



LAHORE DEVELOPMENT AUTHORITY
TOWN PLANNING WING
NO. LDA / TP (ZONE-III)/ 4074
DATED: 28/6/2021

To

M/S Sitara Heights Pvt Ltd

Thr Muhammad Afzal
Plot No. 62, Block D-I,
Gulberg-III, Lahore

Subject: **SANCTION/RELEASE OF REBUILT PLAN FOR COMMERCIAL BUILDING (SITARA SERENE TOWERS) AT PLOT NO. 62, BLOCK D-I, GULBERG-III, LAHORE**

Reference your application received through OWC Vide One Window No. 2899465 dated 24.06.2021 on the subject cited above.

It is to inform you that the Rebuilt Commercial Building plans comprising **03- Basement up-to Plinth level** of above cited plot are hereby sanctioned / released on the following terms and 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 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.


28.5.21
DIRECTOR TOWN PLANNING (ZONE-III)
LDA, LAHORE

CC:

Copy to ADTP concerned for periodical visit and report.