

Serial No. 0134



## TRAFFIC ENGINEERING & TRANSPORT PLANNING AGENCY (TEPA), LDA



25-04-2022

NOC No. D(TP&amp;D)/TEPA/NOC/TE/87

Dated: \_\_\_\_\_

Mr. Haroon Rauf S/o Malik Rauf Afzal,  
R/o House No. 7, Canal Park,  
Gulberg II, Lahore.

**Subject: - NO OBJECTION CERTIFICATE (NOC) FROM TRAFFIC ENGINEERING POINT OF VIEW AND EXECUTION OF PARKING AGREEMENT FOR PROPOSED APARTMENT BUILDING AT PLOT BEARING KHASRA NO. 3783 to 3785, 25696 & 28825, CANAL PARK, MOUZA ICHRA, LAHORE**

In continuation to this office letter bearing No. D(TP&D)/TEPA/NOC/TE/66 dated 31/03/2022 on the subject matter and the application submitted by M/S Echteech Environment Consultants dated 31/03/2022 addressed to Director (TP&D), TEPA for issuance of revised NOC along with revised drawings.

2. The proposed apartment building at plot bearing Khasra No.3783 to 3785, 25696 & 28825, Canal Park, Mouza Ichra, Lahore, comprises of fourteen (14) storeys including ground floor and 02 basements. Total area of the plot is 41,797 Sft (9.28 Kanal) and open area of the plot is 20,745 Sft. The proposed apartment building has following building area and parking details:

Sr. #	Floors Description	Covered Area (SFT)	Useable Area (SFT)	Non-Useable Area (SFT)
1	Basement Floor 2	41,797	--	41,797
2	Basement Floor 1	41,797	--	41,797
3	Ground Floor	21,438	19,230	2,208
4	1 <sup>st</sup> Floor	23,160	21,641	1,519
5	2 <sup>nd</sup> Floor	22,675	21,156	1,519
6	3 <sup>rd</sup> Floor	22,675	21,156	1,519
7	4 <sup>th</sup> Floor	22,675	21,156	1,519
8	5 <sup>th</sup> Floor	22,675	21,156	1,519
9	6 <sup>th</sup> Floor	22,675	21,156	1,519
10	7 <sup>th</sup> Floor	22,675	21,156	1,519
11	8 <sup>th</sup> Floor	22,675	21,156	1,519
12	9 <sup>th</sup> Floor	23,437	21,918	1,519
13	10 <sup>th</sup> Floor	10,898	9,602	1,296
14	11 <sup>th</sup> Floor	11,837	11,654	183
<b>Total</b>		<b>333,422</b>	<b>232,470</b>	<b>100,952</b>
Parking Provisions				
Sr. #	Description of Floor	Cars	Motorcycles	
1	Basement Floor 2	92	106	
2	Basement Floor 1	92	104	
<b>Total Parking Provision</b>		<b>184</b>	<b>210</b>	

Office: 4-C, Lytton Road Lahore, Pakistan. Tel: +92-42-99212524

3. Parking provision of 184 cars and 210 motorcycles has been made which is adequate for the subject landuse of the proposed apartment building as per LDA Building and Zoning Regulations 2019. Traffic Circulation in and out of the building is satisfactory and **TEPA has No Objection from Traffic Engineering point of view**, for development of proposed apartment building. This NOC is valid for three years from the date of issuance and will not remain valid if landuse of the said property is changed from the proposed landuse.

4. The applicant/owner and/or management body shall be responsible to comply with the following conditions:

- i. Provide proper ramp(s) for easy access to the parking space as per approved building plan.
- ii. Management of the parking area by deputing parking management staff.
- iii. Ensure that at no stage; the approved parking plan is altered or used for any other purpose except parking.
- iv. Ensure the maintenance, security and operation of the parking area at their own cost.
- v. Regulate movement of the vehicles in such a manner that no vehicle is allowed to park other than the approved plan.
- vi. Provide user-friendly conditions to attract parking within the building by installing audio and digital display system at the entry and reception.
- vii. Upon completion of the building and in case of transfer of management to the elected authorized body, the Developer will inform TEPA accordingly, in writing.

5. In case of default of any of the above conditions on the part of applicant/owner and/or management body, TEPA will be empowered to proceed against the Applicant/Owner or Authorized/Elected Management Group, in accordance with the prevailing law/Rules & Regulations.

