

No. GDA (TP)/705

Dated: 12/07/2014

To: Mr. Ihtikhar Ahmad,
Chief Executive,
M.S. Al-Asar Associates and Town Developers (Pvt.) Ltd.,
Sialkot Road, Gujranwala

Subject: SANCTION OF SHARJA CITY HOUSING SCHEME, SIALKOT ROAD, GUJRANWALA

The scheme plan of subject housing scheme submitted by you for an area measuring 431 Kanals, 19 Marlas, bearing Khasta Nos 815/2, 817/3, 820, 822, 825, 826, 828 to 834, 915 to 943, 954, 957 to 959, 961 to 966, 969, 970/1, 970/2, 982, 983, 987, 1093/989, 1092/989 & 990, Mouza Butteranwala, 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 street lights 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 shall be completed within a period of three 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 GDA 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.

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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 of 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.

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14/07/14

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Tariq Rauf
Director Town Planning
Gujranwala Development Authority
Gujranwala

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