DIRECTORATE OF TOWN PLANNING
GUJRANWALA DEVELOPMENT AUTHORITY
TRUST PLAZA, G.T. ROAD, GUJRANWALA, Ph: 9201014

No. GDA/D(TP) 1030 Dated: 21 /05/2020

To

Mr. Munawar Gull S/O Ghulam Ahmad (CNIC # 34104-2337638-9),
Mr. Amir Mumtaz S/O Mumtaz Ahmad (CNIC # 34104-2288068-5),
Mr. Syed Tahir Ikhlaq S/O Syed Ikhlaq Hussain (CNIC # 36601-1774524-9)
(General Manager, Marketing and Sale), Izhar Monnoo Developers (Pvt) Ltd.,
Dream Gardens, Defence Road, Lahore.

Subject: **SANCTION OF DREAM GARDENS WAZIRABAD HOUSING SCHEME, IN THE LAND OF MOUZA WINJO WALI, TEHSIL WAZIRABAD, DISTRICT GUJRANWALA.**

The scheme plan of subject housing scheme submitted by you for an area measuring **783.70-Kanals**, bearing Mouza Winjo wali, situated at Daska Road, Tehsil Wazirabad, District Gujranwala has been sanctioned by Gujranwala Development Authority, Gujranwala.

This sanction of the scheme is 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 approval of designs of services such as water supply, sewerage and drainage systems and roads shall be obtained from the agencies responsible for its approval.
3. The approval of design of electrification and streetlights shall be obtained from WAPDA or other agency designated for it.
4. The development works shall be completed in-accordance with the approved designs and specifications.
5. All development works for the scheme area shall be completed within a period of five years from the date of issue of this letter.
6. Construction of buildings shall be unde taken after approval of building plans in-accordance with prevailing Building & Zoning Regulations / Bye-Laws.
7. 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.
8. Provision of horticulture and landscaping of the scheme area will be done as per approved plans.
9. The operation and maintenance of the scheme after completion of development works shall be responsibility of the plot owners' association.
10. In case of any litigation or objection regarding the land ownership, you will be responsible for the same and Gujranwala Development Authority, Gujranwala 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.
11. The plot owners shall pay any betterment charges as and when levied by the concerned agency.
12. In case of any complaint from the plot owners you or plot owners' association shall be responsible to settle the issue.

13. You will display a copy of approved scheme plan and a copy of sanction letter and a list of mortgaged plots in your office.
14. You will abide by the terms and conditions of the Transfer Deed and Mortgage Deed.
15. No revision in layout plan and design specification etc. to be done without the approval of concerned agency.
16. You will make arrangements to hand over the possession of the areas to Gujranwala Development Authority, Gujranwala as per Transfer Deed.
17. You shall get the approved scheme plan transferred in revenue record within six months after the sanction of the scheme.
18. The advertisement and publicity material shall include:
    i. Total area and location;
    ii. Total number of residential and commercial plots of various sizes;
    iii. Detail of mortgaged plots;
    iv. Period for completion of development works;
    v. Method of allocation of plot numbers.
19. Sale or commitment of plots over and above the total number of plots provided in approved scheme is not allowed.
20. Sale or commitment of mortgaged plots is not allowed before their redemption.
21. Full contents of this letter shall be given in the publicity brochure prepared for the sale of plots.
22. You will take up the case regarding the proposed acquisition of land if any with the concerned authority; the plan approving authority has nothing to do with it.
23. You shall include all the general terms and conditions under these Rules in your application forms.
24. The sanction will be cancelled / withdrawn if the development work is not initiated and completed within the prescribed time.
25. Developer shall be responsible for the mutation of transfer deed. Developer will also be responsible of correct registration of Mortgage Deed. In failure of any above matters, sanction letter will be withdrawn.
26. Developer will be responsible in all aspects for provision of complete disposal system.
27. Developer will be bound to deposit conversion fee, in case of any difference in calculation of fee or schedule rate, if arises at any stage.
28. Developer shall ensure that the excluded private land and land under existing thorough fares will not be used for the purpose of the scheme. In case of addition / usage of these areas in the scheme, the developer shall be liable to follow the prevailing policy of Revenue Department and GDA. Developer shall also be liable to settle any issue regarding Revenue paths, if arises at any stage; Gujranwala Development Authority, Gujranwala shall not be a party in this issue.

نقل بمطابق ریکارڈ درست ہے
دستخط .....
ریکارڈ کیپر (کی۔ پی) برانچ
گوجرانوالہ ترقیاتی ادارہ گوجرانوالہ

Director Town Planning
Gujranwala Development Authority
Gujranwala

(Dream Gardens Wazirabad) Even No. GDA/D(TP)/1030 Dated: 21 /05/2020

Copy for information to the:

SO to the Director General, GDA, Gujranwala