built / land development so far) | |

| | | |
|----|--|--|
| 10 | Is the company financially sound enough? If so, please attach Bank certificate address to the Controller of Buildings, GDA | |
| 11 | Does the Company enjoy credit facilities from any Bank, HBFC or any other agency? If so, Provide details. | |
| 12 | Details of the Technical qualified staff if available with the firm (Architects / Engineers etc) | |
| 13 | Details of the equipment and Machinery available with the company. | |
| 14 | Does the company own land? If so, please submit all the details along-with attested copies of land ownership. | |
| 15 | Court cases, if any (against the owners / directors / partners etc.). | |
| 16 | Have you ever been associated in any capacity in any illegal project? | |
| 17 | Has your licensed ever been canceled by any other licensing authority? | |

Certified that the statement given above are correct and if any of the above statement be found incorrect, the License can be cancelled and action can be taken under GDA Rules 2003, amended up-to date and the rules and regulations framed therefore.

SIGNATURE. _____ DIRECTOR / PARTNER. _____

OF. _____

UNDERTAKING

(SHOULD BE SUBMITTED ON RS. 1000/= STAMP PAPER)

I / We _____ S/o. D/o. W/o _____
in capacity of _____ M/s. _____ do
hereby agree to abide by all rules and regulation in respect of enlistment of Licensed Builder framed
under GDA Building Regulations 2020, amended from time to time and shall be fully responsible for
all acts and deeds done under the above cited name and title.

I / We do hereby agree with free consent that the Authority reserves full rights to cancel or
suspend the license from a specific time, or permanently for the breach of any terms and conditions
as specified in the regulation.

I / We undertake to intimate any change in my / our address or constitution of the Firm /
Company etc. and shall not hold the Authority responsible for any loss sustained due to wrong
delivery of letter by postal authorities.

I / We do hereby agree to take full responsibilities for the adequacy, stability and safety of all
site operations and methods of construction towards the achievement of safe and sound construction
of building / buildings to be constructed me / us.

SIGNATURE: _____

C.N.I.C NO: _____

(Attach copy)

Registered Office Address: _____

AFFIDAVIT
(SHOULD BE SUBMITTED ON RS. 100/= STAMP PAPER)

I, _____ S/O, D/O, W/O _____

adult having CNIC# _____ in capacity of

_____ M/S _____

solemnly affirm as under:

1. That our/my Firm is not blacklisted by any Government/Semi Government/
private Organization in Pakistan.
2. That our/my Firm is neither in litigation with any Government/Semi
Government/ private Organization in Pakistan.
3. That the information provided above is correct to best of my Knowledge.

DEPONENT: _____

SIGNATURE: _____

C.N.I.C NO: _____

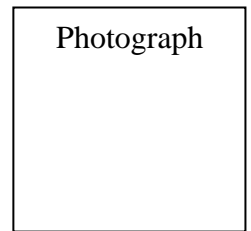
(Attach copy)

Designation: _____

Firm Reg: Address: _____

Date: _____

**GWADAR DEVELOPMENT AUTHORITY
BUILDING CONTROL SECTION**
(Under GDA Act 2003 Section: 24)
Gwadar Building Regulations 2020



APPLICATION FOR RENEVAL FOR PROFESSIONAL LICENSED

(License No. _____)

BUILDING SUPERVISOR

I _____ S/o. / W/o. D/o. _____
need to renew my License for practicing as _____
in Gwadar.

My particular are given below.

1. Residential / Permanent Address. _____
2. Office Address. _____
3. Challan No. And date of payment last made for renewal of _____

4. C.N.I.C.No. _____
5. C.N.I.C.No. _____
6. Has any adverse notice been issued by GDA? If so please attached a copy along with the decision / status.

Signature of applicant

Dated:

Notice: 1) Strike out whichever is not applicable.
2) Separate paper may be used if necessary.

Stamp Paper Rs. 200/=

UNDERTAKING
(SHOULD BE SUBMETED ON STAMP PAPER)

In consideration of the grant of renewal of license I hereby undertake the following:

I do hereby agree to abide by all rules and regulations in respect of enlistment of licensed Designer / GDA Building Regulations 2020 amended from time to time and shall be fully responsible for all acts and deeds done under the above cited name and title.

I do hereby agree with free consent that the Authority reserve full rights to cancel or suspend the license for a specified time or permanently for the breach of any terms and conditions as specified in the regulation.

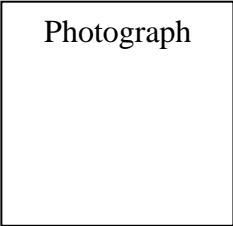
I undertake to intimate any change in my / our address or constitution of the firm / Company etc., and shall not hold the Authority responsible for any loss sustained due to wrong delivery of letter by postal Authorities.

I do hereby agree to take full responsibility for the adequacy stability and safety of all site operations and methods of construction towards the achievement of safe and sound construction of building / buildings to be designed / supervised by me.

I hereby certify that the details supply by me in the application for renewal remain unchanged except as enclosed.

Signature of the Applicant

**GWADAR DEVELOPMENT AUTHORITY
BUILDING CONTROL SECTION**
(Under GDA Act 2003 Section: 24)
Gwadar Building Regulations 2020



APPLICATION FOR RENEVAL OF BUILDER / FIRM LICENSED

BUILDER (License No. _____)

FIRM

I / We _____ being a partner / Director / proprietor of M/s _____ hereby apply for the renewal of license for practicing as a _____ in Gwadar.

My particular are given below.

1. Residential / Permanent Address of proprietor / partners /Director _____
2. Registered business Address. _____
3. Telephone No. _____ Fax No. _____
4. Challan No. And date of payment last made for renewal of _____
5. Has any adverse notice been issued by GDA? If so please attached a copy along with the decision / status.

Signature of applicant

Dated:

- Notice: 1) Strike out whichever is not applicable.
2) Separate paper may be used if necessary.

UNDERTAKING
(SHOULD BE SUBMETED ON STAMP PAPER) Rs. 200/=

In consideration of the grant of renewal of license I hereby undertake the following:

I / We do hereby agree to abide by all rules and regulations in respect of enlistment of licensed Building / farmed under GDA Building Regulations amended from time to time and shall be fully responsible for all acts and deeds done under the above cited name and title.

I / We do hereby agree with free consent that the Authority reserve full rights to cancel or suspend the license for a specified time or permanently for the breach of any terms and conditions as specified in the regulation.

I / We undertake to intimate any change in my / our address or constitution of the firm / Company etc, and shall not hold the Authority responsible for any loss sustained due to wrong delivery of letter by postal Authorities.

I do hereby agree to take full responsibility for the adequacy stability and safety of all site operations and methods of construction towards the achievement of safe and sound construction of building .

I hereby certify that the details supplied by me in the application for renewal remain unchanged except as enclosed.

Signature of the Applicant

**BUILDING CONTROL SECTION
(UNDER GWADAR DEVELOPMENT AUTHORITY ACT 2003)**

The Controller of Buildings,
Gwadar Development Authority,
Marine Drive Road, GDA Complex,
Gwadar.

APPLICATION FORM

Subject: **NO OBJECTION CERTIFICATE FOR SALE AND ADVERTISEMENT OF HOUSES UNITS, FLATS / SHOPS / OFFICES ETC. UNDER GWADAR DEVELOPMENT AUTHORITY BUILDING REGULATIONS 2020 & TOWN PLANNING REGULATIONS 2020.**

(Name of Owner) _____

Working in the capacity of _____
(Designation)

With M/S. _____ who's registered office is situated
(Developer)

At _____
Address of the owner / Developer

Hereby apply for grant of "No Objection Certificate" under section GDA Act 2003 for sale and
Advertisement of flats / houses / shops / offices etc. at our project _____

Located on plot No. _____
(Address of Project)

The required information / documents are supplied on the prescribed Project Design Form enclosed.

Signature of
Architect / Engineer with
Registration / License No.

Signature of Builder
License No. _____

Signature of Owner /
Developer.

Name. _____

Name. _____

Name. _____

Seal of Architect/Engineer

Seal of the Builder

Seal of the Developer owner

INTRODUCTIONS:

Please read the following instructions carefully and follow them strictly while preparing case for NOC for submission.

1. Incomplete applications or cases shall reject outright.
2. Application for NOC should be made on the original set of forms issued by the Building Control Section, GDA and no Photostat of Form shall be accepted.
3. In case the applicant is other than the owner than a registered irrevocable power of attorney in favor of the applicant duly signed by all owners / partners / Managing Directors or forms shall also be submitted.
4. The form should be filled in very carefully and all entries dully replied and no item left untouched.
5. All enclosures should be according to the permit and order dully flagged.
6. All forms, enclosures, documents papers, etc, should be signed by the Developers and bear seal of the Developer.
7. In case of insufficient space for entries attached separate sheets for details.
8. Incorrect entries may be crossed and corrections made and initialed but erasure is not permissible.
9. No addition or alteration in the prescribed format of undertaking will be acceptable.
10. While submitting the case in admittance slip shall be issued to the applicant showing his national identity card no etc. And the same agent shall be authorized to deal with the case in the section and will be issued Challan of scrutiny fee for payment and delivered NOCs. Proper authority letter from the Developer in favor of agent shall be provided.
11. After initial scrutiny objection letter shall be issued after _____ days to which strict compliance will be required. After serving to reminders the case will be closed.
12. Numbers, date and number of floors approved and the final building plan should be mentioned in the draft of advertisement.
13. Draft of advertisement should be got approved form the GDA.

PROJECT DIGEST FORMS.

1- DETAILS OF PROJECT ARE GIVEN BELOW:

1. NAME OF PROJECT:

2. LOCATION OF PROJECT:

3. HOUSING UNITS AVAILABLE: Total Nos.

Flats

House / Bungalows.

Commercial Units (Shops)

Offices.

Show Rooms.

Amenity Units.

TOTAL

4. OWNER / DEVELOPER

Name

Mailing Address

5. BUILDER
Enclosed copy of Agreement
Of assignment between
Builder and Developer

Name / License No. _____

Address of registered

Office _____

6. PROFESSIONAL SUPERVISIOEN.
ATTACHED PHOTO COPIES
OF PROFESSIONAL LICENCES

Name of Architect.

Name of Structural Engineer

Name of Professional Engineer

Name of Site Supervisor.

