

No. 1963/70 (P)

Office of the  
Town Officer (P&C)  
TMA Wazirabad

Dated 13/6/13.

To,

Mr. Muhammad Akhtar Sandal,  
Abdullah Town G.T Road Wazirabad.

Subject: PROVISIONAL APPROVAL OF LAND SUB DIVISION ABDULLAH TOWN SITUATED AT G.T ROAD WAZIRABAD

Reference to your application regarding approval of Land Sub-Division. The Land Sub-Division plan submitted by you for an area measuring 63 Kanal 10 Marlas at G.T Road Wazirabad Tehsil Wazirabad District Gujranwala was under process. Which has been approved by the authority.

The sanction of the Land Sub-Division is given subject to the following conditions.

1. No change in land area of plots will be allowed at any cost in violation of prevailing building bye-laws.
2. The approval of designs of services such as water supply sewerage and drainage system and of roads shall be obtained from the agencies responsible for its approval.
3. All development works shall be completed within a period of four months from the date of issue of this letter.
4. Construction of buildings shall be started after approval of building plans in accordance with prevailing building bye-laws.
5. In case of any litigation or objection regarding the land ownership owner will be responsible for the same and Town Municipal Administration, Wazirabad 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.
6. The plot owners shall pay betterment charges as and when leveled by the concerned agency.
7. In case of any complaint from the plot owners you or plot owners association shall be responsible to settle the issue.
8. The owner of Land Sub-Division will have to verify the ownership documents from revenue department and deposit the conversion fee as per law.
9. The owner shall transfer all the land under roads, open spaces etc to TMA Wazirabad through sale deed under the law.
10. No relaxation in the building regulation will be allowed at any other stage.
11. Building lines shall be followed as indicated on the approved sub division plan.
12. The construction of roads and foot paths / streets will be responsibility of the owner.
13. The provision of electricity shall be responsibility of the owner it shall be provided in accordance with the designs and specification of Wapda Sul Gas authorities and there is no any objection for electrification / Sul Gas in the land sub division.
14. All the open spaces shall be developed by the owner.
15. The maintenance of the services and the scheme shall be the responsibility of the owner.

In case of any violation of above mentioned terms and conditions owner of land fail to fulfill them or any one condition sanction granted should stand cancelled automatically and developer / owner will not have any right to approach any court of law.

*Amir*  
*10/6/13*

*31/05/13*  
Town Officer (P&C)  
Town Municipal Administration  
Wazirabad

CS CamScanner

Subject: ABDULLAH TOWN LAND SUB DIVISION / HOUSING SCHEME SITUATED AT G.T ROAD WAZIRABAD.

It is stated that an application for the approval of Abdullah Town Land Sub-Division situated at G.T Road, Wazirabad was submitted in office of TMA, Wazirabad on 17-05-2011 by Muhammad Akhtar Sandil S/O Muhammad Shafique resident of Nizamabad near Railway Ground. The area of Land Sub-Division / Housing Scheme as per revenue document is about 63 K-10 Marlas.

According to the rule 42 and 43 of Punjab Private Housing Scheme and Land Sub-Division rules 2010, the applicant has transferred the land under roads and park to TMA Wazirabad. Detail is given below:-

- |  |   |             |
|--|---|-------------|
| 1. Area under roads                          | = | 20 K - 16 M |
| 2. Area under open space / park              | = | 03 K - 03 M |
| 3. Area for Pumping Station Disposal Station | = | 0 K - 05 M  |

The applicant has transferred land measuring 24 K 5 Marlas to TMA Wazirabad through transfer deed No. 437 Baly 4 Geld 184 dated 27-04-2011. Town Municipal Administration, Wazirabad has issued him provisional approval of Land Sub-Division of Abdullah Town vide letter No. 1068/TOP dated 11-02-2012 (copy enclosed).

At the time of submission of Land Sub-Division in TMA, Wazirabad it was not approved by the competent authority due to objections raised by District Officer (SP&C) vide letter No. DO(SP&C)/999 dated 17-01-2012 (copy enclosed) that substantial portion of the said Land Sub-Division / Housing Scheme fall in industrial zone as per provision of ODP. Now the City District Government, Gujranwala has incorporated the said locality in peri urban structure plan vide notification No. DO (SP&C) 547 dated 27-03-2013 where Land Sub-Division / Housing Scheme may be approved.

Therefore it is recommended to approval the said Land Sub-Division.

*T.M.A*

*31/05/13*  
Town Officer (P&C)  
Town Municipal Administration  
Wazirabad

*As proposed by*  
*T.O / Acc.*  
*shall also*  
*4/6/13*

*Admin*  
*Approved by*  
*forwarded to Govt*  
*TMO + 70 (P&C)*

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