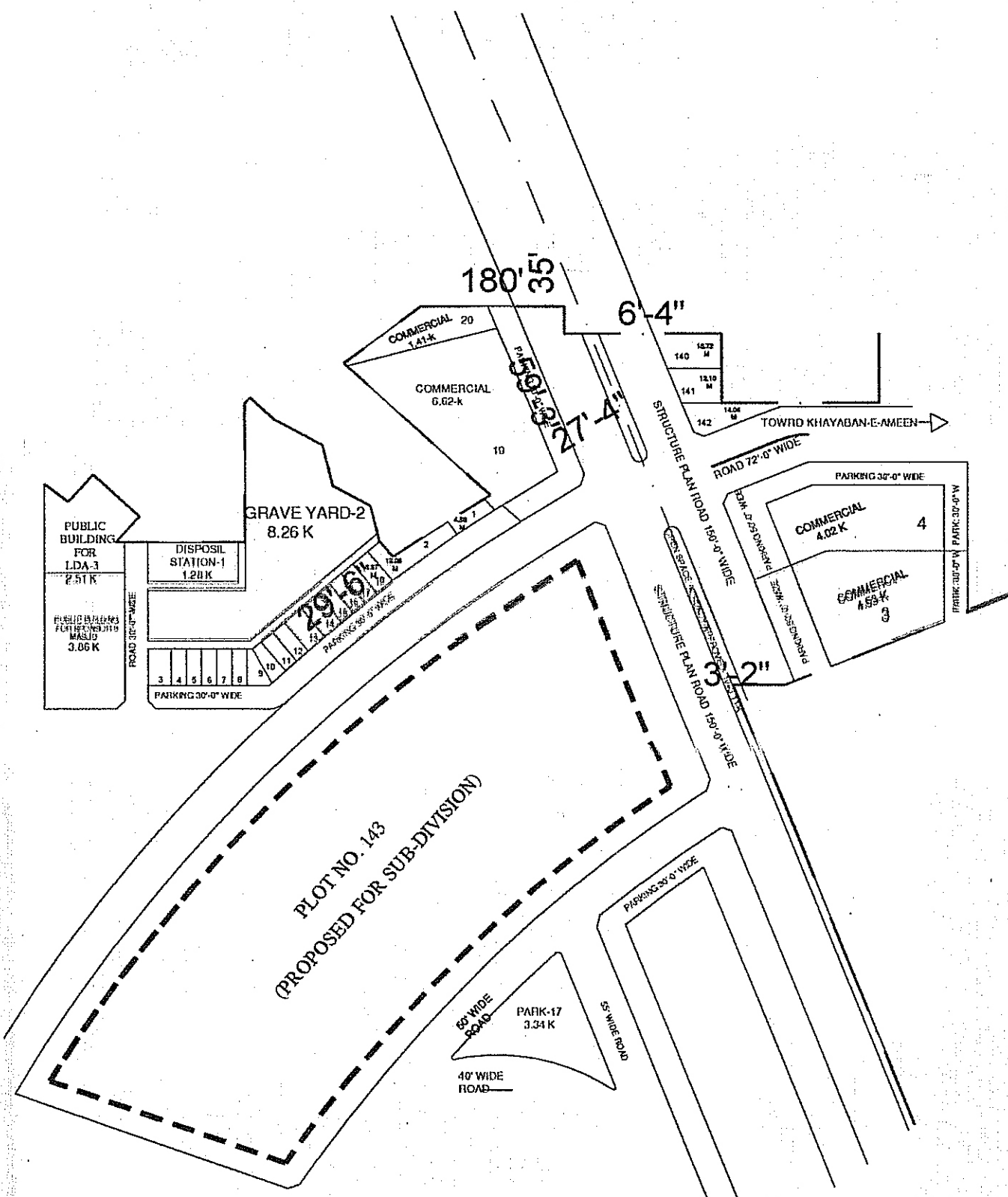
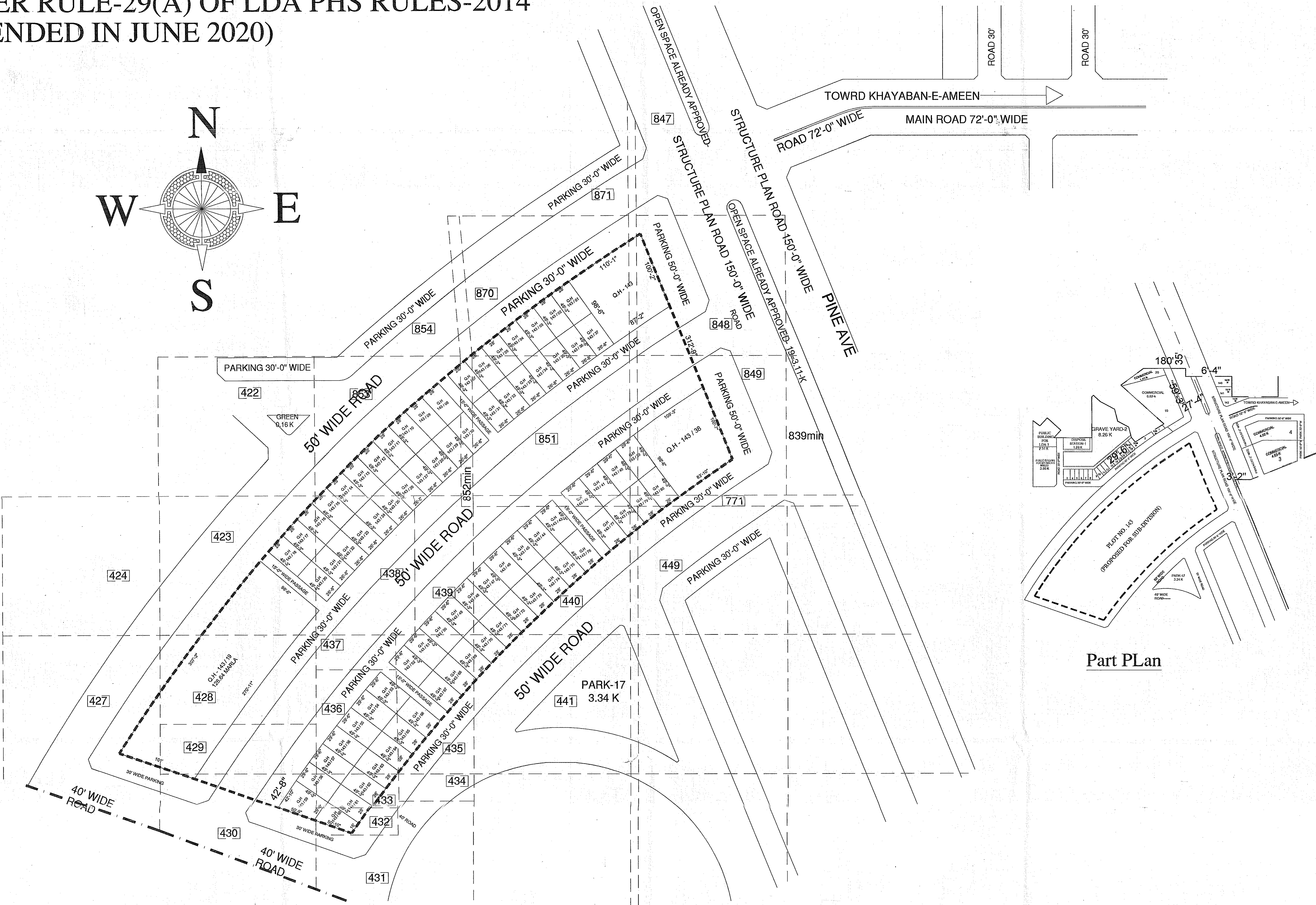