SIGNATURE OF THE DEVELOPER
WITH SEAL

7. WHETER PROJECT IS NEW/ON GOING

New/On going _____

Date. Of Start

8. PLOT CATEGORY Res/Comm./ Agricultural. /Industrial,
Plot Category _____
Area. _____

9. The area falls within the
Jurisdiction of GDA Gwadar:-

10. ORGANIZATIONAL SET UP OF THE DEVELOPER / BUILDER
Enclose Memorandum &
Article of Association in case
Of corporate organization or
Certificate from Registrar of firm.

Partnership firm _____
Limited firm / private or
Public concern

11. INCOME TAX REGISTRATION CERTIFICATE N.T No. _____ Date. _____

Enclosed attested copy of
N.T. Registration of Developer /
Builder. _____

12. DOCUMENTS.

1- OWNERSHIP DOCUMENTS.

Enclose attested copies of the following documents.

Allotment order. No. _____ Date. _____

Possession order No. _____ Date. _____

Ack. of possession _____

Indenture of Lease _____

Site Plan _____

Sale Dead. _____

SIGNATURE OF THE DEVELOPER
WITH SEAL

Transfer / Mutation Order. No. _____ Date. _____

Extract from property Register _____

From Deputy Commissioner of (or EDO Revenue) _____

2- APPROVAL OF BUILDING PLAN No. _____ Date. _____

Enclose attested copies of the following Documents.

Final Approved Building Plan No. _____ Date. _____
/type design for each category No. of stories allowed: _____

of Bungalows Ground Plus _____ upper stories.

Compellation / Occupancy Certificate. No. _____ Date. _____

| Types | No OF Units | Main + Ancillary.. Area | Total Covered Area (Sq. Ft) |
|-------|-------------|-------------------------|-----------------------------|
|-------|-------------|-------------------------|-----------------------------|

- 'A'
- 'B'
- 'C'
- 'D'
- 'E'
- 'F'

Enclosed plan showing units types and covered area calculation for gross and net area of each unit. _____

Enclosed plan showing serial No. of units. _____

SIGNATURE OF THE DEVELOPER WITH SEAL

3- TIME SCHEDULE. Date of Start of construction: _____

Present stage of construction _____

Reason for delay, if any: _____

Enclose copy of the
Proposed / Revised work
Program.

Date of completion: _____

(Annexure-4)

_____ Date of handing over possession of the units

4. Units for sale:

Total units of the project

| Units Types | NOC | covered area main + ancillary | price demanded |
|----------------|-------|----------------------------------|-------------------|
| ----- | ----- | ----- | ----- |
| A | | | |
| B | | | |
| C | | | |
| D | | | |
| E | | | |
| F | | | |

Unit price @ Rs . _____ per Sq. Ft.
Terms and conditions
Of sale. _____

Price : fixed price & no escalation
And includes the price of development
i.e. construction of Road ,water
supply & sewerage system I / c earth
filling if required.

- Enclosed 2 NOC of
1. Application form for allottees (Annexure-5).
 2. Proposed terms and conditions for allottees (Annexure-5).
 3. Schedule of payment _____
Annexure -6
 4. Allocation letter, Annexure -7

SIGNATURE OF THE DEVELOPER
WITH SEAL.

5. UNDERTAKING FORM
THE DEVELOPER/ BUILDER ON
RS. _____ STAMP PAPER
IN THE PRESCRIBED FORM

Clear title and ownership:

construction according to the

(Annexure- 1 & 2) for:

approved plan: _____

Construction according to the
Approved specification: _____

New / original construction.

Nos booking done previously.
Committing fixed price.

Provision of services and amenities:

Not committing excess applications
For booking

Supervision of construction.
Building strength and quality
Control.

Follow provisions of GDA Act 2003
& Gwadar Building Regulations 2020
Enclosed undertaking in Original.

6. UNDERTAKING FROM THE
PROFESSIONALS ON LETTER
HEAD ON THE PRESCRIBED
FORM (F-1.2)

Construction according to the approved plan _____

Planning & design of project. _____

Supervision of construction Building strength and
Quality control. _____
Follow orders and instructions of the Authority.

Enclosed undertaking in Original in the prescribed
From _____

SIGNATURE OF THE DEVELOPER
WITH SEAL.

7. Builder's license:

Enclosed attested copy
Of the license duly
renewed.

Builder's license no. _____

Enclosed copy of agreement
of assignment between developer _____
and builder.

8. DRAFT OF ADVERTISEMENT
(In English & Urdu only) _____

Enclosed draft of proposed
Advertisement with endorsement
Of the required
information. _____

9. CONTRACTOR 'S ALL RISK
INSURANCE POLICY _____

Enclosed copy of insurance policy _____

SIGNATURE OF THE DEVELOPER
WITH SEAL.

P.F.S-1
(Annexure- 1)

(Undertaking on Rs. _____ stamp paper)

UNDERTAKING

I. _____
(Name of Developer)

Working in the capacity of _____

(Designation)

With organization M /S. _____

Business address _____

Do hereby undertake:-

1. That we are offering housing / commercial units, for sale to the general public through advertisement, on the

Project _____

Plot no. _____

2. That we will carry out the construction strictly according to the approved plan and applications.

3. That we will use material for construction as required under the code of practice specified.

4. That we will not mis-represent the fact in advertisement in respect of plane specification, and date of completion etc. As approved by the Authority.

5. That we have not started the project as yet and intend to start on _____.

OR

That we started the construction with effect from _____ and the present Stage of construction is as under:-

6. That we will not escalate the price without approval of the Authority as provided in the regulations.

7. That the price of unit includes the share of price of development works e. g. Road, Water supply, sewerage system, earth filling etc., Hence extra charges for the said development works shall not be claimed.

8. That we shall not book any excess unit then the number provided in the approved plane.

9. That we will honor all our commitments in respect of construction and sale of the housing / commercial units.

10. That we will provide all requisite services e. g. Water supply, sewerage disposal etc.
11. That we will complete the formalities for lease and loan from the relevant departments and will render assistance to the allottees to get the sub-leases executed and obtain loan form HBFC.
12. The following professionals are assigned to prepare design and supervision of the project.
1. Name of professionals_____
 2. License / Registration No._____
13. That I have assigned M/S_____
- Builder
- License no _____for the execution of construction works for the project.
14. That we will intimate the Authority in case of any change in the above professional set up at any time.
15. That the ownership and title of the project is clear and no legal processing /dispute of sale of land or allotment of housing units to buyers is pending in any court of law ,or /Government Agencies etc.
16. That in case of litigation or dispute with the owner / allottee due to which the progress of work is likely to be affected we will intimate the allottees of the situation and will deal with the Matter according to the provisions of Gwadar Building Regulation under GDA Act 2003.
17. That we will not sell / transfer the plot and the project to any other person without prior approval of the GDA.
18. That we have not appointed any booking agent for this project.

OR

That we have appointed M/S _____as Booking agent.

19. That we will carry out all orders and instructions given by the Authority in this regard.

1. Signature of Developer_____
2. Name of Developer _____
3. C.N.I.C No._____
4. Mailing address_____
- _____
5. Office address Tele. No._____
6. Date._____

(Annexure-2)

(Undertaking on Rs.200 _____ stamp paper from Builder)

UNERTAKING

I, _____

(Name of Builder)

Working in the capacity of _____

(Designation)

With organization M/S. _____

Business address _____

License No. _____

Do hereby undertaking:-

1. That we have been appointed by M/S. _____

(Name of the Developer)

for the execution of construction works for the project. _____

_____ on the plot no. _____

2. That we will carry out the construction strictly according to the approved plan and specifications.

3. That we will use material for construction as required under the code of practice specified.

4. That we have not started the project as yet and intend to start on _____

OR

That we have started the construction with effect from _____ and the present stage of construction is as under:-

5. That in case of litigation or dispute with the owner / Developer due to which the progress of work is likely to be effected we will intimate the Authority of the situation.

6. That we will carry out all orders and instructions given by the Authority in this regard.

1. Signature of Builder _____

2. Name of Builder _____

3. C.N.I.C No. _____

4. Mailing address _____

5. Office address Tele. No. _____

6. Date. _____

P.F.S-1
(Annexure- 3)

Project” _____”
Location _____

PRICE ANALYSIS FOR THE PROJECT

| Total amount For the project (Rs.) | Unit price Rs.per | percentage sq.m. of total |
|--|----------------------|------------------------------|
| ----- | ----- | ----- |

1. Cast of land, inclusive
Of all charges e. g.
Roads, water supply / sewerage
System, earth filling etc. and
Includes all fees paid to any
Civic or concerned Authority
@ Rs _____per sq.m.
2. Cost of civil work @Rs per sq.m
3. Cost of plumbing and sanitation
Works @ Rs _____per sq.m.
4. Cost of electrical works @ Rs
_____per sq.m.
5. Cost of gas installation works
Rs _____
6. Consultant’s Fee.
7. Advertisement and Brokerage.
8. Administrative / service charges
Including cost management.
9. Any Misc /overhead expenses
(Please specify)
10. Developer’s profit.
11. Anticipated escalation during
The approved period of construction _____
Total _____

With price- total price of the project _____

Total lease able are of the units in sq.m
Rs. _____ per sq.m

NOTE:-

If the flats , bungalows etc are proposed to be constructed on land where development works of the proposed scheme/ Township / project e. g . construction of Roads , water supply and sewerage systems , earth filling etc. etc. are to be done by the Developer, the price of development works should be included in the item No.1 above and in no way should be claimed from the buyers as extra charges for development works.

SIGNATURE OF DEVELOPER
WITH SEAL

P.F.S-1
(Annexure – 4)

WORK PROGRAMME FOR THE

Project; _____
(Name of project)

BEING CONSTRUCTED ON PLOT NO: _____
(Location of project)

DATE OF START: _____ DATE FO COMPLETION: _____

Year 20

| S.NO | ITEM OF WORK | START COMPLETION | | | | | | | | | | | |
|------|--------------|------------------|---|---|----|----|----|----|----|----|----|--|--|
| | | 3 | 6 | 9 | 12 | 15 | 18 | 21 | 24 | 27 | 30 | | |

1. Layout & Foundation works up to plinth and Basement if any

2. Plinth work

3. Structure work.

4. Block Masonry and fixing of door and windows.

5. Plumbing, Sanitation's & Electrification.

6. Plastering.

7. Flooring with skirting & dado.

8. Painting & Glazing.

9. Final finishing.

10. Possession.

PROGRESS REPORT TO THE SUBMITTED 1st 2nd 3rd
FINAL

SIGNATURE OF THE DEVELOPER
WITH SEAL

M/s _____
(Name of Developer)

Address of the Developer office
Gwadar.

