



LAHORE DEVELOPMENT AUTHORITY
TOWN PLANNING WING
NO. LDA/IP/ 105
DATED

22.4.2022

To

MR. HAROON RAUF ETC.

Subject: - SANCTIONED/RELEASE OF PROPOSED APARTMENT BUILDING PLAN AT KHASRA NOS. 3785/28825/25696/3783/3784, SITUATED AT CANAL PARK MOUZA ICHRA TAHSIL MODEL TOWN, LAHORE.

Reference your application received through E-Khidmat Center, LDA, Lahore Vide No. LDA-CCH-230222-00002 on the subject cited above.

It is to inform you that the revised commercial building plan comprising of **(2-Basement, Ground Floor, 1st upto 11th Floor)** of above cited plot is hereby sanctioned by the Competent Authority and building plan comprising of **(2-Basement)** is hereby released subject to the following conditions.

1. Structural design of the building will be supervised by the Structural Engineer by proper testing of structures at different stages and certificates will be furnished to the Lahore Development Authority at different stages of construction.
2. Responsibility regarding structural stability would lie with you as per provided Affidavit and your Structure Engineer as per Structural Stability Certificate submitted by him.
3. During the course of construction and in case of any damage caused to the adjoining public utility services roads and private property, human life, etc, you shall be responsible and damage costs shall be recovered from you with all the consequences.
4. You will employ services of professionals/consultants such as Architect, Resident Engineer and the Structure Engineer who shall jointly submit certificates as required under the Building Regulations.
5. Structural strength according to design be certified by the Structural Engineer on the spot inspection of the quality of the materials.
6. In case of failure of the structure, Structural Engineer/owner shall be held responsible and penalized.
7. Consulting Architect shall be responsible for Architectural Supervision of the project in a workman like manner and shall submit necessary certificates at different stages of the construction.
8. The contractor shall be responsible and undertake construction as per approved design and specifications.
9. Proper drainage facilities shall be provided at all levels especially for the disposal of rainwater, which is likely to get accumulated in the building during excavation.
10. Adequate overhead and underground water tank and a tube well is to be provided for firefighting. Moreover, separate fire exit stairs, fire extinguishers buckets and hydrants are to be provided.
11. Space for electric sub-station/installation of transformer will be provided by you within the premises as per plan and as determined by WAPDA.
12. All the elevators/escalators installed in the building shall correspond to the international standard. Their maintenance and upkeep shall thereafter, continue to be the responsibility of the owners.
13. A ramp of 4 feet wide at gradient of 1:5 for the access of disabled persons to be provided at the entrance.
14. Space earmarked for parking of vehicles will not be converted to any other use.
15. No building or demolition works shall be undertaken unless necessary arrangements for sprinkling of water are made to prevent air pollution.

16. Necessary barriers shall be provided along the plot to prevent danger to the passerby.
17. Utility services shall not be disturbed and road shall be kept clear.
18. Proper scaffolding, shuttering, timbering shall be provided and special precautions shall be taken for safety of persons working on sloping roofs, while lowering and raising loads and while excavating basements.
19. All debris, constructions material shall be removed after completion of works.
20. The building and common utility areas shall be maintained properly.
21. You shall inform the authority as soon as any of the consultants is changed along with the details of the substitute provided. The respective work will remain suspended till the hiring of a substitute.
22. After the building is operational, you shall arrange fire drills in association with local Rescue 1122 at least once in a year.
23. You shall undertake construction strictly in accordance with plan.
24. You shall undertake the construction strictly in accordance with approved plan and excavation work will not be commenced in rainy season.
25. You shall apply for obtaining completion certification after completion of building.
26. You will ensure roof will be used for **roof top gardening**.
27. You shall comply with all other requirements of the prevailing LDA Building & Zoning Regulations.
28. Anchoring is not allowed in adjoining properties.
29. For energy efficiency, all new commercial / public buildings shall provide LED Lights for lighting.
30. You shall display on a reasonable hoarding board showing approved building and site plan visible to the general public and monitoring team of Lahore Development Authority at the construction site.
31. The builder shall be responsible for the disposal of debris/waste from construction site to the waste disposal site, as prescribed by the District Government.
32. You shall be responsible to restore/clear the area in front of his/her plot after construction.
33. You will ensure provision of **fire and safety measures** as mentioned in chapter 07 of LDA Building & Zoning Regulations 2019 and provide separate fire exist stairs, fire alarm system, first aid box, smoke masks, breathing apparatus, buckets etc. in the building and electrical wiring standard certified from the Electrical Engineer.
34. You shall provide fire safety system as per drawings approved by Civil Defence, Lahore and provide NOC Civil Defence after Completion.
35. As per clause 10.9.3 the Completion Certificate of multi-storey building will be compulsory. The building period for said plot will be **05-years**. In case of non-completion within specified time limit, fine at the rate of Rs.5000/- per day upto 01 year. After 01 year, at the rate of Rs.10,000/- and after 02 years at the rate of Rs.20,000/- till the default continues. In LDA approved scheme valid building completion period will also be required.
36. You shall provide **insurance certificate** of the building from registered Insurance Company at the time of issuance of certificate.
37. You shall provide solar energy systems at least for corridors.
38. The builders shall be responsible to display the sanctioned plan at site. You shall display information regarding Owner Name, Contractor name and Architecture name and Building plan approval at site during construction which shall be visible all the time from outside.