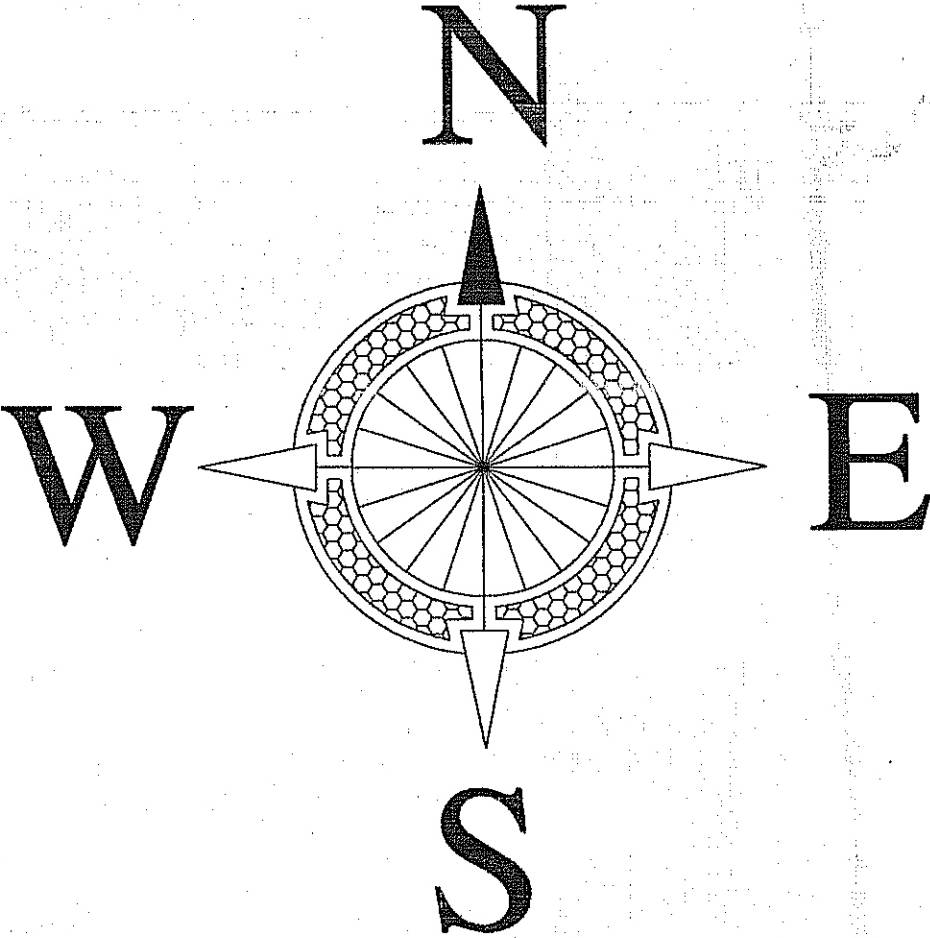