APPLICATION FORM.

Subject: Application for allotment of flat /shops/of/offices/Bungalow at the project _____ being constructed.
Name of project

On plot No, _____
(Location of the project)

Dear Sir,

I, the undersigned hereby request you to please register my name for the allotment of shop /flat/ office/ bungalow in your

Project “ _____: on plot No. _____
Gwadar on cash /cash-cum –loan basic

1. Name:
2. Father’s name:
3. Address :(i) office
(ii) Residential
4. Telephone No.(i)office (ii) Residential
5. Age:
6. Nationality:
7. Occupation:
8. Income (i) per month Rs. I (For loan applicants only)
9. Employer’s Name & Address:
10. Assignee:
12. Choice of flat /shop/house/office
No. _____
Description of location & floor
No. _____
13. Total price: Rs. _____ +Rs. _____ =Rs. _____
Cash loan , Total

14. Whether any loan has been taken by you or in the name of your wife from House Building Finance Corporation or any other loan given agency or from your Department. Or any application made, if so, with what results.

I hereby declare that I have read and understood the terms and conditions of the allotment of shop /flat/house/office etc. and accept the same and further declare that I shall abide by the existing rules and regulations, conditions, requirements, etc. which may be prescribed by you and approved by the Authority for the purchase of residential /commercial unit in this project. I also agree to make payment of the price according to the approved schedule of payment partly in cash and partly by arranging loan. I also agree to become a member of the, Association /society .which will be formed to look after the common and general services and will regularly pay the fee ,etc. as may be decided by the Society /Association .

A cross cheque/pay order bearing No:_____ Date,_____

Amounting to Rs._____ (Rupees_____)

as registration fee is attached /paid in cash.

Signature of Applicant.

Dated:

Signature of Developer.

1. In case of female applicant having no source of income, the Particulars of her husband /guardian should be given.

Project _____

Location _____

TERMS & CONDITION FOR ALLOTMENT OF FLAT / HOUSE / OFFICE/SHOP

1- **NAME & LOCATION OF THE PROJECT**

The name of the project shall be “ _____

which is being constructed on plot No. _____

_____ The project will consist of _____ stores buildings.

2. **BOOKING**

The unit is offered for sale on ownership basis and the same shall be booked on, first come first served' basis. The terms and conditions, specification, schedule of payment and application form etc. shall be signed both by .DEVELOPER and the allottees and will form part of the contract Agreement for allotment of the unit .The unit No. floor and total price and specification committed, shall be confirmed by the DEVELOPER in the Allocation letter to be issued by the developer.

3. **TERMS OF OFFER FOR SALE**

A unit shall be offered for sale on cash /cash cum loan basis as Per Schedule of payment described in Annexure -6 and by virtue of sale, sub -lease shall be executed as per sale and allotment Conditions in favor of allottee who shall own the building Structure or his unit and shall share the price / rent of loaned of the unit with other allottees above and below.

4. **PRICE OF UNIT.**

The price of the unit shall not be increased or escalated by the Developer without approval of the Authority. The Developer while fixing the price of unit shall take into account the escalation anticipated during the declared construction period.

5. **CONFIRMATION OF THE ALLOTMENT**

The allocation of the unit shall be confirmed by the DEVELOPER through an allocation letter to the allottees as specified in Annexure-7, within 45 days of booking. The allocation letter shall specify the unit No. floor, the total price of the unit, specification committed and details of other charges.

6. **PAYMENT OF INSTALLMENTS**

The payment of installments shall be made by the allottees strictly according to the schedule of payment (Form Annexure-6) attached to the agreement. In case of failure, a 15 days notice shall be issued by Registered A/D on the last given address and if the allottee fails to make payment within the above period, another notice shall be issued by Developer extending the period up to another 30 days. In case of further failure, a cancellation letter shall be issued to the allottees, a copy of which shall be endorsed to the Authority. The Developer shall not rebook the cancelled unit within 30 days of receipt of copy of

Cancellation letter by the Authority. During this period the Authority shall confirm through Registered A/D from the allottee regarding the receipt of notices from the Developer and if the same have not been received, and the allottee intends to continue the booking, the Developer shall be directed to restore the allotment, after receipt of pending payment and charging the mark-up on the prevailing rate of profit of the average of three scheduled banks for the period of delay on unpaid installment. If no response to the Authority is received from the allottee during the said period, the cancellation of the unit shall be confirmed automatically. In case the cancellation is made before allocation, the Developer shall refund the total amount paid till that time by the allottees within 60 days. However, after allocation of unit, 31 of the total price of the unit shall be retained by the Developer, and the rest of the amount shall be refunded within 60 days.

In spite of failure to make payment of installments in time, if the Developer does not resort to cancellation as provided in these Regulations, the Developer may or may not charge markup on the unpaid installments at the prevailing rate of profit of the average of three Scheduled banks and the allottee shall be informed accordingly.

7. AVAILABILITY OF LOAN.

The Developer shall make full efforts to arrange the loan as mentioned in the schedule of payment, if so requested by the allottee from HBFC or some other officially approved, loan giving agency. In case of sanction of loan, the allottee shall abide by the rules and regulations of the loan giving agency. If the loan is not granted by HBFC or other agency for any reason, the allottee shall make arrangement for payment of the loan amount from his own resources. However extra time of at least six monthly installments shall be given to the allottee to pay loan component to the Developer.

The allottees must complete all documentation for lease and loan within, 120 days of booking as written in the agreement and a reminder shall be Issued by the Developer. The repayment of the loan installments shall be made by the allottee/borrower to HBFC or any other loan given agency as and when it falls due as per rules of the relevant agency. The allottees / borrower will abide by the arrangements of loan and will follow rules and regulations and orders and instructions of HBFC or any other loan giving agency in this regard.

8. DOCUMENTATION & CONNECTION & METER CHARGES.

Documentation charge for sub-lease and loan, and external service connection charge for gas, electricity, sewerage and water shall be paid in proportion to the unit area in accordance with the actual payment made to these agencies plus 15% as service charges for their respective services. This amount should be paid at the time of deposit of Challan. In case any allottee fails to make this payment he shall pay mark up on the amount at the prevailing rate of profit of the average of three Scheduled Banks.

9. CONSTRUCTION TO CONFORM TO THE PLAN & SPECIFICATIONS.

The building shall be constructed by the developer strictly according to the approved planned specifications and minor changes, if any, may be made by the mutual arrangement between developer and allottee subject to the condition that do not contravene any of the Regulations.

10. SUB-LEASE EXECUTION

The sub- lease of the unit shall be executed in favor of the allottee before handing over the possession of the unit, provided the allottee has made payment of outstanding amount up to that time.

11. **AVAIABILITY OF SERVICES**

It shall be the sole responsibility of the developer to provide all requisite services e.g. water supply, electricity gas, sewerage disposal system etc. before handing over possession or completion of the project.

12. **PROGRESS OF WORK**

The DEVELOPER shall maintain steady progress of work irrespective of the situation of payment by the individual allottee and availability of loan by loan given agency. The DEVELOPER shall fulfill the obligations of timely completion of the flat even by arranging the finances from their own resources. The DEVELOPER shall inform the allottees every three months regarding progress of the project.

13. **WITHDRAWAL OF ALLOTMENT**

The allottee if so wishes can withdraw his/her allotment of the unit on surrendering the original letter of allotment/allocation to the DEVELOPER and in this event the DEVELOPER will refund to the allottee all the amount deposited till that time. In case the cancellation is made before allocation the DEVELOPER shall refund total amount paid by the allottee till cancellation within 60 days. However, after the allocation of the unit 3% of the total price of the unit shall be retained by the developer and the rest of the amount shall be refunded within 60 days.

14. **SUBLET & TRANSFERS OF ALLOTMENT**

The allottee will not sublet, transfer or sell his unit to any one before taking possession with prior written permission of the DEVELOPER. The DEVELOPER may allow such transfer on receipt of payment of all outstanding dues up to that time and transfer fee of 0.5% of total price of unit. However not transfer fees shall be charged in case the transfer is required made within 3 months of allocation.

15. **DELALY IN TAKING OVER POSSESSION**

The Developer shall, after obtaining occupancy certificate from the Authority, which shall include the provision of electric, water and sewerage services, issue intimation letters. The allottee shall take over possession of the unit within 15 days of receipt of such letter from the builder. In case of delay the Developer shall charge per month as specified in the agreement from the allottee for care-taking of the unit in good condition.

16. **COMPLETION OF THE PROJECT.**

The Developer shall completes the project and hand over physical possession of the unit complete in all respect to the allottee by the time specified by the Authority. In case of delay in handing over possession, the Developer shall pay markup to the allottee at the rate of profit of the average of their standard banks on the total, amount paid, from the period of delay, for the time specified or extension made thereof by the Authority.

17. **MAINTENANCE CHARGES.**

The allottee shall pay in advance 6 months maintenance/service charges to the Developer as called out in the agreement while taking over possession of unit after issuance of occupancy certificate to make regular payment of outstanding bills and charges of the various department .and pay to maintenance staff e.g.. Chowkidar, electrician, sweeper etc. employed for proper

upkeep of the project. However, proper account shall be maintained by the Developer and the same shall be transferred to the Allottees association as and when formed.

19. **ABANDONMENT OF THE PROJECT.**

If, for any reason, the project is abandoned by the Developer, the Developer will refund the total amount received from the purchaser with damages at the rate of profit of the average of three scheduled banks on the same, for the whole period of retention of the money, along with an additional compensatory amount equal to 10 % of the amount received from the allottee up –to –date against the booked unit, within 60 days of the announcement to the effected of the abandonment of the project.

20. **MAINTENANCE PERIOD**

The Developer shall assume Defect ability of the unit for a period of 12 months from the date of offering possession of the unit after obtaining occupancy certificate, and all defects shall be rectified to the satisfaction of the Authority. However, if defects resulted for reasons of deviations from design or specifications agreed to between allottees and Developer, Developer liability shall remain until such deviations are removed.

