



LAHORE DEVELOPMENT AUTHORITY

LAHORE DEVELOPMENT AUTHORITY

METROPOLITAN PLANNING

No. LDA/DMP-III/3132

Dated: 6-2-2021

ORIGINAL COPY

To,

1. M/s Etihad Town (Pvt) Ltd, through Chief Executive Officer, Mr. Muhammad Shakeel,
2. Al-Jawhara Property Holding Ltd. through Syed Zafar Abbas Kazmi,
3. Mr. Muhammad Munir,
178-C & D SCOTH Corner, Upper Mall, Lahore.

Subject: **FINAL APPROVAL/SANCTION OF REVISED LAYOUT PLAN OF ETIHAD TOWN HOUSING SCHEME, FOR AREA MEASURING 1614 KANALS 06 MARLAS & 157 SFT FALLING IN MOUZA RAKH KHAMBA, TEHSIL RAIWIND, RAIWIND ROAD, DISTRICT LAHORE**

Reference your latest application received vide OWO 2834610 dated 18.12.2020 regarding the subject cited Housing Scheme.

The Housing Scheme plan submitted by you for an area measuring 1614 Kanals 06 Marlas & 157 Sft falling in Mouza Rakh Khamba, Tehsil Raiwind, Raiwind Road, District Lahore has been sanctioned by Lahore Development Authority. The copy of approved layout plan is enclosed herewith.

This sanction of the Housing 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 development works in the housing scheme shall be completed in accordance with the approved designs and specifications under terms and conditions specified by concerned agencies/departments.
3. The development works in respect of already approved area measuring 542 Kanals and 06 Marlas shall be completed as per the Sanction Letter bearing No. LDA/DMP-I/1683 dated 22/11/2016, whereas the additional land measuring an area of 1072 Kanals and 157 Sft within a period of **05 (five)** years from the date of issuance of this letter.
4. Construction of buildings shall be undertaken after approval of building plans in accordance with prevailing Building and Zoning Regulations/By-Laws.
5. 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.
6. Provision of horticulture and landscaping of the housing scheme area shall be done as per approved plans.
7. The operation and maintenance of the Housing Scheme after completion of development works shall be responsibility of the sponsor or plot owner's association.

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8. In case of any litigation or objection regarding the land ownership, you will be responsible for the same and Lahore Development Authority 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.
9. You or the plot owners shall pay any betterment charges as and when levied by the concerned agency.
10. In case of any complaint from the plot owners you or plot owner's association shall be responsible to settle the issue.
11. You will display a copy of approved Housing Scheme plan, a copy of sanction letter and a list of mortgaged plots in your office.
12. You will abide by the terms and conditions of the Transfer Deed and Mortgage Deed/Performance Agreement and Bank Guarantee.
13. No revision in layout plan and design specification etc. to be done without the approval of concerned agency.
14. You will make arrangements to hand over the possession of the areas to Lahore Development Authority as per Transfer Deed.
15. The advertisement and publicity material shall include:
 - i. NOC from Lahore Development Authority;
 - ii. Total area and location;
 - iii. Total number of residential and commercial plots of various sizes;
 - iv. Detail of mortgaged plots.
 - v. Period for completion of development works.
 - vi. Method of allocation of plot numbers.
 - vii. Other details.
16. Sale or commitment of plots over and above the total number of plots provided in the approved Housing Scheme is not allowed.
17. Sale or commitment of mortgaged plots is not allowed before their redemption.
18. Full contents of this letter shall be given in the publicity brochure prepared for the sale of plots.
19. You shall include all the general terms and conditions under the Lahore Development Authority Private Housing Schemes Rules-2014 in your application forms.
20. You will execute a registered agreement with the allottee at the time of booking of plot/constructed house which shall include in addition to any other Terms and Conditions and on full payment shall execute the Sale Deed in favour of the purchaser.

In case of failure to fulfill above mentioned conditions, this approval may be withdrawn by LDA without any intimation.


**Director Metropolitan Planning-III,
LDA, Lahore**

CC:

1. The Chief Metropolitan Planner, LDA.
2. The Chief Town Planner, LDA.
3. The Director Estate Management (PHS), LDA.
4. The Director (Computer Services and IT), LDA
5. The Director PHS, WASA, LDA.
6. The Director Engineering PHS, LDA.
7. The Director Horticulture, PHA, Lahore.