TOWN PLANNING DIRECTORATE
GUJRANWALA DEVELOPMENT AUTHORITY
TRUST PLAZA, G.T. ROAD, GUJRANWALA, Ph. # 055-9201014

No. GDA/D(TP)/ 326 Dated: 16/10/2026

To

Mr. Ahmad Waqas Aujla (Director),
M/s Aujla & Associates, Town Developers (Pvt) Ltd. (Developer/Owner)
Address: Plot No.1, Main Palm Commercial, Royal Palm City, Gujranwala

Subject: **SANCTION OF ROYAL PALM CITY (PHASE-II) HOUSING SCHEME, FOR AN AREA MEASURING 1588-KANAL,14-MARLA,218-SFT, FALLING IN MOUZAS THATHA PANJATTA, MUSA PUR & MEHLOWALA, TEHSIL SADDAR, DISTRICT GUJRANWALA**

This is in reference to your application, received vide ID **No. FCGRW-APH-170725-000004** on 17-07-2025 through E-Khidmat Markaz, Gujranwala, for approval of subject housing scheme.

The housing scheme layout plan submitted by you for an area measuring **1588-Kanal, 14-Marla, 218-Sft in Mouza Thatha Panjatta, Musa Pur & Mehlowala, Tehsil Saddar, District Gujranwala**, has been sanctioned by Gujranwala Development Authority, Gujranwala, under rule-26 & 27 of the Punjab Development Authorities Private Housing Schemes Rules, 2021 (Amended 2026).

This sanction of the housing 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 roads shall be obtained from the agencies responsible for its approval.
3. The approval of design of electrification and streetlights shall be obtained from the agency designated for it.
4. The development works in the Housing Scheme shall be completed in-accordance with the approved designs and specifications.
5. All development works shall be completed within a period of **five (05)** 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 & 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 Housing Scheme area will be done as per approved plans.
9. The operation and maintenance of the housing scheme after completion of development works shall be responsibility of the sponsor or plot owners' association.
10. In case of any litigation or objection regarding the land ownership, you will be responsible for the same and Gujranwala Development Authority, Gujranwala 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.

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11. You or 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 layout plan, a copy of sanction letter and a list of mortgaged plots in your office.
14. You will abide by the terms and conditions of the Transfer Deed and Mortgage Deed / Performance Agreement and Bank Guarantee.
15. No revision in the 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 Gujranwala Development Authority, Gujranwala as per Transfer Deed.
17. The advertisement and publicity material shall include:
    i. NOC from the Development Authority.
    ii. Total area and location.
    iii. Total number of residential and commercial plots of various sizes.
    iv. Detail of mortgaged plots.
    v. Period for completion of development works.
    vi. Method of allocation of plot numbers.
    vii. Other details
18. Sale or commitment of plots over and above the total number of plots provided in the approved scheme layout plan is not allowed.
19. Sale or commitment of mortgaged plots is not allowed before their redemption.
20. Full contents of this letter shall be given in the publicity brochure prepared for the sale of plots.
21. You shall include all the general terms and conditions under the Punjab Development Authorities Private Housing Schemes Rules 2021 (Amended 2026) in your application forms.
22. You will execute a registered agreement with the allottee at the time of booking of plot / constructed house which shall include the Terms and Conditions as laid down under rule-47(2) of Punjab Development Authorities Private Housing Schemes Rules, 2021 (Amended 2026), in addition to any other Terms and Conditions and on full payment shall execute the Sale Deed in favor of the purchaser.

Director (Town Planning)
Gujranwala Development Authority
Gujranwala

(Royal Palm City (Phase-II) Housing Scheme)
Even No. GDA/D(TP)/ 326 Dated: 16/10/2026

Copy for information to the:

1. Staff Officer to the Director General, GDA, Gujranwala.
2. Manager E-Khidmat Markaz Gujranwala for information and necessary action please.

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