



MULTAN DEVELOPMENT AUTHORITY
MULTAN

4/1

No 2027 /DUP/MDA

DATED 24/06/2019

To

✓ The President,
MDA Offices Cooperative Housing Society,
M.A. Jinnah Road, Multan.

(10)

Subject: PROVISIONAL FINAL APPROVAL OF MDA OFFICERS
COOPERATIVE HOUSING SOCIETY LTD SITUATED IN MOUZA
DURRANA LANGANA AT M.A. JINNAH ROAD, MULTAN

The Competent Authority i.e., Director General MDA has been pleased to grant Provisional Final Approval of Private Housing Scheme "MDA Officers Cooperative Housing Society Ltd. Multan" measuring an area of 937 Kanal 15 Marla and 06 Sq.Yds situated in Mouza Durrana Langana at M. A. Jinnah Road Multan comprising of following Khewat, Khatooni and Khasra Nos.:-

Location	Land Address	
Mouza Durrana Langana at M.A. Jinnah Road, Multan	Khewat Nos.	97/91, 119/113,
	Khatooni Nos.	352 to 353, 425 to 427,
	Rectangle Nos.	Khasra Nos.
	172	24, 25
	176	4 to 7, 14 to 18, 23, 24, 25
	177	11/2, 16, 17, 18, 23, 24, 25
	178	21/2
	209	11, 12, 19, 20,21,22, 23/2
	210	1, 2/2, 6/4, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20/4, 22, 23, 24, 25
	211	1 to 20, 21min, 22min, 23, 24, 25
	212	3 to 8, 13, 14, 15, 16, 17, 18, 23, 24, 25
	216	3 to 8
	217	1min, 10min
	218	5min, 6min, 12, 13, 14, 15, 16, 17, 18, 19min, 23min, 24, 25
219	1, 2, 3/2, 9, 10, 11/2, 20/2, 21min	

This Provisional Final Approval of the subject housing scheme is subject to the following conditions:-

(11)

1. As per your undertaking submitted on 21-06-2019, you will abide by the decision of the Governing Body of MDA regarding Final Approval / Sanction Fee and Formal Final Approval Letter of the said housing society will be issued subject to the final decision by the Governing Body of MDA which shall be binding on the President of subject housing society.
2. No change in land use of plots will be allowed later stage in violation of any prevailing laws for the time being enforce.
3. Construction of buildings shall be undertaken after approval of building plans in accordance with prevailing Building and Zoning Regulations/Bye-Laws.
4. 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.
5. Provision of horticulture and landscaping of the scheme area will be done as per approved plans.
6. In case of any litigation or objection regarding the land ownership, society will be responsible for the same and Multan Development Authority shall not be a party in this issue. Society will be responsible to settle any dispute about ownership of land if arises at any stage.
7. The plot owners shall pay any betterment charges as and when levied by the concerned agency.
8. In case of any complaint from the plot owners, Society or plot owners association shall be responsible to settle the issue.
9. You will display a copy of approved scheme plan and a copy of Final Approval Letter in your office.
10. You will abide by the terms and conditions of the Transfer Deed.
11. No revision in layout plan and design specifications etc. to be done without the approval of concerned agency.
12. You will make arrangements to hand over the possession of the areas to Multan Development Authority as per Transfer Deed.
13. You shall get the approved scheme transferred in revenue record within six months after Final Approval of the scheme and you shall be responsible to provide a copy of Tatimas and Fard Jamabandi for office record.
14. Sale or commitment of plots over and above the total number of plots provided in the approved scheme is not allowed.
15. You shall display a Guide Map of the scheme at an entrance and other prominent locations in a scheme and boards at the corners of roads indicating plot numbers and name of roads.
16. You shall provide fire hydrant on main water lines in open spaces, commercial centres and at regular intervals along a road.

17. You shall plant trees on both sides of a road and in open spaces.
18. The operation and maintenance of the completed development works of the schemes shall be responsibility of the society as per undertaking dated 24-02-2018 which is reproduced below:-

(12)

- i. The Society shall maintain Roads/Road Drainage, footpaths, medians, kerb stones, road berms etc of the subject housing scheme in good condition from its own resources.
 - ii. The Society shall maintain Sewerage and Water Supply system including Sewer & Water Supply lines, Tube Wells/Over Head Reservoirs, all types of pumping machinery & electric installation etc of the subject housing scheme in good condition from its own resources and charges of WASA (MDA) Multan will be paid by the Society as per prescribed tariff.
 - iii. The Society shall maintain Parks, Open Spaces, Green Belts, Road Side Plantations including all types of Horticulture / Landscape items such as trees/plants, turfing, children play items and other miscellaneous items of the subject housing scheme in good condition from its own resources.
 - iv. The Society shall maintain Solid Waste Management System Including collection and disposal of solid waste of the subject housing scheme in a safe and hygienic method.
 - v. The External Electrification System of the subject housing scheme has already been handed over to MEPCO Bosan Road Operation sub Division, Multan for operation and maintenance. However, the Society undertakes to have a close liaison with the said MEPCO Operation Sub Division for repair, maintenance and replacement of transformers and other components of External Electrification system of the subject housing scheme in good working from its own resources:
 - vi. The Natural Gas Network of the subject housing scheme is being operated and maintained by Sui Northern Gas Pipelines Ltd. Multan. However, the Society undertakes to ensure replacement or upgrading of any component of Gas Network for proper operation of Gas system of the subject housing scheme with the coordination of SNGPL from its own resources.
 - vii. The Society of the subject housing scheme has been entrusted to a security company and a team of licensed security guards has been deployed to meet with the security requirement of the scheme. The society undertakes to continue these arrangements in future from its own resources.
 - viii. The operation and maintenance of street lights of the subject housing scheme is being done by the Society from its own resources. The Society undertakes to continue this arrangement including replacement of the street lights where required from its own resources in future as well.
19. The management of the society shall also be responsible to reconcile the Sanitation and Aquifer charges with Revenue Directorate of WASA Multan and payment should be made as per schedule agreed between the society and WASA

Multan. The management of the society shall pay Sanitation and Aquifer charges to WASA Multan in future on monthly basis according to the approval tariff.

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If you agree to the terms and conditions mentioned above, you shall immediately submit an undertaking that you will be bound to comply with all the terms and conditions mentioned in the Provisional Final Approval Letter. The Provisional Final Approval Letter will only be valid subject to submission of above said undertaking.

Note: You shall have to abide by all the instructions/guidelines mentioned in the MDA Housing Schemes Regulations 1981.


Director Urban Planning
MDA, Multan

CC:

1. PS to DG, MDA for kind information of Worthy Director General, MDA.
2. PS to ADG, MDA for information of Additional Director General, MDA.
3. Director Town Planning MDA for information and further necessary action please.