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No. RDA/MP&TE/F-PHS-212/ 353 /2021
GOVERNMENT OF THE PUNJAB
RAWALPINDI DEVELOPMENT AUTHORITY
Murree Road, Liaquat Bagh
Dated the Rawalpindi, 17 /05/2021

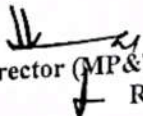
To
Mr. Muhammad Ishtiaq,
Director, M/s Airport Green Garden (Pvt) Ltd.
Office plot No. 24 Raja Haq Nawaz Plaza,
Ground Floor, G-11 Markez, Islamabad.

Subject: **SANCTION OF SCHEME TITLED "AIRPORT GREEN GARDEN" PROJECT OF M/S AIRPORT GREEN GARDEN (PVT) LTD. MOUZA BAJNIAL, TEHSIL & DISTRICT RAWALPINDI.**

The scheme plan submitted by you for an area measuring 4083.01 Kanal in mouza Bajnial Tehsil & District Rawalpindi has been sanctioned by Rawalpindi Development Authority. 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 of 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 in the scheme shall be completed in accordance with the approved designs and specifications.
 5. All development works shall be completed within a period of five 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 Building and 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 schemes after completion of development works shall be responsibility of the plot owners association.
 10. In case of any litigation or objection regarding the land ownership, you will be responsible for the same and Rawalpindi 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.
 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, a copy of sanction letter and a list of mortgaged plots in your office.
 14. You will abide the terms & conditions of the transfer deed and mortgage deed / performance agreement and bank Guarantee.
 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 Rawalpindi Development Authority as per Transfer Deed.
 17. You shall get the approved scheme transferred in revenue record within six months after the sanction of the scheme
- The advertisement and publicity material shall include:
- i. Total area of scheme with location plan;

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- ii. Aggregate of residential and commercial plots;
 - iii. Detail of mortgaged plots;
 - iv. Period for completion of development works;
 - v. Name of Competent Authority and sanction number;
 - vi. Procedure for allotment of plots through balloting or otherwise; and
 - vii. Detail of plots to be sold.
19. Sale or commitment of plots over and above the total number of plots provided in the approved scheme is not allowed.
20. Sale or 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 shall include all the general terms and conditions under these Rules in your application forms.
23. In addition to above, you shall also be follow the following:
- i. You shall engage the qualified Public Health & Structural Engineer, who shall be the member of Pakistan Engineering Council, Islamabad.
 - ii. Street lights must be connected to the alternate source or / and necessary measure for the conservation of energy be adopted i.e installation of LED lights.
 - iii. Approved layout plan must be mentioned in the advertisement.
 - iv. Procedure of Disposal of area reserved for low income group shall be followed as per Punjab Private Housing Scheme & Land Sub-division Rules 2010 and any other instructions issued by the Government from time to time.
24. You shall include the following in application form for allotment of a property that:
- i. allotted property number shall not be changed without the consent of an allottee;
 - ii. a developer shall ensure that an allottee becomes member of a resident association and is bound to pay management and maintenance charges on regular basis;
 - iii. allotment of a property shall not be cancelled without reason and intimation to an allottee through registered post;
 - iv. date of handing over possession of the property shall be indicated;
 - v. notwithstanding anything in the contract, in case of delayed handing over of possession of the plot / property beyond the stipulated date, the developer shall be liable to pay an amount equivalent to two percent per month of the amount paid by the allottee.
 - vi. in case the cancellation of property is due to the non-payment of installment of price of property, one opportunity for making required payment shall be given to an allottee;
 - vii. in case of non-payment of development charges, two opportunities for making required payment shall be given to an allottee; and
 - viii. in case of cancellation due to default of the purchaser, ten percent price of a property shall be deducted and balance amount to be refunded within six months.
 - ix. development charges per plot shall be clearly defined in the terms and conditions and shall not be increased without written permission of a Rawalpindi Development Authority as the case may be,.


 Director (MP&TE)
 RDA

No. & Date Even.
Copy to:

1. The Director (LD&EM), RDA.
2. The Director (LU&BC), RDA.
3. PS to DG, RDA
4. Office file.