21. **SETTLEMENT OF DISPUTES**

All disputes of the Developer and the allottee relating to the unit shall be referred to the Authority for settlement. The decision of the Authority shall be referred for appeal to the Public hearing committees, comprising the following members, within 60 days from the decision of the Authority (or committee suggested by Director General)

- COB Design Secretary.
- Chairman PEC or his nominee.
- Chairman PCATP or his nominee.
- Chairman ABAD or his nominee.
- One representative from

In the absence of any such appeal the decision of the Authority shall be binding on all parties.

22. **ORDERS AND INSTRUCTIONS OF THE AUTHORITY.**

Besides the above Regulations, the orders and instructions of the Authority in accordance with these Regulations issued from time to time in this regard shall be followed strictly.

23. **FORMATION OF ASSOCIATION / SOCIETY.**

The maintenance of the services and amenities at the project will be finally looked after by the allottees who would form an Association/ Society to handle the affairs of the project. The rights of easement, appurtenances and other common rights shall be transferred to such Association /society.

24 **PAYMENTS**

All payments shall be made by the allottee by cheque/pay
Order/bank draft / cash in the name of M/s. _____

SIGNATURE OF THE DEVELOPER
WITH DATE.

SIGNATURE OF THE APPLICANT/
ALLOTTEE WITH DATE

SCHEDULE OF PAYMENT

(For Flats / Office etc.)

Project_____

Location_____

(Amount in Rs.)

| S.No. | Installment. | Flats/ Offices | Type 'A' | Type 'B' | Type 'C' | |
|-------|---|-------------------|---------------|-------------------|---------------|-------------------|
| | | | Cash basis | Cash cum-loan, | Cash basis | Cash cum-loan. |
| 1. | On booking | 5% | | | | |
| 2. | On allocation | 5% | | | | |
| 3. | On completion Of plinth of Concerned Block | 5% | | | | |
| | (As certified by GDA) | | | | | |
| 4. | On casting Column of Concerned Floor--- | 5% | | | | |
| 5. | On cast of roof slab of concerned floor | 5% | | | | |
| | (As certified by GDA) | | | | | |
| 6. | On completion Of block masonry of the Concreted unit | 5% | | | | |
| 7. | On completion of sanitary plumb- ing work of the concerned units | 5% | | | | |
| 8. | On completion of plaster of con- cerned units | 5% | | | | |
| 9. | On completion of finishing of the concerned unit including doors , window , | | | | | |

Complete book up to
Utility agencies and
Installation of lift (if
Applicable) 10%

11. On possession 10%
12. Balance 40% shall be paid in equal quarterly installments payable after every 3 months from the date of allocation, depending upon the time period of the project, provided that the construction is in accordance with the schedule.

Total cash _____

HBFC Loan _____

Total average price:

NOTE

1. The above mention prices does not include documentation charges for sublease and loan, and external services connection charges Gas, Electric city, sewerage and water. This shall be paid in proportion to the unit area in accordance to the actual payment made to these Agencies plus 15% as service charges. This amount should be paid at the time of deposition of Challan.
2. The above mention prices do not include the, extra floor corner charges. The amount of above mentioned charges should be clearly indicated on the application form and obtains the sign of the allottee at the time of booking. These extra charges shall be realized in the same percentage as above.
3. The above mentioned prices also include the cost of land and charges of development work e.g. Road, Water supply & Sewerage systems, earth filling etc., to be done in the proposed sch. / Township / project.

Signature of Applicant

Dated:

Signature of Developer.

SCHEDULE OF PAYMENT
(For one Unit Bungalows)

(Amount in Rs.)

Project_____

Location_____

| S.No. installment. | Bungalow Type, A, | | Type ,B, | | Type ,C, | |
|--------------------|--|-----------------------|------------|----------------|------------|----------------|
| | Cash Basis | Cash cum-loan . | Cash basis | Cash cum-loan. | Cash Basis | Cash cum-loan. |
| 1. | | | | | | |
| | On booking | 5% | | | | |
| 2. | | | | | | |
| | On allcation | 5% | | | | |
| 3. | | | | | | |
| | On completion of plinth of concerned Bungalow | 5% | | | | |
| | | (As certified by GDA) | | | | |
| 4. | | | | | | |
| | On casting foundation of concerned Bungalow | 5% | | | | |
| 5. | | | | | | |
| | On casting roof slabs of ground floor of concerned Bungalow | 10% | | | | |
| | | (As certified by GDA) | | | | |
| 6. | | | | | | |
| | On casting of roof slab of 1 st floor of concerned Bungalow | 10% | | | | |
| | | (As certified by GDA) | | | | |
| 7. | | | | | | |
| | On completion of block masonry of the concerned Bungalow | 10% | | | | |
| 8. | | | | | | |
| | On completion of sanitary & plumbing work of the concerned Bungalow | 10% | | | | |
| 9. | | | | | | |
| | On completion of | | | | | |

plaster of the
concerned Bungalow 10%

- 10. On completion
of doors/windows
of concerned
Bungalow 10%
- 11. On completion of
finishing including complete
hook up to utility agencies 10%
- 12. On possession 10%

Total cash -----

HBFC loan. -----

Total average Price:

NOTE

- 1. The above mention. Prices do not include documentation charges for sublease and loan, and external services connection charges Gas, Electric city, Sewerage and water. This shall be paid in proportion to the unit area in accordance to the actual payment made to these agencies plus 15% service charges the amount should be paid the time of deposition of Challan.
- 2. The above mentioned prices do not include the, extra floor corner charges. The amount of above mentioned charges should be clearly indicated on the application form and obtains the sign of the allottee at the time of booking. These extra charges shall be realized in the same percentage as above.
- 3. The above mentioned prices also include the cost of land and charges of development works e.g. Roads , Water supply & Sewerage systems , earth filling etc. to be done in the proposed Scheme are / Township / Project.

Signature of Applicant

Dated:

Signature of Developer.

SCHEDULE OF PAYMENT

(For Single Story Bungalows)

Project _____

Location _____

(Amount in Rs.)

| S.No | .installment. | Bungalow Type 'A' | | Type 'B' | | Type 'C' | |
|------|---|-------------------|----------------|------------|---------------|------------|---------------|
| | | Cash basis | Cash cum-loan. | Cash basis | Cash cum-loan | Cash basis | Cash cum-loan |
| 1. | On booking | 5% | | | | | |
| 2. | On allocation | 5% | | | | | |
| 3. | On casting foundation of concerned Bungalow. | 5% | | | | | |
| 4. | On completion of Plinth of concerned bungalow (As certified by GDA) | 5% | | | | | |
| 5. | On casting columns of concerned Bungalow | 5% | | | | | |
| 6. | On casting of roof slab of concerned bungalow (As certified by GDA) | 10% | | | | | |
| 7. | On completion of block masonry of the concerned Bungalow | 10% | | | | | |
| 8. | On completion of sanitary & plumbing work of the concerned Bungalow | 10% | | | | | |
| 9. | On completion of Plaster of the Concerned Bung. | 10% | | | | | |
| 10. | on completion of doors/windows of concerned Bungalow | 10% | | | | | |

11. On completion of
Finishing
Including complete hook up to utility agencies 10%

12. on possession after obtaining
completion certificate 10%

Total cash -----

HBFC loan. -----

Total average Price:

NOTE

1. The above mention. Prices do not include documentation charges for sublease and loan, and external services connection charges Gas, Electric city, Sewerage and water. This shall be paid in proportion to the unit area in accordance to the actual payment made to this at the time of deposition of challan.

2. The above mentioned prices do not include the, extra floor corner charges. The amount of above mentioned charges should be clearly indicated on the application form and obtains the sign of the allottee at the time of booking these extra charges shall be realized in the same percentage as above.

3. The above mentioned prices also include the cost of land and charges of development works e.g. Roads, water supply & Sewerage systems, earth filling etc. to be done in the proposed Scheme. / Township / Project.

Dated:

Signature of Applicant

Signature of Developer.

ALLOCTION RECEIPT.

The application of Mr./Miss/Mrs_____ for the allotment of residential / commercial unit in the project_____ situated on plot No._____ is hereby Accepted and allocation is made under the following terms and conditions:-

- i) Unit No. allotted.
- ii) Floor No.
- iii) Total floor area of unit.
- iv) Committed specification, (as approved by GDA) (Enclosed).
- v) Total price of the unit.
- vi) Other charges.
(If any specify)

Final allotment letter shall be issued after 3 months

on_____.

SIGNATURE OF DEVELOPER.

Dated:_____.

NAME OF THE PROJECT _____

LOCATION: _____

SPECIFICATIONS OF CONSTRUCTION FOR RESIDENTIAL /
COMMERCIAL UNITS. (to be provided with details under each of the
Following head).

1. **STRUCTURE**
R.C.C. Structure with columns, beams and slab with spread footings and
Underground and overhead tanks using min as per approved structural details.
2. **PARTITION WALLS.**
1:2:6 cement concrete block masonry walls 6 & 4" thick.
3. **DOOR, WINDOWS & VENTILATORS SPECIFICATION.**
4. **PLASTER SPECIFICATION.**
5. **FLOORING SPECIFICATION.**
6. **PAINTING & FINISHING SPECIFICATION.**
7. **WATER SUPPLY & SEWERAGE LINES SPECIFICATION.**
8. **BATHROOM & W. C FITTINGS SPECIFICATION.**
9. **KITCHEN SPECIFICATION.**
10. **ELECTRIFICATION SPECIFICATION.**
11. **GAS SUPPLY SPECIFICATION.**
12. **EXTERNAL DEVELOPMENT & COMMON FACILITIES.**
 - 1) Complete water supply system with U/G and O/H tank with pump and motor including connection from PHE Gwadar.
 - 2) Complete sewerage system.
 - 3) Paved car parking area between blocks of building.
 - 4) Compound wall and gates.
 - 5) Compound lighting.
 - 6) Fire hydrant (If Applicable)
 - 7) Landscaping including lawn, tree and plantation.
 - 8) Tube well with pump installation.

GUIDE – LINES REGARDING DRAFT OF ADVERTISEMENT

1. It should be got prepared by the advertiser.
2. It should not be deviated i.e. the actual advertisement should be according to draft approved by the Authority
3. It should contain the following necessary endorsements: -
 - a) Name & address of the Project.
 - b) Types, Nos., covered area & total price of units
 - c) Last date of handing over possession.
 - d) Name of builder/owner/attorney.
 - e) Number and date of approved building plan.
 - f) Number and date of NOC for advertisement for sale.
 - g) Number of floors.
 - h) Name of professionals.
4. An undertaking on Rs _____ stamp paper should be produced that deviation from approved draft advertisement shall not be made in any way and in case of default the N.O.C for advertisement for sale shall be liable to cancellation /suspension.