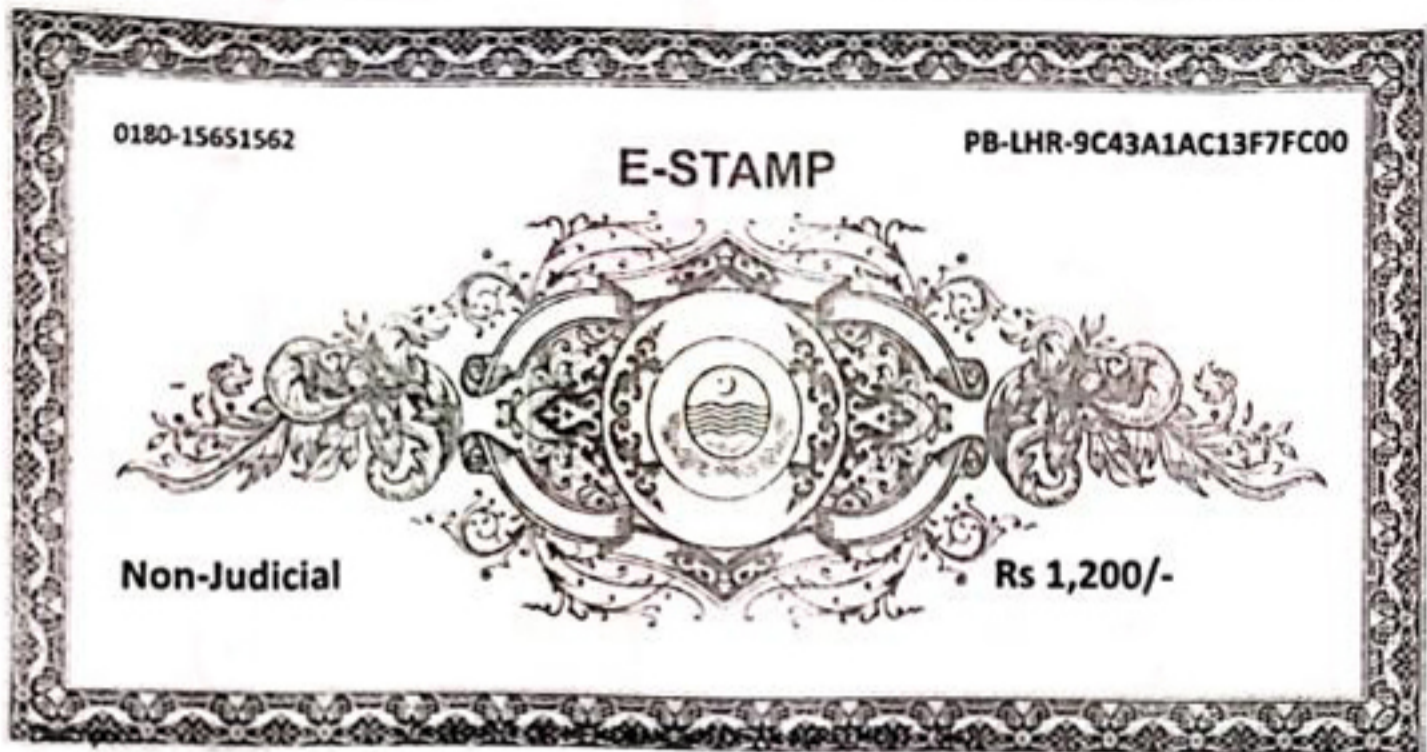
6. A copy of the Parking Agreement duly signed is enclosed herewith.

  
25/04/2022  
DIRECTOR (TRANSPORT PLANNING & DESIGN)  
TEPA, LDA

Copy forwarded for information to:-

1. The Chief Engineer, TEPA, LDA w.r.t approval granted at para 34/N of the respective file.
2. The Director Town Planning (Zone-III), Town Planning Wing, LDA, Lahore.

