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MULTAN DEVELOPMENT AUTHORITY
MULTAN

No. 547 / DUP / MDA

DATED 19 / 07 / 2021

To

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1. Mr. Safdar Nawaz S/o Muhammad Asghar
 2. Mr. Amir Nawaz S/o Muhammad Asghar
 3. Mr. Sikandar Nawaz S/o Muhammad Asghar
 4. Mr. Muhammad Irfan S/o Haqnawaz
 5. Mr. Muhammad Farhan S/o Haqnawaz
 6. Mr. Muhammad Adrian S/o Haqnawaz
 7. Mr. Aqeel Qaswar S/o Qaswar Hussain
 8. Mr. Adeel Ahmad S/o Qaswar Hussain
 9. Mr. Haqnawaz Bhatti S/o Muhammad Nawaz
- Residents of Basti Allah Abad, Mattital Road, Multan

Subject: **SANCTION OF PRIVATE HOUSING SCHEME "ADAMS HOUSING" SITUATED IN MOUZA JAHANGIRABAD AT MATITAL ROAD MULTAN**

Reference: -Your application received though E-Khidmat Markaz Multan vide ID FCMUL-APH-090421-000002 dated 16/07/2021

The competent Authority has been pleased to grant the sanction of your private housing scheme "**ADAMS HOUSING**" measuring an area of **480 Kanals**, situated in Mouza Jahangirabad at Mattital Road, Multan, on following khewat, Khatooni and khasra nos.:-

Mouza Jahangirabad	
Khatooni Nos.	742, 1152, 1004 to 1006, 751 to 779
Khewat Nos.	Khasra Nos.
387	15
	2, 3, 4, 5, 6, 7, 8, 9, 12, 13, 14, 15/1, 15/2, 16, 17, 18, 19/1, 22, 23, 24, 25
	22
	4, 5, 6, 7, 8/1, 8/2, 12, 13, 18min, 19/1
388	23
	2, 9/1, 10
490	3
	21/1, 21/2, , 22, 23, 24
580	23
	1/2
	1

	21, 22, 23, 24, 25
	2
	18, 19, 21, 22, 23, 24, 25
	16
	1, 2, 3, 4, 7, 8, 9, 10
	17
	1, 2, 3, 4, 5, 6/1, 6/2, 7, 8, 9, 10
	18
	6min

This Sanction of your housing scheme is being granted subject to the following conditions:-

1. You shall publish Public Notice in two Urdu and one English daily National Newspapers at your own expenses in accordance with Form-F, giving details of mortgaged plots and salient features of the sanctioned scheme.
2. No change in land use of plots will be allowed at later stage in violation of any prevailing Laws for the time being enforce.
3. The approval of designs of services such as water supply, sewerage and drainage systems and of roads shall be obtained from the agencies responsible for their approval.
4. The approval of design of Electrification System and Street Lights shall be obtained from MEPCO Multan.
5. The development works in the scheme shall be completed in accordance with the approved designs and specifications.
6. All development works of the scheme such as Road Network, Water Supply, Sewerage & Drainage System, Landscape/Horticulture, Solid Waste Management, Electricity and Street Lights, Sui Gas, Boundary Wall and Gates etc. shall be completed within three years of issuance of this sanction letter.
7. Construction of buildings shall be undertaken after approval of building plans in accordance with prevailing Building and Zoning Regulations/Bye-Laws.
8. 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.
9. Provision of horticulture and landscaping of the scheme area will be done as per submitted plans.
10. The operation and maintenance of the schemes after completion of development works shall be responsibility of the plot owners association.
11. In case of any litigation or objection regarding the land ownership, you will be responsible for the same and Multan 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.
12. The plot owners shall pay any betterment charges as and when levied by the concerned agency.

13. In case of any complaint from the plot owners, you or plot owners association shall be responsible to settle the issue.
14. You will display a copy of approved scheme plan, a copy of sanction letter and a list of mortgaged plots in your office.
15. You will abide by the terms and conditions of the Transfer Deed and Mortgage Deed.
16. No revision in layout plan and design specifications etc. to be done without the approval of concerned agency.
17. You will make arrangements to hand over the possession of the areas to Multan Development Authority as per Transfer Deed.
18. You shall get the approved scheme transferred in revenue record within six months after the sanction of the scheme and you shall be responsible to provide a copy of Tatimas and Fard Jamabandi for office record.
19. You will have to take NOC from MDA prior to advertisement in Print and Electronic Media.
20. The advertisement and publicity material shall include:-
 - i. Total area of the scheme with location plan.
 - ii. Total number of residential and commercial plots of various sizes.
 - iii. Detail of mortgaged plots.
 - iv. Period for completion of development works.
 - v. Name of the Competent Authority and Sanction letter No. and date.
 - vi. Procedure of allotment of plots through balloting or otherwise.
 - vii. Detail of plots to be sold.
21. Sale or commitment of plots over and above the total number of plots provided in the approved scheme is not allowed.
22. Sale or commitment of mortgaged plots is not allowed before their redemption.
23. Full contents of this letter shall be given in the publicity brochure prepared for the sale of plots.
24. You shall include all the general terms and conditions under these Rules in your application forms.
25. No modification in a sanctioned scheme shall be made without observing the procedure specified for the sanction of the scheme.
26. You shall display a Guide Map of the scheme at an entrance and other prominent locations in the scheme and boards at the corners of roads indicating plot numbers and name of roads.
27. You shall provide fire hydrant on main water lines in open spaces, commercial centers and at regular intervals along a road.
28. You shall plant trees on both sides of a roads and in open spaces.
29. You shall be bound to abide by the terms and conditions regarding marketing and sale of plots mentioned in Rule 21, 21 (A) and 22 of Punjab Private Housing Schemes and Land Sub Division Rules 2010.
30. You shall be bound to follow the terms and conditions regarding design and specification of all development works such as Water Supply, Sewerage and Drainage, Road Network,

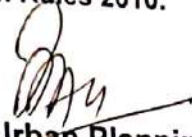
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Land Scape Plan, Solid Waste Management Plan, Electricity and Street Lights Plan and Gas Supply Plan etc. as specified in rule 23 to 33 of Punjab Private Housing Schemes and Land Sub Division Rules 2010.

31. You shall be bound to abide by the terms and conditions regarding development and monitoring of the scheme as specified in Rule 34 and 35 of Punjab Private Housing Schemes and Land Sub Division Rules 2010.

32. At any stage, if authority feels that you are not abiding the above terms and conditions, Authority may cancel the said approval and legal action as per Law can be initiated against the developer / owner.

Note: You shall have to abide by all the instructions/guidelines mentioned in the Punjab Private Housing Schemes and Land Sub Division Rules 2010.


o/c
Director Urban Planning
MDA, Multan
17/7

C.C

1. Worthy Director General MDA, Multan
2. Director Town Planning, MDA, Multan
3. In-charge E-Khidmat Markaz, Multan