**PARTICULARS OF DIRECTORS/PARTNERS/
PROPRIETOR OF CONSTRUCTION BUILDER & DEVELOPER**

S.NO NAME OF DIRECTORS / PRESENT RESIDENTIAL PERMANAT ADDRESS TELEPHONE /FAX
NOS.

PARTNERS / PROPIETOR ADDRESS
WITH CNIC NO.

(Undertaking on Rs. 1000 /- stamp paper from Builder)

UNDERTAKING

1. _____
(Name of Builder)

Working in the capacity of _____
(Designation)

With organization M/S. _____

Business address _____

License No. _____

do hereby undertake :-

1. That we have been appointed by M/S. _____
(Name of the Developer)

for the execution of Development works for the project _____

_____ on the plot / Khatooni Khasra No. _____

2. That we will carry out the Development strictly according to the approved layout plan and specifications.

3. That we will use material for Development as required under the code of practice specified.

4. That we have not started the Development works of the project as yet and intend to start on _____.

OR

That we have started the Development with effect from _____ and the present stage of development is as under:-

5. That in case of litigation or dispute with the owner / Developer due to which the progress of work is likely to be affected we will intimate the Authority to the situation.

**PARTICULARS OF DIRECTORS/PARTNERS/
PROPRIETOR OF CONSTRUCTION BUILDER & DEVELOPER**

S.NO NAME OF DIRECTORS / PRESENT RESIDENTIAL PERMANAT ADDRESS TELEPHONE /FAX
NOS.

PARTNERS / PROPIETOR ADDRESS
WITH C.N.I.C NO.

MODEL OF AGREEMENT BETWEEN THE DEVELOPER AND THE ALLOTTEE
(FORBOOKING OF APARTMENT / SHOPS / HOUSE / OFFICE) ON STAMP PAPER Rs:1000/=

This Agreement is made on _____ day of _____ 19____
Between _____ the DEVELOPER having his head office at _____ through its Managing Director / Managing Partner / Proprietor hereinafter referred as the vender and being party of the first party and Mr./Mrs./Miss _____ S/O, W/O, D/O _____ residing at _____ hereinafter referred to as the vendee being party of the 2nd party.

Whereas the Vendor is constructing / developing the Project consisting of flats / shops / houses / offices on plot No. _____ as per building plan approved by the GDA. Vide their letter No. _____ for selling the same to the public as per terms of N.O.C granted by GDA to the vendee vide letter No. _____

Whereas the vendee has agreed to purchase the shops / flat / office / house No. _____ on _____ Floor against the total sale consideration of Rs. _____ and whereas vendor has agreed to sell it to the vendee against the above said consideration, now throughout this agreement enter into between the parties on the terms and conditions set herein below:-

1. That the total consideration payable by the vendor to the vendor shall be Rs. _____ out of which the vendee has to pay to the vendor the sum of Rs. _____ (acknowledgement whereof has already been issued by the vendor and which the vendor hereby also admits). The remaining amount of Rs. _____ shall be payable by the vendee to the vendor as per schedule of payments attached.
2. That the vendor shall complete the construction of the shops / flats / houses / offices by _____ as specified in the NOC issued by GDA. If the vendor fails to deliver the possession within the period, the DEVELOPER shall pay markup to the allottees at rate of the profit of the average of three scheduled banks on the total amount paid, for the period of delay, by the time specified or extended by the GDA.
3. That the vendor shall assume Defect Liability of the unit for a period of 12 months from the date of offering possession of the unit after obtaining Occupancy Certificate, and all defects shall be rectified to the satisfaction of the Authority. However if defects resulted for reason of deviation from design or specifications agreed to between allottees and Developer, developer liability shall remain until such deviation removed.
4. That the payments of installments shall be made by the vendee strictly
Schedule of payment annexed:-
To the agreement. In case of failure, a 15 day notice shall be issued Registered A/D on the last given address and if the allottee fails to make payment within the above period, another notice shall be issued by the developer extending the period up to another 30 days. In case of further failure, a cancellation letter shall be issued to the allottee, a copy of which shall be endorsed to the Authority. The Developer shall not rebook the cancelled unit within 30 days of receipt of copy of cancellation letter by the Authority.

During this period the Authority shall confirm through Registered A/D from the allottee regarding the receipt of notices from the Developer, and if the same have not been received, and the allottee intends to continue the booking the Developer shall be directed to restore the allotment, after receipt of pending payment and charging the mark-up on the prevailing rate of profit of the average of three scheduled banks for the period of delay on unpaid installment.

If no response to the Authority is received from the allottee during the said period, the cancellation of the unit shall be confirmed, automatically. In case the cancellation is made before allocation, the Developer shall refund the total amount paid till that time by the allottee within 60 days. However, after allocation of unit 38 of the total price of the unit shall be retained but the Developer, and the rest of the amount shall be refunded within 60 days.

In spite of failure to make payment of installment in time, if the Developer does not resort to cancellation as provided in this Regulation, the Developer may or may not charge markup on unpaid installments at the prevailing rate of profit of the average of three scheduled banks and the allottee shall be informed accordingly.

5. That the vendee agree to make payment to the vendor on cash-cum-loan basis, if the loan is sanctioned in vendee's favor by any loan giving agency. If the loan is refused or the amount of loan is reduced due to any reason whatsoever by the loan giving agency, the vendee shall pay the loan amount from its own resources. However extra time of at least six months shall be given to vendee to pay the loan competent to vendor.
6. That the vendee if so wishes can withdraw his/her allotment of the unit
By surrendering the original letter of allotment / allocation to the company and in this event the company will refund to the allottee the amount deposited till that time. In case the cancellation is made before allocation the Developer shall refund total amount paid by the allottee till cancellation within 60 days. However, after the allocation of unit 3 of total price of the unit shall be retained by the Developer and the rest of amount shall be refunded within 60 days.
7. That the vendee undertakes to call at the office of the Vendor / office of the Sub-Registrar as and when required for any documentation.
8. That the vendee will not sub-let, transfer or sell his unit to any one before taking over the possession, without proper written permission of the Developer, who may allow such transfer on receipt of all outstanding dues up to date time and transfer fee of 0.51 of total price of unit. However no transfer fee shall be charged in case the transfer is made within 3 months of allocation.
9. That the vendee shall pay to the vendor Documentation charges for sub-lease and loan, and external service connection charges for gas, electricity, sewerage and water shall be paid on proportion to the unit area in accordance with the actual payment made to these agencies plus 15 as service charges for their respective services. This amount should be paid at the time of deposit of Challan. In case any allottee fails to make this payment he shall pay markup on the amount at the prevailing rate of profit of the average of three scheduled banks.
10. That the vendee agrees to make payment of Rs. _____ per month to the vendor after taking over the possession of the flat / shop / office / towards maintenance services till such time the Vendees Association comes into being.
11. That the vendee agrees to become a member of Association / Society which will be formed to look after the common and general services of the project and to regularly pay the fees, subscription etc. as may be decided by the Association / Society.
12. The price shall neither be increased nor escalated by the vendor expect with prior approval of Gwadar Development Authority, Gwadar.
13. If for any reason, the project is abandoned by the Developer, the Developer will refund the total amount received from purchaser with damages at the rate of profit of the average of three scheduled banks on the same, for the whole period of retention of the money, along with an additional compensatory amount equal to 10 of the amount received from the allotted up-to-date against the booked unit, within 60 days of the announcement to the effect of the abandonment of the Project.

14. All disputes of the vendor and vendee relating to the unit shall be referred to the authority for settlement. The decision of the Authority shall be referred for appeal to the Public Hearing Committee, comprising the following members, within 60 days from the decision of the Authority

COB Design Secretary
Chairman PEC or his nominee
Chairman PLATP or his nominee
Chairman GDA or his nominee

In the absence of any such appeal the decision of the Authority shall be binding on all parties

Signature of Vendee

Signature of the
Vendor with their
Official seal:

(Witness: 1)_____

(Witness: 2)_____

Note. EACH PAGE OF THIS AGREEMENT SHALL ALSO BE SIGNED BY BOTH VENDOR & VENDEE.

**MODEL OF AGREEMENT BETWEEN THE DEVELOPER AND THE ALLOTTEE (FOR
BOOKING OF PLOTS IN TOWNSHIP).**

This Agreement is made on _____ day of _____ 19
Between _____ the DEVELOPER having his head office at
_____ through its Managing Director / Managing Partner /
Proprietor hereinafter referred as the vender and being party of the first party and
Mr./Mrs./Miss _____ S/O, W/O, D/O _____
residing at _____ hereinafter
referred to as the vendee being party of the 2nd part.

Whereas the vendor is developing the Project _____
consisting of plots on plot Survey No. _____ as
per layout plan approved by MP & EC vide their letter No. _____ for
selling the same to the public as per terms of NOC granted by GDA to the vender vide letter
No. _____

Whereas the vendee has granted to purchase the plots No. _____ on _____
against the total sale consideration of Rs. _____ and whereas vendor has agreed to sell it to
the agreement entered into between the parties on the terms and conditions set herein below:-

1. That the total consideration payable by the vendor to the vendor shall be Rs. _____ out
of which the vendee has to pay to the vendor the sum of Rs. _____ (acknowledgement
whereof has already been issued by the vendor and which the vendor hereby also admits). The
remaining amount of Rs. _____ shall be payable by the vendee to the vendor as per
schedule of payments attached.
2. That the vendor shall complete the development of the project by _____
as specified in the NOC issued by GDA. If the vendor fails to deliver the possession within the
period, the DEVELOPER shall pay markup to the allottees at rate of the profit of the average of
three scheduled banks on the total amount paid, for the period of delay, by the time specified or
extended by the GDA.
3. That the vendor shall assume Defect Liability of the plot for a period of 12 months from the date
of offering possession of the plot after obtaining Occupancy Certificate, and all defects shall be
rectified to the satisfaction of the Authority. However if defects resulted for reason of deviation
from design or specifications agreed to between allottees and Developer, developer liability shall
remain until such deviation removed.
4. That the payments of installments shall be made by the vendee strictly
Schedule of payment annexed:-
To the agreement. In case of failure, a 15 day notice shall be issued
By Registered A/D on the last given address and if the allottee fails to make payment within the
above period, another notice shall be issued by the developer extending the period up to another
30 days. In case of further failure, a cancellation letter shall be issued to the allottee, a copy of
which shall be endorsed to the Authority. The Developer shall not rebook the cancelled unit
within 30 days of receipt of copy of cancellation letter by the Authority.

