

To

Zaheer-ul-Haq
Proprietor, "Bilal Garden Housing Scheme"
Opp: Wapda Town By pass G.T Road Gujranwala

No GDA/D (TP) 666

Dated 22-07-2016

Subject: APPROVAL OF LAYOUT PLAN OF "BILAL GARDEN"
HOUSING SCHEME" AT MOUZA SHAH PUR KHALI
GUJRANWALA

The scheme plan submitted by you for an area measuring 192.78
Kanals in Mouza Shah Pur Khiali Tehsil & District Gujranwala has been
APPROVED by GDA.

2. This approval of the scheme is subject to the following conditions:
- i. No change in land use of plots will be allowed at later stage except with the approval of GDA.
 - ii. You will get the approval of designs of services such as water supply, Sewerage & Drainage from WASA and Roads from GDA. The approval of design of electrification and streetlights will be obtained from WAPDA.
 - iii. The development of the scheme will be done in accordance with the approved designs and specifications.
 - iv. You will complete all the aforesaid development works within a period of five years from the date of issue of this letter.
 - v. Before undertaking construction of buildings, the approval of Building Plans will be obtained from concerned Town Municipal Administration.
 - vi. You will pay the proportionate cost of trunk services including right of ways and construction cost of trunk sewers, sewerage disposal station/treatment plants, if any, on proportionate served area basis as and when demanded by WASA in accordance with the notification issued by Government of Punjab.
 - vii. You will be responsible to provide a proper & technically viable sewerage/drainage/disposal system for the scheme area.
 - viii. Provision of horticulture and landscaping of the scheme area will be ensured by you.
 - ix. After completion of infrastructure services, the operation and maintenance of the scheme will be your responsibility.

- The planning of the scheme should not be revised specially the location of public building sites, open spaces etc. should be developed as per approved scheme.
- xi. In case of any litigation/objection regarding the ownership, you will be responsible for the same and GDA will not be a party in this issue.
 - xii. You will be responsible to settle any dispute about ownership of land if arises at any stage.
 - xiii. You will be bound to pay any betterment changes as and when levied by GDA.
 - xiv. In case of any complaint from the members you will be responsible to satisfy the members and settle the issue; GDA will not be responsible for this.
 - xv. You will display list of MORTGAGED PLOTS in your office and GDA will take legal action in case you sell the mortgaged plots before the same are released from GDA.
 - xvi. You will abide by the terms & conditions of the Transfer Deed and Mortgage Deed.
 - xvii. No revision in layout plan and design specification etc. to be done without the approval of GDA.
 - xviii. You shall include the following in your advertisement.
 - a. Total area of the approved scheme along with its location;
 - b. Total number of residential and commercial plots of various sizes as approved by the GDA.
 - c. The detail of plots mortgaged with the Gujranwala Development Authority Gujranwala.
 - d. Period for completion of development works.
 - e. Name of sanctioning authority and letter of sanction.
 - f. In case of allocation of plots through ballot, it shall be included in the advertisement.
 - xix. You will not sell plots over and above the total number of plots provided in the approved scheme.
 - xx. It will be binding on you to give full contents of this letter along with its Terms & Conditions in the brochure prepared by you for the sales of plots as well as display the same in your office.
 - xxi. You will get NOC from Environmental Protection Authority.

Tanjir Rawf
22/7/16
Director Town Planning
Gujranwala Development Authority
Gujranwala. *MS*