DIRECTOR TP-III
LDA, LAHORE

CHALLAN FORM



LAHORE DEVELOPMENT AUTHORITY
URBAN DEVELOPMENT WING
DIRECTORATE OF REVENUE

Wing: Town Planning Wing
Directorate: Town Planning - III

ABL Ref#: 202111700215461

1Bill Ref#: 100225004202111700215461

Fiscal Year: 2021

Challan #: 1700215461

File Ref: CA-3783-84-85-ICHRA

Co Code: 1000

Due Date: 19.04.2022

Date & Time: 04.04.2022 11:50:23

Please receive a sum of Rs. 1,667,110.00 in words One Million Six Hundred Sixty-Seven Thousand One Hundred Ten Rupees Only, in respect of Plot No. 3783-84-85 (41797 SFT) Block MAUZA ICHRA, code 18, of the CONTROL AREA scheme, code 053, standing in the name of;

Customer#	Name	S/O, W/O, D/O	CNIC
200069965	HAROON RAUF	MUHAMMAD RAUF AFZAL	3520275731363

C/O

Co- Sharer

Bank Detail

Account Title: Lahore Development Authority (U.D.Wing)
Bank Name: ABL (Islamic) R-I Johar Town Branch Lahore

Cr A/c Code	Title Of Account	Amount
610311	DR:Plan Submission Fee : LDA-CCH-230222-000002 (APARTMENT BUILDING)	1,667,110.00
Total		1,667,110.00

In case payment is not made by the due date, markup @ 17.50% P.A. will be charged on all such belated payments till the date of final payment.

The above charges have been calculated adhoc/provisionally and on the basis of record available/ recommendation of Directorate concerned, subject to the disclaimer on the back. The actual charges will be calculated at the time of issuing full recovery certificate and before signing the transfer deed.

**This is system generated challan form, and hence no signatures required.*

Dispatch No: 1533

Date: 4/4/2022

One Window

Tax Information

ALLIED BANK LIMITED
REF:TT22095VSGSC 05/04/2022 11:17:01
ACCS DR INST
AMT: 1,667,110.00 PKR
CHD/INST: 202111700215461
IMP ID:MAQEEB.30790
AUTH ID:IBUTT.9564

ALLIED BANK LIMITED
REF:TT22095VSGSC 05/04/2022 11:17:01
ACCS DR INST
AMT: 1,667,110.00 PKR
CHD/INST: 202111700215461
IMP ID:MAQEEB.30790
AUTH ID:IBUTT.9564

AB Ref# [202111700215461] to deposit this challan through Allied Bank's channel (Branch, Booth, ATM, Mobile App or ABL Internet Banking)
OR give above 24 Digit 1Bill Ref# [100225004202111700215461] to deposit this challan through other Bank's Mobile Banking / Internet Banking using Bill Option



**e-Khidmat Center Lahore
Development Authority
Government of the Punjab**

***LDA-
CCH-230222-000002***

Applicant ID: LDA CCH 230222 000002
CNIC No: 3-22027573736
Name: HAROON HAQI LLC
Contact No: 03214076666
Address: KHASRA NO 3/83 3/84-3785
MAUZA CHHRA TEHSIL MODEL
TOWN: AHORE
Service: CONTROLLED COMMERCIAL
HIGH RISE

Register Date: 2/23/2022

Delivery Date: 3/30/2022

Disclaimer: This ticket is valid only for e-Khidmat center Lahore Development Authority for which it is issued. In case of any issue or enquiry please contact toll free 0800-09100 or visit us at www.fc.punjab.gov.pk

CITIZEN VERIFICATION

Applicant Details



Citizen Number: 35202-7573736-3

Applicant Name: برون روف

Tracking ID:

10041515

File Reference Number:

KH. 3783, 3784 MOUZA
ICHRA

Temporary Address: مکان نمبر 7 محلہ کینڈل پک گنرک 2، لاہور

Permanent Address: مکان نمبر 7 محلہ کینڈل پک گنرک 2، لاہور

Biometric Status

Status: Verified

Disclaimer:

1. The above mentioned family members are linked in NADRA database
2. There could be other family members that may be registered but not linked to this family in NADRA database

Date of Issue: 22/12/2021



DISCLAIMER

1. This Challan is issued provisionally, on the basis of information provided by the applicant/Client Directorate, without prejudice to the information contained in the record.
2. Issuance of this Challan or deposit thereof does not necessarily entitle the applicant to claim grant of No Objection Certificate, Transfer of Ownership/allotment/bargain/exemption, sanction of building plan, issuance of a Completion Certificate or validity of the ownership/allotment/bargain/exemption/allocation/transfer of the plot-in-question, if otherwise not valid; in which case the amount paid would stand forfeited.
3. In case of discovery of any issue/problem in the payment of Government taxes including Capital Value Tax, Gain Tax etc. or Stamp Papers, the amount deposited in the head of Transfer Fee in LDA's account shall also stand forfeited.
4. Any amount once deposited is **NEITHER REFUNDABLE NOR TRANSFERABLE**.
5. In case of Bank instrument (cheque, Pay order, Demand Draft, call deposit receipt etc) the Challan must be deposited at least three days before the due date.)



467 Block D/2, Khayban-e-Firdousi Road, M.A. Johar Town, Lahore

UAN: 042-111-111-532

www.lda.gop.pk