During this period the Authority shall confirm through Registered A/D from the allottee regarding
the receipt of notices from the Developer, and if the same have not been received, and the allottee
intends to continue the booking the Developer shall be directed to restore the allotment, after
receipt of pending payment and charging the mark-up on the prevailing rate of profit of the
average of three scheduled banks for the period of delay on unpaid installment.

If no response to the Authority is received from the allottee during the said period, the cancellation of the unit shall be confirmed, automatically. In case the cancellation is made before allocation, the Developer shall refund the total amount paid till that time by the allottee within 60 days. However, after allocation of unit 38 of the total price of the unit shall be retained but the Developer, and the rest of the amount shall be refunded within 60 days.

In spite of failure to make payment of installment in time, if the Developer does not resort to cancellation as provided in this Regulation, the Developer may or may not charge markup on unpaid installments at the prevailing rate of profit of the average of three scheduled banks and the allottee shall be informed accordingly.

5. That the vendee agree to make payment to the vendor on cash-cum-loan basis, if the loan is sanctioned in vendee's favor by any loan giving agency. If the loan is refused or the amount of loan is reduced due to any reason whatsoever by the loan giving agency, the vendee shall pay the loan amount from its own resources. However extra time of at least six months shall be given to vendee to pay the loan competent to vendor.
6. That the vendee if so wishes can withdraw his/her allotment of the unit
By surrendering the original letter of allotment / allocation to the company and in this event the company will refund to the allottee the amount deposited till that time. In case the cancellation is made before allocation the Developer shall refund total amount paid by the allottee till cancellation within 60 days. However, after the allocation of unit 3 of total price of the unit shall be retained by the Developer and the rest of amount shall be refunded within 60 days.
7. That the vendee undertakes to call at the office of the Vendor / office of the Sub-Registrar as and when required for any documentation.
8. That the vendee will not sub-let, transfer or sell his unit to any one before taking over the possession, without proper written permission of the Developer, who may allow such transfer on receipt of all outstanding dues up to date time and transfer fee of 0.51 of total price of unit. However no transfer fee shall be charged in case the transfer is made within 3 months of allocation.
9. That the vendee shall pay to the vendor Documentation charges for sub-lease and loan, and external service connection charges for gas, electricity, sewerage and water shall be paid on proportion to the unit area in accordance with the actual payment made to these agencies plus 15 as service charges for their respective services. This amount should be paid at the time of deposit of Challan. In case any allottee fails to make this payment he shall pay markup on the amount at the prevailing rate of profit of the average of three scheduled banks.
10. That the vendee agrees to make payment of Rs. _____ per month to the vendor after taking over the possession of the flat / shop / office / towards maintenance services till such time the Vendees Association comes into being.
11. That the vendee agrees to become a member of Association / Society which will be formed to look after the common and general services of the project and to regularly pay the fees, subscription etc. as may be decided by the Association / Society.
12. The price shall neither be increased nor escalated by the vendor expect with prior approval of Gwadar Development Authority, Gwadar.
13. If for any reason, the project is abandoned by the Developer, the Developer will refund the total amount received from purchaser with damages at the rate of profit of the average of three scheduled banks on the same, for the whole period of retention of the money, along with an additional compensatory amount equal to 10 of the amount received from the allottee up-to-date against the booked unit, within 60 days of the announcement to the effect of the abandonment of the Project.

14. All disputes of the vendor and vendee relating to the unit shall be referred to the authority for settlement. The decision of the Authority shall be referred for appeal to the Public Hearing Committee, comprising the following members, within 60 days from the decision of the Authority.

Chairman PEC or his nominee.

Chairman PCATP or his nominee.

Chairman GDA of his nominee.

In the absence of any such appeal the decision of the Authority shall be binding on all parties.

In the absence of any such appeal the decision of the Authority shall be binding on all parties.

Signature of Vendee

Signature of the
Vendor with their
Official seal:

(Witness: 1)_____

(Witness: 2)_____

Note. EACH PAGE OF THIS AGREEMENT SHALL ALSO BE SIGNED BY BOTH VENDOR & VENDEE.

**BUILDING CONTROL SECTION
(UNDER GWADAR DEVELOPMENT AUTHORITY ACT 2003)**

No GDA/BCS/_____ Dated:_____

To,

The Controller of Buildings,
Gwadar Development Authority,
Gwadar.

A P P L I C A T I O N

Subject: **EXTENTION IN DATE OF COMPLETION OF THE PROJECT**
(Name of Project) _____ **BEING CONSTRUCTED**
ON PLOT NO. _____
(Location of Plot)

Reference: NOC No. _____
Dated: _____

I, _____ of
M/s. _____
(Name of Developer)

Having registered office at: _____
(Office address of the DEVELOPER)

Having been granted 'NO OBJECTION CERTIFICATE' under section 12 of the GDA Act-2003,
hereby apply for grant of Extension in date of completion of the project from _____

_____.
All information / details are submitted on the prescribed project Design Form annexed
hereto required.

I hereby declare that the information supplied are correct and true to the best of my
knowledge and belief and if at any stage miss-representation is found then we may be treated under
the previous of GDA Act 2003, & amendment up to date.

**SIGNATURE OF DEVELOPER WITH
NAME AND SEAL OF DEVELOPER**

INSTRUCTIONS

Please read the following instructions carefully and follow them strictly while preparing case for NOC for advertisement for sale for submission.

1. Incomplete application or cases shall be rejected outright.
2. Application for NOC should be made on the original set of forms issued by the Design Section and no-photo-state of forms shall be accepted.
3. In case the applicant is other than the Owner or Partners / Managing Director of shall be submitted.
4. The Forms should be filled in every carefully and all entries duly replied and no item left untouched.
5. All enclosures should be according to the format in order and dully fledged.
6. All Forms, and enclosures and documents and papers etc. should be signed by the Developer and bear seal of owner / Housing Society.
7. In case of insufficient space for entries attach separate sheets for details.
8. Incorrect entries may be crossed and correction made and initialed but no erasures is permissible.
9. No addition or alterations in the prescribed format of the undertaking will be acceptable.
10. While submitting the case an Admittance slip shall be issued to the Applicant / agent showing his computerized national identity card no. etc. and the same agent shall be authorized to deal with the case in Section and will be issued Challan for security for fee for payment and delivery on NOC. Proper authority letter from the developer in favor of agent shall be provided.
11. After initial scrutiny objection letter shall be issued after _____ days to which strict compliance will be required.
After serving two reminders the case will be closed.

PROJECT DESIGN FORMS.

1- DETAILS OF PROJECT ARE GIVEN BELOW:

1- NAME OF PROJECT:

2- LOCATION OF PROJECT:

3- DEVELOPER:

NAME -----
ADDRESS OF REGISTERED OFFICE

4- BUILDER:

NAME -----
ADDRESS OF REGISTERED OFFICE

5- PROFESSIONAL:

NAME OF ARCHITECT. _____

NAME OF STRUCTURE ENGINEER. _____

NAME OF PROFESSIONAL ENGINEER. _____

NAME OF SITE SUPERVISOR. _____

6- NOC GRANTED:

NO. _____ Date. _____

7- UNIT OFFERED FOR SALE:

Flats / House / Offices / Shops / Showrooms.

In sq. ft. Loan Rs.

Unit type Total No. Covered price i/c of units. Area

“A” _____

“B” _____

“C” _____

“D” _____

“E” _____

SIGNATURE OF DEVELOPER WITH SEAL

Enclose details of booking
Including date, name & address _____
Of allottees and price committed. Total: _____

8- DATE OF COMPLETION _____
i) APPROVED IN NOC _____
ii) COMMITTED WITH THE ALLOTTEES AT
AT THE TIME OF BOOKING _____

9- REASON FOR DELAY: 1- _____
2- _____
3- _____
4- _____
5- _____

Enclose update progress of work
And revised work programme. _____
Proposed date of completion _____

10- UNDERTAKING FROM THE DEVELOPER
ON RS. _____ STAMP PAPER
ON THE PRESCRIBED FORMAT.

Enclose undertaking _____

11- BUILDER LICENCE.

Enclose copy of license. _____
Enclose agreement of assignment _____

12- CONSENT OF THE ALLOTTEES:

Enclose copies of consent of
Individual allottees for their
No Objection for proposed
Extension and original
Public notices. _____

13- SCRUTINY FEE.

Enclose Challan of payment of
Scrutiny fee. _____

SIGNATURE OF DEVELOPER WITH SEAL

(UNDERTKING FROM DEVELOPER ON RS. 2000/= STAMP PAPER)

UNDERTAKING

I, _____ S/o _____
(Name of the DEVELOPER) (Name of the DEVELOPER)

Whose registered office is situated at: _____
(Address of the DEVELOPER)

DEVELOPER hereby undertake on behalf of the DEVELOPER as follows:

1- That we are carrying out construction of our project _____
Situating on plot No. _____
For offering residential / commercial units for public sale.

- 2- That the date of completion and handing over physical possession on the units is approved in the N.O.C as _____ and the construction of our project is delayed up to _____ months.
- 3- That we have completed already done booking and committee the please date of completion and handing over possession of the ect., with the buyers.
- 4- That we have received part payment form the buyers on account of prices of the residential / commercial units.
- 5- That we have completed the formalities of documentation for sub-leases & shall be executed in the name of the buyers before handing over possession.
- 6- That we have completed the formalities of documentation for H.B.F.C and the loan will be available in the name of individual allottees by _____
- 7- That we have completed the formalities of documentation of Q.E.S.C.O and the domestic electric connection and matters are expected to be available in the name of the individual buyers before completion of the project.
- 8- That we have completed the formalities of SSGS and domestic Gas connections and meter are expected to be available before completion of the project.

SIGNATURE OF THE DEVELOPER WITH THE SEAL

Gwadar:
Dated: _____

**BUILDING CONTROL SECTION
(UNDER GWADAR DEVELOPMENT AUTHORITY ACT 2003)**

No GDA/BCS/_____ Dated:_____

To,

The Controller of Buildings,
Gwadar Development Authority,
Gwadar.

