

JA/D(TP) 470

Date: 14-9-19

To

Mr. Ahmad Waqas Aujla,
Chief Executive, Aujla & Associates Town Developers (Pvt) Ltd.,
Owner / Developer of Royal Palm City Housing Scheme, Gujranwala.

Subject: **SANCTION OF "MODIFICATION AND EXTENSION" OF ROYAL PALM CITY HOUSING SCHEME, IN THE LAND OF MOUZAS ADHORAI, ATTAWA, MEHLOWALA, MUSAPUR AND LORRIKI, TEHSIL SADDAR, DISTRICT GUJRANWALA.**

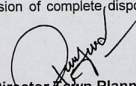
The scheme plan of subject housing scheme submitted by you for an area measuring 8474.41-Kanals, bearing Mouzas Adhorai, Attawa, Mehlowala, Musapur and Lorriki, situated at G.T. Road, Attawa near Chan da Qila, Tehsil Sadar, District Gujranwala has been sanctioned by Gujranwala Development Authority, 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 under extension shall be completed within a period of five years from the date of issue of this letter. However, the development works for the scheme area under modification shall be completed within remaining period from the date of issue of previous sanction letter.
6. Construction of buildings shall be undertaken 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.

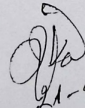
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11. The plot owners shall pay any betterment charges as and when levied by the concerned agency.
12. In case of any complaint from the plot owners you or plot owners' association shall be responsible to settle the issue.
13. You will display a copy 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.


Director Town Planning
Gujranwala Development Authority
Gujranwala

Even No. 470 GDA/D(TP) Dated: 14/09/2019
Copy for information to:

SO to the Director General, GDA, Gujranwala


21-9-19