



LAHORE DEVELOPMENT AUTHORITY

TOWN PLANNING WING

NO.LDA/TP/ 200

DATED 8/1/2016

To

Orbit Housing
Khasra No. 5313 to 5321, 5326 to 5390 etc
Mouza Chung Tehsil Raiwind, Lahore

Subject:

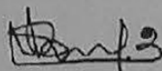
SANCTIONED/RELEASED FOR APARTMENT BUILDING PLAN (BASEMENT) OF PLOT BEARING KHASRA NO.5313 TO 5321, 5326 TO 5390, 5403 TO 5432, 3488, 3489, 3483, 3487, 3481, 3482, 3485, 8070/3486, 3495, 8071/3486, 3490, 3491, 3497, 3484, 3524, 3525 & 3514, MOUZA CHUNG, TEHSIL RAIWIND DISTRICT, LAHORE

Reference your application No.2241238 dated 26.12.2015 on the subject cited above.

It is to inform you that the apartment building plan of basement (Block-1- Basement-1, Block-2- Basement-1+1=2, Block-3- Basement-1+1=2, Block-4 Basement-1+1=2, Block-5 Basement- 1 + site office) of above mentioned plot has been sanctioned/released on the following conditions :-

1. 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.
2. The construction will be commenced after the approval of structure design/drawings as required under the Building Regulations.
3. Responsibility regarding structural stability would lie with you as per provided Affidavit and your Structure Engineer as per Structural Stability Certificate submitted by him.
4. 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.
5. 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.
6. Structural strength according to design be certified by the Structural Engineer on the spot inspection of the quality of the materials.
7. In case of failure of the structure, Structural Engineer/owner shall be held responsible and penalized.
8. 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.
9. The contractor shall be responsible and undertake construction as per approved design and specifications.
10. Plans for firefighting will be got vetted and approved from Director General, Civil Defense and a copy of it shall be submitted to Lahore Development Authority.
11. 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.
12. Adequate overhead and underground water tank and a tube well is to be provided for fire fighting. Moreover, separate fire exit stairs, fire extinguishers buckets and hydrants are to be provided.
13. Space for electric sub-station/installation of transformer will be provided by you within the premises as per plan and as determined by WAPDA.
14. Sewerage connection with sewerage system will be made at specified manhole and shall be got approved from WASA or concerned agency.

15. Collection tank of adequate capacity to intercept flow of sewage from the building before its disposal to WASA manhole, shall be got approved from WASA or concerned agency.
16. 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.
17. A ramp of 6 feet wide at gradient of 1 : 5 for the access of disabled persons to be provided at the entrance.
18. Space earmarked for parking of vehicles will not be converted to any other use.
19. No building or demolition works shall be undertake unless necessary arrangements for sprinkling of water are made to prevent air pollution.
20. Necessary barriers shall be provided along the plot to prevent danger to the passerby.
21. Utility services shall not be disturbed and road shall be kept clear.
22. 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.
23. All workers to be insured.
24. All debris, constructions material shall be removed after completion of works.
25. The building and common utility areas shall be maintained properly.
26. You shall inform the authority as soon as any of the consultants is changed alongwith the details of the substitute provided. The respective work will remain suspended till the hiring of a substitute.
27. After the building is operational, you shall arrange fire drills in association with local Rescue 1122 at least once in a year.
28. You shall comply with all other requirements of the Building Regulations.
29. You shall undertake the construction strictly in accordance with approved plan.
30. You shall comply with all other requirements of the Building Regulations.
31. You shall submit TIA Report/NOC from TEPA, LDA prior to release of further plan and undertake construction strictly in accordance with approval plan.
32. No person/owner/Building shall allow to sell/rent out the building or occupy the building without provision of all fire & safety equipments as provided in clause 6.4 & 6.5 of LDA Building & Zoning Regulation 2008.
33. You shall apply for obtaining of completion certificate after completion of building.
34. You will ensure fire resistance, fire precautions and emergency exit provisions as laid down in the regulation-6.4 & 6.5 of chapter-6 of the LDA Building & Zoning Regulation-2007.
35. For energy efficiency, all new commercial buildings shall provide LED lights for lighting.
36. In all new commercial buildings shall provide solar energy systems at least for corridors.




DIRECTOR TOWN PLANNING,
LDA, LAHORE.

NO.LDA/TP/

DATED.

Copy to ADTP concerned for periodical visit and report


DIRECTOR TOWN PLANNING,
LDA, LAHORE.