APPLICATION

Subject: **EXTENTION IN DATE OF COMPLETION OF THE PROJECT**

(Name of Project)

BEING DEVELOPED ON

PLOT NO / _____

(Location of Plot)

Reference: NOC No. _____

Dated: _____

I, _____ of
M/s. _____

(Name of Developer)

Having registered office at: _____

(Office address of the DEVELOPER)

Having been granted 'NO OBJECTION CERTIFICATE' under of the GDA Act-2003, hereby
apply for grant of Extension in date of completion of the project from _____

_____.
All information / details are submitted on the prescribed project Design Form annexed
hereto required.

I hereby declared that the information supplied are correct and true to the best of my
knowledge and belief and if at any stage miss-representation is found then we may be treated under
the provision of GDA Act 2003, & amendment up to date.

**SIGNATURE OF DEVELOPER WITH
NAME AND SEAL OF DEVELOPER.**

INSTRUCTIONS

Please read the following instructions carefully and follow them strictly while preparing case for NOC for advertisement for sale for submission.

1. Incomplete application or cases shall be rejected outright.
2. Application for NOC should be made on the original set of forms issued by the Building Control Section and no-photo-state of forms shall be accepted.
3. In case the applicant is other than the Owner or Partners / Managing Director of shall be submitted.
4. The Forms should be filled in every carefully and all entries duly replied and no item left untouched.
5. All enclosures should be according to the format in order and dully fledged.
6. All Forms, and enclosures and documents and papers etc. should be signed by the Developer and bear seal of owner / Housing Society.
7. In case of insufficient space for entries attach separate sheets for details.
8. Incorrect entries may be crossed and correction made and initialed but no erasures is permissible.
9. No addition or alterations in the prescribed format of the undertaking will be acceptable.
10. While submitting the case an Admittance slip shall be issued to the Applicant / agent showing his national identity card no. etc. and the same agent shall be authorized to deal with the case in Section and will be issued Challan for security for fee for payment and delivery on NOC. Proper authority letter from the developer in favor of agent shall be provided.
11. After initial scrutiny objection letter shall be issued after _____ days to which strict compliance will be required.
After serving two reminders the case will be closed.

PROJECT DESIGN FORMS.

DETAILS OF PROJECT ARE GIVEN BELOW:

1. NAME OF PROJECT:

2. LOCATION OF PROJECT:

3. DEVELOPER:

NAME -----
ADDRESS OF REGISTERED OFFICE

4. BUILDER:

NAME -----
ADDRESS OF REGISTERED OFFICE

5. PROFESSIONAL:

NAME OF ARCHIRECT. _____

NAME OF STRUCTURE ENGINEER. _____

NAME OF PROFESSIONAL ENGINEER. _____

NAME OF SITE SUPERVISOR. _____

6. NOC GRANTED:

NO. _____ DT. _____

7. PLOTS OFFERED FOR SALE:

Plots

Plot type Total No. Area in price of plots. Sq.Yds.
Rs.

“A” _____

“B” _____

“C” _____

“D” _____

“E” _____

Enclose details of booking

Including date, name & address _____

Of allottees and price committed. Total: _____

SIGNATURE OF DEVELOPER WITH SEAL

8. DATE OF COMPLETION

i) APPROVED IN NOC

ii) COMMITTED WITH THE ALLOTTEES AT
AT THE TIME OF BOOKING

9. REASON FOR DELAY:

1- _____
2- _____
3- _____
4- _____
5- _____

Enclose update progress of work
And revised work programme.
Proposed date of completion

10. UNDERTAKING FROM THE DEVELOPER
ON RS. _____ STAMP PAPER
ON THE PRESCRIBED FORMAT.

Enclose undertaking

11. BUILDER LICENCE.

Enclose copy of license.
Enclose agreement of assignment

12. CONSENT OF THE ALLOTTEES:

Enclose copies of consent of
Individual allottees for their
No Objection for proposed
Extension and original
Public notices.

13. SCRUTINY FEE.

Enclose Challan of payment of
Scrutiny fee.

SIGNATURE OF DEVELOPER WITH SEAL

(UNDERTKING FROM DEVELOPER ON RS. 2000/= STAMP PAPER)

UNDERTAKING

I, _____
(Designation)

Of
M/s _____
(Name of the DEVELOPER)

Whose registered office is situated at: _____
(address of the DEVELOPER)

DEVELOPER hereby undertake on behalf of the DEVELOPER as follows:

1- That we are carrying out development of our project _____
Situated on plot No. _____
For offering residential / commercial units for public sale.

- 2- That the date of completion and handing over physical possession on the units is approved in the N.O.C as _____ and the development of our project is delayed up to _____ months.
- 3- That we have completed already done booking and committed the prices, date of completion and handing over possession of the plot with the buyers.
- 4- That we have received part payment form the buyers on account of prices of the residential / commercial plots.
- 5- That we have completed the formalities of documentation for sub-leases & shall be executed in the name of the buyers by _____.
- 6- That we have completed the formalities of Q.E.S.C.O and the electric connections are expected be available for the project before completion of the project.
- 7- That we have completed the formalities of SSGS and gas lines for the project are expected be available before completion of the project.

SIGNATURE OF THE DEVELOPER WITH THE SEAL

Dated: _____

(Name of the Authority)

APPLICATION FOR DEVELOPMENT PERMIT FOR MINOR SUB DIVISION UNDER SECTION

To,

I hereby submit an application along with necessary documents as prescribed under Building Regulations 2020 & Town planning Regulations, 2020, for a permit for minor sub-division of the land / plot situated _____ measuring _____ acres / yards / Sq.Meter.

Signature of Town Planner

License No:

Date of Expiration:

Address:

Signature of the Applicant

Particulars / documents.

1. Name of the applicant.
2. Name of the owner.
3. Address & Telephone No. if any.
4. Location of the land.
5. Particular of the land.
 - a) Government;
 - b) Private;
 - c) By developing agency;
6. Present land use and area of the land.
7. Nature of the proposed land use.
8. Details of the proposed land use.
9. Details of proposed sub-division plan.
10. Reason for sub-division.

Maps and Plans and Documents.

- 10 a) Certified copy of original layout site plan.
 - b) Key map of land, if outside of approval developments scheme with width of roads.
11. Certified copy of the documentary evidence of original ownership.
12. 7 copies of the proposed sub-division plan.
13. Original receipt of payment of scrutiny fee.

APPLICATION FOR SPECIAL DEVELOPMENT PERMIT FOR MAJOR SUB DIVISION UNDER SECTION

To,

I hereby submit an application for special development permit for major sub-division plan, along with necessary particulars / documents in respect of land situated at _____ measuring _____ acres / yards / Sq.Meter.

Signature of the Applicant

Signature of Town Planner

License No: _____

Date of Expiration: _____

Address: _____

Particulars / enclosures.

1. Name of the owner or owners of the land.
2. Name of the developer with address.
3. Name and address of the Licensed Town Planner who prepared the Plan.
4. Detailed location of the area.
5. Certified copy of the documentary evidence of rightful ownership or lease.
6. Deputy Commissioner’s approval of the proposed development. If required.
7. Approval of Defense authorities and other concerned agencies like T&T Fire Protection and other departments, if required.
8. Compliance report by the Registrar, Co-operative Societies with any provision of or rules or regulations of Co-operative Societies Act, 1925, if the applicant is Co-operative Housing Society.
9. Details od socio-economic data such as the availability to existing employment in the area, or accessibility to exiting employment.
10. Maps and Plans.
 - a) physical survey map, prepared by a qualified surveyor.
 - b) Copy of Site Plan showing the boundary lines of the site and tract.
 - c) Official Survey Number.
 - d) Details of existing structure, water coerces, wood areas, streets, road and other significant physical features and other adjacent land within 200 meter of site.
 - e) A topographical survey, with contuses at intervals including the site and adjacent land within 200 meter of the site.
 - f) I) Copy of Proposed layout Plan at the scale not more then 1:5000 meter or not less

then 1:1000 together with block plans:

- ii) Dimensions of proposed plots and existing structures:
- iii) Locations and dimensions of proposed parks: playgrounds etc.
- vi) areas to be set aside from non residential use, including community facilities.
- g) Appropriate locations and sizes of proposed water lines, hydrias, sewer lines, storm drainage, and information regarding their connections with existing or new system.
- h) Financial estimates of the project, method of financing and it, phasing.
- i) Time scheduled and phasing of development works.
- j) Type of sub-lease to individual.
- k) Letters of commitments by financials agencies, (if the finances will be arranged through them or a financial guarantee on a non-judicial paper, If the finances will be arranged by private resources.
- l) Official receipt of payment of scrutiny fee.

**BUILDING CONTROL SECTION
(UNDER GWADAR DEVELOPMENT AUTHORITY ACT 2003)**

A. **CERTIFICATE OF STRUCTUREAL SOUNDNESS
OF BUILDING AND STRUCTURE**

We/I certify that:

01. we were/I was appointed Consulting Structural Engineer by M/s _____
For the Structural design of the Building / Structure on Plot No. _____
On _____ 20

Which:

- a) Is likely to be constructed from _____ 20
b) Is under construction since _____ 20
c) Has been virtually completed on _____ 20
d) Stage of construction _____ 20
02. i) No. of stories designed _____
ii) No. of stories approved _____
vide Letter No. _____
dated _____ 20

03. The Structural design was based on the following codes / Bye-Laws relationally couples with Engineering knowledge and adjustment where necessary. (Various blanks can be used for different lines in case of different codes are used).

CODE:

NOTE:

If necessary, separate sheets may be enclosed for details.

04. a) The Building Structure was designed for the forces generated by the basic wind Velocity of 130 km/hour (82 Mph).
(In case if the Building is not designed for 4a).
b) The Building Structure was designed for the forces generated by the following basic wind velocity of:

(FOR ON-GOING PROJECT ONLY)

VELOCITY:

BLOCK NO. BLOCK NO. BLOCK NO. BLOCK NO.

- c) The Building was not designed for wind Forces.
- d) Present stage of construction of various blocks.

(FOR ON-GOING PROJECT ONLY)

VELOCITY:

BLOCK NO. BLOCK NO. BLOCK NO. BLOCK NO.