SUB DIVISION OF PLOT NO.143
UNDER RULE-29(A) OF LDA PHS RULES-2014
(AMENDED IN JUNE 2020)



Part Plan

DETAIL OF SUB-DIVISION		
1 - TOTAL AREA OF SITE	= 56.03 K	
2 - AREA UNDER ROAD AND PARKING	= 21.41 K	
3 - AREA UNDER COMMERCIAL PLOTS	= 34.62 K	
4 - DETAIL OF RESULTANT PLOTS		
PLOT STATEMENT		
PLOT NO.	QTY	AREA (MARLA)
143	1	43.18
143/1 TO 143/18	18	6.06 x 18 = 109.08
143/19	1	126.64
143/20 TO 143/37	18	5.91 x 18 = 106.38
143/38	1	42.27
143/39 TO 143/58	20	6.39 x 20 = 127.80
143/59	1	7.89
143/60	1	4.96
143/61 TO 143/80	20	6.21 x 20 = 124.20
TOTAL	81	692.40 (34.62 K)

TOWN PLANNER

[Signature]

0304-4892391

OWNER
ZIA ALTAF
DIRECTOR
EDEN HOUSING LTD.

OWNER
ZIA ALTAF
DIRECTOR
EDEN CONSTRUCTION (PVT) LTD.

CONSULTANTS

ARCHITECTURAL WORKSHOP
EDEN TOWERS, 82 E / I GULBERG, LAHORE.

