

OFFICE OF THE DISTRICT COUNCIL RAWALPINDI

Ref No. 675/S/DOP

Date: 24-03-2025

Name: ماہق مصطفیٰ خان ولد ذوالقاسم مصطفیٰ

Mailing Address: مکان نمبر 412 اے جی نمبر 34 ٹیکر ایبٹ آباد ٹی اے اے اسلام آباد

SUBJECT: SANCTION OF BUILDING PLAN FOR THE CONSTRUCTION OF AGRICULTURAL/RESIDENTIAL/ COMMERCIAL/INDUSTRIAL/ OTHERS SITUATED IN MOUZA/ROAD/SOCIETY ٹی اے اے RAWALPINDI.

Reference to your Building File # **276/DC** Submitted on **09-01-2024** for Construction of پلانرمنٹ بلڈنگ Building situated at پلاٹ نمبر 11، ایم آر 17 جی ٹیکر ایبٹ آباد ٹی اے اے having area of plot **9-11-0** -(K-M-Sft) comprising Total Covered area **735121** SFT on deposition of Fee Rs. **13352500** has been approved with Following Conditions:

- That the sanctioned plan issued vide drawing No **276/DC** dated **09-01-2024** should be adhered to in every respect.
- That the sanction granted remains valid for a period of one year from the date of its sanction.
- That neither any change in the land use nor sub division is permissible except with prior approval of the District Council in accordance with building bye-laws/Rules.
- The sanction plan does not establish your ownership rights for the aforesaid property and it cannot be produced in any court or at any forum as proof of ownership.
- That intimation regarding completion of the building shall be given in writing to the Do (planning) District council Rawalpindi within 30 days from that or completion of the building . Building shall only be occupied after the completion certificate has been issued.
- That the owner will be responsible for structure stability / safety, In case of any mishap caused due to failure of structure or substandard material during and after construction at any stage resulting in any loss of life and property the owner and his architect/Structure Engineer shall be personally responsible District Council Rawalpindi and its officers and officials shall not be responsible for any loss of life and property.
- That during digging of the site, there will be not damage to the adjoining building. In case any damage is Caused to the adjoining properties, the owner will have to pay the damage to the satisfaction of the affected owner. District Council Rawalpindi will not bear any loss in this regard.
- That the privacy of the adjoining buildings will not be disturbed and it should be safeguarded.
- That no opening of windows, doors and drains should be provided due to which, the neighbours will be affected.
- That the proper drainage facility shall be provided at all levels: waste water, septic tank and soakage pit/well shall also be provided with the main underground sewerage system.
- That in case of rechecking or post audit at any later stage if any amount/dues in respect of this approved/sanctioned plan is found recoverable, the owner shall be liable to deposit the same within the stipulated period.
- If the Site Falls within an illegal Society/Scheme or Against the approved LOP of Society this sanction deemed to be cancelled automatically.
- That the sanction of plan is liable to be cancelled at any stage in case of violation of any above mentioned conditions, change in land use, increase in area of the plot, submission of wrong information/fake documents and disputed.
- Ownership by the owner or his representative owner will ensure provision of emergency door/window/staircase, evacuation plan at each floor and all other fire fighting equipment as per Rescue 1122 standard otherwise he/they will be held responsible in case of fire and loss of property/life.
- Waste treatment and disposal work will be earned out in accordance with instructions of Public health and Environment Department.
- Developer will be bound to ensure compliance of requirements Of other Provincial/Federal Departments at any stage if applicable.
- You will provide electric load through solar system @ 10-KVA per kanal.


District Officer (Planning)
District Council Rawalpindi