NOTE:

If necessary, separate sheets may be used details.
The present stage of construction of various Block shall be certified by the concerned.
Controller of Buildings after verification at the site.

05. The Building Structure was designed / not designed for the seismic forces generated by an Earthquake of Intensity VII (Seven) on the Modified Marcella Scale in accordance with Code. _____

Plot No. _____

- 06. a) The Sub-Surface Investigation was carried out by M/s. _____
During _____ 20
- b) A design soil bearing capacity of _____ kn/m^2 /Tons per Sq:Ft. was adopted based on _____
(Only for On-Going Projects).
- c) The design working load capacity of the pile was adopted as _____
Kn/Ton based on the Sub-Surface Investigation Report of M/s. _____

_____ and actual load test on pile conducted by M/s.

07. Our (My) contractual responsibilities were / limited to:

- a) Structural Analysis and Design.
- b) Preparation of working working structural drawings.
- c) Preparation of bar bending schedule.
- d) Checking bar bending schedule prepared by the Contractors / Constructors / Builders.
- e) The other responsibilities were _____
 - i) Set of working structural drawings.
 - ii) Set of bar bending schedule.
 - iii) Set of design calculation.
 - iv) Set of specification relevant to Structural work.

Name of Engineer: _____

Signature: _____

GDA License No: _____

PEC Registration No: _____

B. CERTIFICATE OF SUPERVISION OF CONSTRUCTION

We / I certify that our contractual responsibilities were / are limited to:

- I. To make such periodic visits to the Site as considered necessary to inspect generally the progress and quality of the work and to determine in general if the work is proceeding in accordance with specification, working drawings and instruction relevant to the structural work and the terms of contract document (If there is any) between the client and the Constructors / Contractors / Builders. If during any of my visit I find any thing in connection with the work which might result in in reduction factor of safety considered by me/us in the Structural Design of the permanent works, then I will inform the Client in writing of such short-comings and endorse a copy of it to GDA.
- II. We / I shall not be responsible for the Constructors / Contractors / Builders operational methods, techniques, sequences or procedures, nor for safety precaution in connection with work, nor shall We / I be responsible for any failure by the Constructors / Contractors / Builders, to carry out and complete the work in accordance with terms of the building contract between the client and the Constructors / Contractors / Builders (If any).
- III. During our/my on Site inspection made in accordance with clause (i). We / I shall Endeavour to guard the client against defects and deficiencies in the work of the

Constructors / Contractors / Builders but shall not be required to make exhaustive or continuous inspection check the quality or quantity of the work.

Executing agency for the project was /is _____

OBSERVATION: _____

NOTE: If necessary, separate sheets may be used.

PLOT NO: _____

| | STRUCTURAL ENGINEER | ARCHITECT | SITE ENGINEER |
|-----------|----------------------------|------------------|----------------------|
| Signature | | | |
| Name | | | |
| Address | | | |

C.

**CERTIFICATE BY
PROMOTORS/OWNERS/DEVELOPERS/CONSTRUCTURES/BUILDRES/CONTRACTOS
FOR SOUND AND STABLE OF THE BUILDING WORK.**

We / I _____ certify that We / I have taken / shall take due care and diligence to execute and maintain the works and provide all labor, including the Supervision thereof, materials, constructional plan and all other things, whether of a temporary or permanent nature, required in ans for such execution and maintenance, so far as the necessary for providing the same is specified in working drawings, specifications and instructions of the Licensed Architect / Engineer / Structural Engineer.

We / I _____ also take responsibilities for the adequacy stability and safety of all Site Operations and methods of construction towards the Achievements of safe and sound construction of Building / Buildings.

PROMOTOR / OWNER / DEVELOPERS:

SIGNATURE: _____

NAME: _____

ADDRESS: _____

TELEPHONE NO: _____

CONSTRUCTURES/BUILDERS/CONTRACTORS:

SIGNATURE: _____

NAME: _____

ADDRESS: _____

TELEPHONE NO: _____

BUILDING LIC NO: _____

**BUILDING CONTROL SECTION
(UNDER GWADAR DEVELOPMENT AUTHORITY ACT 2003)**

VETTING REPORT

**GUIDE LINE FOR VETTING OF DESIGNS:
PROCEDURE:**

1. The calculation (3 copies) headed by the specified design information and all the structural and architectural drawings (5 copies) of structural drawings and Two copies of Architectural approved plan dully signed by the respective professional should be submitted to GDA.
2. Two copes of Structural calculation, five copies of Structural drawings, two copies if Approved Architectural Plan and Two copies of Soil Investigation Report, Two copies of Stability Certificate and Two copies of Vetting Report. Four copies of each of the above documents shall pass over to the Proof Engineer by GDA.
3. The Proof Engineer shall be the consent of GDA would contact the Original designer to discuss the problems.
4. The Proof Engineer shall inform GDA about his progress by Bi-weekly Report.
5. Proof Engineer shall mark his comments on the calculations and drawings and send one copy to GDA with the attached check sheet.
6. Proof Engineer having satisfied himself with corrections made by the Original designer, shall sign the certificate at the end of the check sheet and return them to GDA.

LIABILITY OF THE PROOF ENGINEER:

The Proof Engineer is primarily concerned with the safety of the structural and the validity the design documents such as Structural calculations and drawings as per approved Architectural Plan and Soil Report his responsibilities and liabilities are limited to this design office work only. He shall be responsible for any construction work or supervision thereof. The fees of the Proof Engineer do cover his charges and expenses in connection law suits, arbitration proceedings or any litigation matters initiated by the parties concerned with the work. Proof Engineer should also check the Structural working drawings to with regards to their correspondence approved. Architectural Plan and confirm that the Architectural Plans are in accordance with Structural Plan.

**CERTIFICATE OF PROOF CHECKING OR STRUCTURAL DESIGN:
DESIGN AND STRUCTURAL DRAWINGS:**

SECTION: 1. To be filled and signed by
The Original Consultants.

Plot No. _____

Number of Storey's designed: _____

Vide letter No. _____

Nature of case: Fresh / On-going / Addition / Completion

Stage of construction: _____

Use of Buildings: _____

Building code and other

Reference used: _____

1.1 Name and location

Of the Project: _____

1.2 Name and Address of

The Owner / Developer: _____

1.3 Name and Address of

Originator / Consultant: _____

1.4 Following documents are supplied by
Original Consultant:

- a) Five sets of structural working drawings.
- b) Two sets of structural design calculation.
- c) Two sets of stability certificate.
- d) Two sets of soil investigation report.
- e) Two sets of vetting report.

SIGNATURE OF ORIGINATOR

2.4 Complete Seismic analysis / Wind analysis
and detailing for Seismic / Wind Forces:

a) Sub-Soil condition: _____

b) Bearing capacity

recommended _____ at a depth

_____ of _____ from _____ level.

Depth of sub surface water level _____

c) Type of cement recommend by

Soil consultant for foundation _____

d) Any other recommendation about
Foundation by Soil consultant /
Original consultant / Proof Engineer. _____

2.5 Complete design has been submitted,
an independent check is performed:

| | | | |
|------|--|---|--|
| i] | Are additional compilations needed | Yes | No |
| ii] | If independent check is made, is the Original design consistent and satisfactory. | Yes | No |
| iii] | If a Computer Programme is used by the Originator give source and availability and also check on of these items. | Programme verified By independent agency by checker | If Programme verified by independent agency, checker should self with the competence of such agency. |
| iv] | If the programme used by the checker is different then the Originator's | Programme verified By independent agency. | Attach verification certificate or such credential of the programme. |

SECTION: 2. To be filled and signed by
The Proof Engineer:

Plot No. _____

2.1 Name and Address of
Proof Engineer: _____

2.2 Comments about the following:

| Sl.No. | Item | Comments. |
|--------|------|-----------|
|--------|------|-----------|

- a] Formal of calculation sheet.
- b] General concept of design.
- c] Design procedure & assumption.
- d] Structural drawings.
- e] Soil investigation report.
- f] Building code and other reference
used by Original Consultant.

2.3 I have the design and drawing of following member] _____
Submitted or not:

- i] Plan of reinforcement detail of 1st floor slab.
- ii] Plan of reinforcement detail of typical floor slab
- iii] Beam elevation of 1st floor.
- iv] Beam elevation of typical floor slab.
- v] Elevation of columns.
- vi] Elevation of footing.
- vii] Plinth beam elevation.
- viii] Complete elevation and reinforcement detail of shear walls (if any).

**BUILDING CONTROL SECTION
(UNDER GWADAR DEVELOPMENT AUTHORITY ACT 2003)**

TO BE SUBMITTED ON COMPLETION OF PLINTH ON FOUNDATION OF BASEMENT. IF THERE IS ONE.

To,

The Controller of Buildings,
Gwadar Development Authority,
Gwadar.

I / e hereby inform that the plinth / foundation of the basement stage of the building.

On plot No. _____

Has been achieved. You are, therefore, requested to depute a representative to verify the building lines so as to enable me/us to carry out the building work.

O W N E R/S

Mailing Address _____

dated:

PROFESSIONAL'S CERTIFICATE

I / We hereby certify that the setting out of building/s for plot No. _____
Has been carried out in accordance with the approved plan/s.

SIGNATURE-----

NAME-----

Professional-----

SECTION: 3. **CHECKING LIST OF MAIN STRUCTURE ITEM**

3.0 Plot No. _____

3.1 Slabs: Type of slab.

Detail of slabs more than 140. Span.

| Slab Mark | Span | Thickness | Steel short in direction | Remarks [acceptable or not] |
|-----------|------|-----------|--------------------------|-----------------------------|
| | | | | |

3.2 Detail of cantilever slab more than 5.0 span.

| Slab Mark | Span | Thickness | Steel short in direction | Remarks [acceptable or not] |
|-----------|------|-----------|--------------------------|-----------------------------|
| | | | | |

Plot No. _____

a. Beams:

Details of beams more than 150 span.

| Grid | Span | Size | Steel Top / Bottom | Shear Reinforcement | Remarks [acceptable or not] |
|------|------|------|--------------------|---------------------|-----------------------------|
| | | | | | |

b. Cantilever beam more than 60 span.

| Grids | Span | Size | Steel Top/Bottom | Shear Reinforcement | Remarks [acceptable or not] |
|-------|------|------|------------------|---------------------|-----------------------------|
| | | | | | |

Plot No. _____

4.0 Recommendation and Instruction for construction, if any