CIR. H. DM

ASSISTANT DIRECTOR MP

DEPUTY DIRECTOR MP

DIRECTOR METROPOLITAN PLANNER

CHIEF METROPOLITAN PLANNER

DIRECTOR GENERAL

1045
OK

OWO: No: 3100171

+

OWO: No: 3089776

LAHORE DEVELOPMENT AUTHORITY
CMP WINGDIRECTORATE OF ENGINEERING PRIVATE
HOUSING SCHEMES

No. D (ENGG)/PHS/LDA/34/2

Dated:- 19-05-2023

To,

The DMP (M&E),
LDA, Lahore.

Subject:

APPROVAL OF SERVICES DESIGNS OF ROADS AND STORM WATER DRAINAGE SYSTEM FOR REVISED LAYOUT PLAN OF AMALGAMATED SCHEMES (EDENABAD, EDENABAD EXTENSION, EDENABAD EXTENSION-I (A+B), MOUZA HALLOKI & JANJATEY LAHORE.

Ref:

Amended Services design Vide OWO No. 3082379 dated 09.03.2023 through DMP-III letter no.LDA/DMP (M&E)/3185 dated 06.04.2023 received in the office of Director Engineering (PHS), Vide Diary No. 6533 dated 13.04.2023.

It is to inform you that the approval of design for roads and storm water drainage system of Revised layout plan of Amalgamated Housing Scheme (Edenabad, Edenabad Ext, Edenabad Ext-I (A+B), for an area of 1453.15 Kanals is made on the basis of design report enumerating the design criteria, specifications and drawings submitted by the sponsor. Receipt of design vetting charges submitted into the LDA account of amount Rs.808, 715/- vide voucher no.1700273485, deposited on: 08.05.2023 which is duly verified by the Revenue Directorate LDA vide diary no.3346 on 18.05.2023.

ROAD WORK:

The structural / geometric components of the pavements of roads are as under:

Sr. No.	Description	Design Approved
1.	Roads in Edenabad Housing scheme	Already approved vide letter no. DD(HQ)TEPA/9(99) LDA/124 dated 26.7.2008
2.	Roads in Edenabad Extension	Already approved vide letter no. DD(T.E-II)9(106)/TEPA/LDA/131 dated 29.10.2008
Roads in Additional / Revised Area		
3.	<u>Main Road 150 Feet Wide (ROW)</u> i. Metalled Width ii. AWC (Plant Premixed bitumen carpet) iii. ABC (Asphaltic Base course) iv. WBM Base Course v. Sub-Base Course vi. Footpath <u>b).Service Road</u> i. Metalled Width ii. AWC (Plant Premixed bitumen carpet) iii. ABC (Asphaltic Base course) iv. WBM Base Course v. Sub-Base Course	2 x 36' (Thirty Six feet) 2" (Two Inches) 2" (Two Inches) 8" (Eight inches) 8" (Eight inches) 2 x 5 feet 2 x 12' (Twelve feet) 2" (Two Inches) 2" (Two Inches) 8" (Eight inches) 8" (Eight inches)
4.	<u>Main Road 100 Feet Wide (ROW)</u> i. Metalled Width ii. AWC (Plant Premixed bitumen carpet) iii. ABC (Asphaltic Base course) * iv. WBM Base Course v. Sub-Base Course vi. Footpath <u>b).Service Road</u> i. Metalled Width ii. AWC (Plant Premixed bitumen carpet) iii. ABC (Asphaltic Base course) iv. WBM Base Course v. Sub-Base Course	2 x 24' (Twenty Four feet) 2" (Two Inches) 2" (Two Inches) 8" (Eight inches) 8" (Eight inches) 2 x 5 feet 2 x 12' (Twelve feet) 2" (Two Inches) 2" (Two Inches) 8" (Eight inches) 8" (Eight inches)

