



To,

Ghazanfar Iqbal Aujla,  
Senior Executive,  
Aujla & Associates,  
206-A Sector-2, Canal View Housing Scheme  
Gujranwala

No. 636-TG(P&C)

Dated. 6-3-14.

Subject- SANCTION OF (MASKAN) LAND SUB-DIVISION PLAN MOUZA  
KOROTONA GUJRANWALA

The scheme plan submitted by you for an area measuring 48.65 kanals Mouza in Korotana Tehsil and District Gujranwala has been sanctioned by Town Municipal Administration Khiali Shahpur Gujranwala  
The 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 enforce.
2. The approval of designs of services such as water supply, sewerage and drainage systems and of roads shall be obtained from the agencies responsible for its approval
3. The approval of design of electrification and street lights shall be obtained from WAPDA or other agency designated for it,
4. The development works shall be completed within a period of five years from the date of issue of this letter.
5. All development works shall be completed within a period of five years from the date of issue of this letter.
6. Construction of buildings shall be undertaken after approval of building plans in accordance with prevailing Building and Zoning Regulations/ Bye Laws.
7. Proportionate cost for the provision of trunk services on proportionate are 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 schemes after completion of development works shall be responsibility of plot owners association.
10. In case of any litigation or objection regarding the land ownership, you will be responsible for the same and Town Municipal Administration Khiali Shahpur 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, a copy of sanction letter and a list of mortgaged plots (if any) in your office.
14. You will abide by the terms and conditions of the Transfer Deed and Mortgage Deed/ Performance Agreement and Bank Guarantee.
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 TMA as per Transfer Deed.
17. You shall get the approved scheme 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 (if any)
  - 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 the approved scheme is not allowed. (if any)
20. Sale or commitment of mortgaged plots is not allowed before their redemption.
21. Full contents of this feter 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.

Town Officer (P&C)  
Town Municipal Administration  
Khiali Shahpur Gujranwala