

To

Mr. Adeel Aamir,
Director,
Minar Housing City Sheikhpura,
Next to Hiran Minar Park, Ranikay Road Sheikhpura City.

Memo: No.DG-PHATA/W-I/PHS/45/2026/ 860
Dated: 07.07.2026.

Subject: - **ISSUANCE OF THE SANCTION LETTER (FORM-F) MINAR HOUSING CITY AT MOUZA RAKH HIRAN MINAR RANIKAY ROAD TEHSIL & DISTRICT SHEIKHPURA.**

Ref: Director PHATA Region, Lahore Memo: No.11-33/DB/Minar Housing City/74, dated 11.05.2026, on the Subject noted above.

The housing scheme plan submitted by you for an area measuring **100-Kanals & 18-Marla** at Mouza Rakh Hiran Minar Ranikay Road Tehsil & District Sheikhpura has been approved by Governing Body of PHATA in its **90th** meeting held on 24.11.2022. Upon fulfillment of all codal formalities and on the recommendations of Director, PHATA Region, Lahore, scheme has been sanctioned.

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 enforce.
2. The approval of designs of trunk services such as water supply, sewerage and drainage systems and of roads shall be obtained from the agencies responsible for its approval.
3. The approval of design of electrification and street lights 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 5 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 and 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 shall 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 owner's association.
10. In case of any litigation or objection regarding the land ownership, you will be responsible for the same and Punjab Housing & Town Planning Agency 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.

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 owner's association shall be responsible to settle the issue.
13. You will display a copy of approved housing scheme 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 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 Punjab Housing & Town Planning Agency as per Transfer Deed.
17. You will construct the houses/apartments on the land reserved for Affordable Housing Scheme within the stipulated time
18. The advertisement and publicity material shall include:
 - i) NOC from Punjab Housing & Town Planning Agency;
 - ii) Total area and location;
 - iii) Total number of residential and commercial plots of various sizes;
 - iv) Detail of mortgaged plots.
 - v) Details of plots reserved for APHS
 - vi) Period for completion of development works.
 - vii) Method of allocation of plot numbers
 - viii) Other details
19. Sale or commitment of plots over and above the total number of plots provided in the approved housing scheme is not allowed.
20. Sale or commitment of mortgaged plots is not allowed before their redemption.
21. Full contents of this letter shall be given in the publicity brochure prepared for the sale of plots.
22. Deputy Director, PHATA Sub Region, Sheikhpura will ensure that development is in accordance with the approved layout plan of the scheme and there is no deviation from the sanctioned housing scheme plan.
23. You shall include all the general terms and conditions under the Punjab Housing & Town Planning Agency Private Housing Schemes Rules Punjab Housing & Town Planning Agency in your application forms.
24. You will get the NOC from Environmental Protection Agency within 6 months of the days of issuance of this Sanction Letter.
25. All building plan will be approved by the Deputy Director, PHATA Sub Region, Sheikhpura as per prevailing PHATA Building & Zoning Regulations.
26. You shall remain liable to pay any pending or outstanding dues, charges, fees, or other liabilities that may arise at any time in the future.
27. You will execute a registered agreement with the allottee at the time of booking of plot / constructed house which shall include the following in addition to any other Terms and Conditions and on full payment shall execute the Sale Deed in favour of the purchaser:

- (a) In case of sale/transfer of property by the allottee to another party allottee shall conform to conditions prescribed by the sponsor including payment of transfer charges in the agreement;
- (b) The number of the allotted property shall not be changed without prior consent, in writing, of the allottee;
- (c) Allottee will become member of a resident association and will be bound to pay management and maintenance charges on regular basis;
- (d) Allotment of a property shall not be cancelled without prior notice of at least 15 days, sent to the allottee through registered post indicating the reasons for such cancellation;
- (e) The date of handing over possession of the property shall be indicated in the agreement;
- (f) Notwithstanding anything in the contract, in case of delayed handing over of possession of the plot or property beyond the stipulated date, the sponsor shall be liable to pay an amount stipulated in the agreement;
- (g) In case the cancellation of property is due to the non-payment of installments of the price of property or development charges, the sponsor shall give a fifteen days' notice to the allottee before cancellation;
- (h) In case of cancellation due to default of the allottee, ten percent of the price of the property shall be deducted and the balance amount shall be refunded within six months of cancellation;
- (i) On payment of full installments, the sponsor shall facilitate in execution the sale deed in favour of the allottee.
- (j) The sponsor shall submit to the Agency a copy of every booking agreement duly registered.
- (k) All information regarding allotment and sale of plots shall be provided periodically by the sponsor to the Agency and, if so, required by the Agency, the updated information shall be published on the website of the sponsor and the Agency.

S. 2.1/m
**DIRECTOR GENERAL,
 PHATA**

C.C.

1. Chief Engineer, PHATA HQs.
2. Director (SP), PHATA HQs.
3. Director, PHATA Region, Lahore.
4. Deputy Director (TP), PHATA Region, Lahore.
5. Deputy Director, PHATA Sub Region, Sheikhpura.

[Signature]
**DEPUTY DIRECTOR (TP)
 FOR DIRECTOR GENERAL
 PHATA**