

GUJRANWALA DEVELOPMENT AUTHORITY  
GUJRANWALA

To  
Mr. Rana Muhammad Arshad s/o Abdul Salam,  
Proprietor, "Green Valley Housing Scheme",  
Opp. Beeken House, Sialkot Bye-pass Road, Gujranwala.

No. GDAV(TP)/ 742 Dated: 30-12-2006

Subject: APPROVAL OF LAYOUT PLAN OF "GREEN VALLEY HOUSING SCHEME" AT MOUZA JAGGAN GUJRANWALA ✓

The Scheme Plan submitted by you for an area measuring 160.06 Kanal in Mouza Jaggan, Tehsil & District Gujranwala has been approved by GDA.

2. This approval of the scheme is subjected 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.
  - x. ✓ 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 charges 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 unmortgaged plots before the same are released from GDA.
  - xvi. You will abide by the terms & conditions of the Transfer Deed and Mortgaged 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 numbers 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 numbers 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. ✓

*Tamir Rana*  
o/c Director Town Planning  
Gujranwala Development Authority  
Gujranwala *M/S*