5.	<u>80 Feet Wide (ROW)</u> i. Metaled Width ii. AWC (Plant Premixed bitumen carpet) iii. ABC (Asphaltic Base course) iv. WBM Base Course v. Sub-Base Course vi. Footpath	2 x 24' (Twenty Four feet) 2" (Two Inches) 2" (Two Inches) 8" (Eight inches) 6" (Six inches) 2 x 5 feet
6.	<u>55 Feet Wide (ROW)</u> i. Metaled Width ii. AWC (Plant Premixed bitumen carpet) iii. ABC (Asphaltic Base course) iv. WBM Base Course v. Sub-Base Course vi. Footpath	1 x 35' (Thirty Five feet) 2" (Two Inches) 2" (Two Inches) 8" (Eight inches) 6" (Six inches) 2 x 7 feet
7.	<u>50 Feet Wide (ROW) Along (Park & Parking)</u> i. Metaled Width ii. AWC (Plant Premixed bitumen carpet) iii. WBM Base Course iv. Sub-Base Course v. Footpath	1 x 30' (Thirty feet) 2" (Two Inches) 8" (Eight inches) 6" (Six inches) 2 x 5 feet
8.	<u>50 Feet Wide (ROW) Along (Parking & Residential plot)</u> i. Metaled Width ii. AWC (Plant Premixed bitumen carpet) iii. WBM Base Course iv. Sub-Base Course v. Footpath <u>b). Service Road</u> i. Metalled Width ii. AWC (Plant Premixed bitumen carpet) iii. WBM Base Course iv. Sub-Base Course	1 x 27' (Twenty seven feet) 2" (Two Inches) 8" (Eight inches) 6" (Six inches) 2 x 5 feet 1 x 12' (Twelve feet) 2" (Two Inches) 6" (Six inches) 6" (Six inches)
9.	<u>50 Feet Wide (ROW) (Alongside Parking)</u> i. Metaled Width ii. AWC (Plant Premixed bitumen carpet) iii. WBM Base Course iv. Sub-Base Course v. Footpath	2 x 20' (Twenty feet) 2" (Two Inches) 8" (Eight inches) 6" (Six inches) 2 x 5 feet
10.	<u>45 Feet Wide (ROW)</u> i. Metaled Width ii. AWC (Plant Premixed bitumen carpet) iii. WBM Base Course iv. Sub-Base Course v. Footpath	1 x 27' (Twenty seven feet) 2" (Two Inches) 6" (Six inches) 6" (Six inches) 2 x 5 feet
11.	<u>40 Feet Wide (ROW)</u> i. Metaled Width ii. AWC (Plant Premixed bitumen carpet) iii. WBM Base Course iv. Sub-Base Course v. Footpath	1 x 24' (Twenty four feet) 2" (Two Inches) 6" (Six inches) 6" (Six inches) 2 x 5 feet
12.	<u>35 Feet Wide (ROW)</u> i. Metaled Width ii. AWC (Plant Premixed bitumen carpet) iii. WBM Base Course iv. Sub-Base Course	1 x 20' (Twenty feet) 2" (Two Inches) 6" (Six inches) 6" (Six inches)
13.	<u>30 Feet Wide (ROW)</u> i. Metaled Width ii. AWC (Plant Premixed bitumen carpet) iii. WBM Base Course iv. Sub-Base Course	1 x 18' (Eighteen feet) 2" (Two Inches) 6" (Six inches) 6" (Six inches)

Earthen Embankments and shoulders (Berms) on either side of the Metalled width of the roads shall be as specified in the design and shall not be less than 5' (five feet) wide with minimum 95% (Ninety five percent) compaction. The design CBR of Sub grade soil is 10. The proposed road profile should be sufficiently raised to avoid the possibility of poor drainage & the degradation of road sub-grade.

WBM Base course and Sub-base course shall be compacted to not less than 100% (Hundred percent) of Maximum modified AASHTO dry density specifications designated as T-180.

BITUMEN CONTENT:

The bitumen content for Asphaltic Wearing Course (AWC) should not be less than 4.5% (+/- 0.3%) & for Asphaltic Base Course (ABC) must not be less than 4.0%.

DRAINAGE:

The Drainage of storm water should be through Gulley Grating Chambers. The construction of these chambers should be as per submitted drawings. Simultaneously, the Storm water Drainage is envisaged through the Disposal station with the concurrence of WASA, LDA.

