



LAHORE DEVELOPMENT AUTHORITY

ORIGINAL COPY

**LAHORE DEVELOPMENT AUTHORITY
METROPOLITAN PLANNING WING**

No. LDA/DMP-II/ 5920

Dated: 31-12-2019.

To,

Mr. Karamat Ali & others,
Sponsor of Park Avenue Housing Scheme,
409-L, St. No. 17, DHA Ph-V, Lahore.

Subject:

**FINAL APPROVAL OF PARK AVENUE HOUSING SCHEME FOR AREA MEASURING
1785.65 KANAL, MOUZA JIA-BAGGA, TEHSIL RAIWIND, LAHORE.**

Reference application received vide One Window No. 2736699 dated 28.12.2019 on the subject cited above.

The housing scheme plan submitted by you for an area measuring 1785.65 kanal located in Mouza Jia-Bagga, Tehsil Raiwind, Lahore is hereby sanctioned by the Competent Authority subject to the following conditions:

1. No change in land use of plots will be allowed at later stage in violation of any prevailing Laws for the time being enforced.
2. The development works in the housing scheme shall be completed in accordance with the approved designs and specifications.
3. All development works shall be completed within a period of **05 (five) years** from the date of issuance of this letter.
4. Construction of buildings shall be undertaken after approval of building plans in accordance with prevailing Building and Zoning Regulations/Bye-Laws.
5. Proportionate cost for the provision of trunk services on proportionate area basis shall be paid by the plot owners as and when demanded by the concerned agency.
6. Provision of Horticulture and landscaping of the housing scheme area shall be done as per approved plans/designs.
7. The operation and maintenance of the housing scheme after completion of development works shall be responsibility of the sponsor or plot owners' association.
8. In case of any litigation or objection regarding the land ownership, you will be responsible for the same and Lahore Development Authority shall not be a party in this issue. You will be responsible to settle any dispute about ownership of land if arises at any stage.
9. You or the plot owners shall pay any betterment charges as and when levied by the concerned agency.
10. In case of any complaint from the plot owners you or plot owners association shall be responsible to settle the issue.
11. You will display a copy of approved housing scheme plan, a copy of sanction letter and a list of mortgaged plots in your office.
12. You will abide by the terms and conditions of the Transfer Deed and Mortgage deed.
13. No revision in layout plan and design specification etc. to be done without the approval of concerned agency.
14. You will make arrangements to hand over the possession of the areas to Lahore Development Authority as per Transfer Deed.
15. You will get the NOC for advertisement of the scheme as per Rule 45 of LDA PHS Rules-2014.
16. The advertisement and publicity material shall include:

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No. 057005289



- i. NOC from Lahore Development Authority;
- ii. Total area and location;
- iii. Total number of residential and commercial plots of various sizes;
- iv. Detail of mortgaged plots.
- v. Period for completion of development works.
- vi. Method of allocation of plot numbers
- vii. Other details

17. Sale or commitment of plots over and above the total number of plots provided in the approved housing scheme is not allowed.
18. Sale or commitment of mortgaged plots is not allowed before their redemption.
19. Full contents of this letter shall be given in the publicity brochure prepared for the sale of plots.
20. You shall include all the general terms and conditions under the prevailing rules in your application forms.
21. You will execute a registered agreement with the allottee at the time of booking of plot / constructed house which shall include in addition to any other Terms and Conditions and on full payment shall execute the Sale Deed in favor of the purchaser.
22. You will adhere to the conditions imposed in WASA through letter No. D(PHS)/1471-76 dated 19.07.2018.
23. You will address the conditions mentioned in the letter issued from the Additional Deputy Commission (Revenue), Lahore vide letter No. LAC/178 dated 05-09-2015 and No. LAC/164 dated 19-08-2015.
24. You will adhere the conditions on Geo-technical/ Soil investigation report as prescribed by Director Engg (PHS), LDA vide diary No. D(ENGG)PHS/LDA/1983 dated 11-08-2015.

In case of failure to fulfill above mentioned conditions, this approval may be withdrawn by LDA without any intimation.


Director Metropolitan Planning-II
Lahore Development Authority-Lahore

CC:

1. The Chief Metropolitan Planner, LDA.
2. The Chief Town Planner, LDA.
3. The Managing Director, LWMC, Lahore.
4. The Director Estate Management (PHS), LDA.
5. The Director Engineering (PHS), LDA.
6. The Director EME, LDA.
7. The Director (PHS), WASA, LDA.
8. The Director Horticulture Zone-V, PHA, Lahore.