K625990



First Party	: Mr Haroon Rauf [35202-7573736-3]
Second Party	: TEPA LDA [35202-7573736-3]
Agent	: Ehtasham shakoor [35201-3729747-3]
Stamp Duty Paid by	: Mr Haroon Rauf [35202-7573736-3]
Issue Date	: 14-Jan-2022, 12:36:59 PM
Paid Through Challan	: 20222A409D588094
Amount in Words	: One Thousand Two Hundred Rupees Only

Please Write Below This Line

### PARKING AGREEMENT

1. This deed of agreement is executed on 19<sup>th</sup> day of April, 2022

Between

**Mr. Haroon Rauf Owner at Plot bearing khasra no.3785/28825/25696/3783/3784 Situated at Canal Park Mouza Ichra Tehsil Model Town, Lahore. (Hereinafter called the 1<sup>st</sup> party)**

And

**Lahore Development Authority, through Chief Engineer TEPA (Hereinafter called as 2<sup>nd</sup> Party)**

2. Whereas, the 1<sup>st</sup> party has submitted building plan for the construction of Apartment building on Plot bearing khasra no.3785/28825/25696/3783/3784 situated at Canal Park Mouza Ichra Tehsil Model Town Lahore, having 14 Storeys including 2 basements & Ground floor. The first party has provided parking space for **184 cars** and **210 motorcycles** as per LDA Building and Zoning Regulations; Parking Requirements.
3. Whereas, the 1<sup>st</sup> Party agrees to provide parking space for **184 cars** and **210 motorcycles** as per approved plan.
4. The 1<sup>st</sup> party also agrees to provide proper ramp(s) for easy access to the parking space as per approved building plan and abide by the following:-
  - i. 1<sup>st</sup> party, after the completion of Building will either manage the parking area by themselves or through elected management of the building.



*Handwritten signature*



**E-STAMP**  
CONTINUATION SHEET

- ii. The developer and/or management body will ensure that at no stage the approved parking plan is altered or used for any other purpose than the parking.
  - iii. The developer and/or management body shall ensure the maintenance, security and operation of the parking area at their own cost to the entire satisfaction of 2<sup>nd</sup> party.
  - iv. The developer and/or management body shall post traffic management staff to guide and regulate the movement of the vehicles so that no vehicle is parked other than the approved parking plan.
  - v. The developer and/or management will provide user-friendly condition to attract parking within the building by having audio and digital display system at the entry and reception.
  - vi. The developer and/or management body will not sell any car parking area and instead allot it to the perspective buyers/occupants of the building in proportion to their entitlement so as to fix the responsibility against issues.
  - vii. Upon the completion of the building and in case of transfer of management to the elected authorized body, the developer will inform TEPA accordingly in writing.
5. Total area of the plot is 41,797 Sft (09K- 05M- 172 Sft) and open area of plot is 20,745 Sft. Total covered area of the Apartment building is 333,422 Sft whereas usable area is 232,470 Sft and non-usable area is 100,952 Sft of the Apartment building.
6. Whereas, in case of any default of any of the above said conditions on the part of 1<sup>st</sup> party, the 2<sup>nd</sup> party shall be empowered to proceed against the 1<sup>st</sup> party or his authorized elected management group in accordance with the law; to be penalized in the shape of fines or cancellation of building plans and to take other proper action including removal of illegal construction or any other hindrance falling in parking space or any other remedy panel action available under the law.
7. The 2<sup>nd</sup> party shall impose fine against parking agreement violation as follows:
- Rs. 10, 000/-per deficient car per month.
  - Rs. 1000/-per deficient motorcycle per month.
  - The party shall be given 1<sup>st</sup> warning notice along with above mentioned fine and a period of one month for depositing of fine and clearance of violation.
  - If not compliant, the party shall be given 2<sup>nd</sup> warning notice along with double fine and period of one month for depositing of fine and clearance of violation.
  - If still not compliant, the party shall be given 3<sup>rd</sup> warning notice along with four times the fine and a period of one month for depositing of fine and clearance of violation.
  - Furthermore, the property could be sealed anytime until the depositing of fine.
  - After the expiry of third and final warning notice the case shall be referred to LDA for demolition /clearance of the violating structures.
  - The rates of fine are subject to change as approved by LDA Authority and the same would be applicable at the time of imposition of fine.
8. Whereas both the parties agree to act upon above said agreement and have put their signature on the deed in presence of two witnesses thereof:

**FIRST PARTY**

*HA Rauf*

Mr. Haroon Rauf S/o Rauf Afzal  
(CNIC #35202-7573736-3)

**SECOND PARTY**

*[Signature]*  
Chief Engineer  
TEPA, LDA

*[Signature]*

**Witnesses**

1. *Hafeezullah*  
*32301-0887187-7*
2. *SYED ZAIGHAN ABBAS*  
*34102-6889738-3*