TRAFFIC CONTROL DEVICES & OTHERS:

The Sponsor should use Thermoplastic paint (Glass beads) for road marking. And also install sign boards, cat eyes, street lights as per approved design & specifications. He will also provide Footpath / Tuff pavers, entrance gate, boundary wall, traffic signal, bus bay, bus shelter, according to the site conditions.

MAINTAINANCE:

The sponsor shall remain responsible for maintenance of road network and storm water drainage system after its completion, until it is handed over to any responsible Agency.

Copy to:

1. The Dy. Director Engineering, PHS, LDA.
2. Mr. Zia Altaf (Sponsor/ Developer).

M. J. 19/05/2023
DIRECTOR ENGINEERING
PHS, LDA LAHORE.

M. J.
DIRECTOR ENGINEERING
PHS, LDA LAHORE.

LAHORE

WASA - LDA - NOC/Amr
WASA OK
WATER AND SANITATION AGENCY, LDA
PRIVATE HOUSING SCHEMES (PHS) DIRECTORATE
ZAHOR ROAD ROAD GULBERG II, LAHORE.
Phone No. 012 35754123, 012 35754911 ext. 251
Email: wasaphy@gmail.com

To,

The Director Monitoring & Evaluation,
Lahore Development Authority,
467- D/2, Main Boulevard,
M.A. Johar Town, Lahore.

No. D(PHS)/ 591-93

Dated: 05-05-23

Subject: REVISED LAYOUT PLAN OF AMALGAMATED SCHEMES
(EDENABAD, EDENABAD EXTENSION, EDENABAD EXTENSION-I
A+B), MOUZA HALLOKI & JANJATEY, LAHORE.

Ref: No. LDA/DMP-M&E/2824 dated: 21.12.2022.

The revised services design of water supply & sewerage system of Edenabad, Edenabad Extension, Edenabad Extension-I A+B received in this office is hereby vetted for approval with the same terms & conditions as already laid down in approval letter No. P&D/704 dated: 27.09.2008 (copy enclosed).

However, number of tubewells & OHRs are revised as under:-

1. 2 No. Tubewells of 2 cusec capacity each will be installed. The electric motor of 90 H.P each Panel & Turbine Pump should be purchased from approved manufacturer of WASA/HUD & PHED.
2. 1 No. RCC OHR of 60,000 gallons and 1 No. RCC OHR of 50,000 gallons capacity will be designed from a licensed Structural Engineer who will also supervise the execution of each OHR. He will also provide a structural stability certificate for each OHR after its completion.

AR
(Abid Raza Syed)

5/5/2023
DIRECTOR (PHS)
WASA, LDA, LAHORE.

Cc:-

1. Dy. Director (PHS), WASA.
2. Mr. Zia Altaf, Director Eden Housing Ltd. Eden Tower M-3 82-E/I, Main Boulevard Mian Gulberg-III, Lahore.



Parks and Horticulture Authority Lahore

PHA

*Office of the Project Director
Jinnah Park / GOR's / Jail Road
Parks & Horticulture Authority
Lahore.
No PD/JP/06-23/110
Dated 08-06-2023*


The Director Monitoring & Evaluation,
LDA, Lahore.

Subject TECHNICAL APPROVAL OF REVISED LAYOUT PLAN OF
AMALGAMATED SCHEMES (EDENABAD, EDENABAD EXTENSION,
EDENABAD EXTENSION-1 (A+B)) ALONG WITH ADDITIONAL AREA,
MOUZA HALLOKI AND JANJATAY, LAHORE

With reference to the letter No. LDA/DMPM&E/2896 dated: 21-12-2022 on
the subject noted above.

I am directed to inform you that the Competent Authority has approved the
horticulture drawings/landscape plan so received plan so received from administration of
society, which is to be implemented at Amalgamated schemes (Edenabad, Edenabad
Extension, Edenabad Extension-1 (A+B)).

The scheme comprises of 1453.15-k as per approved SOP's spare 103.64-
k which is 7.13% for Park area for Horticulture landscape/Greenery in the site plan,
is further advised to the administration of scheme for the plantation trees such as
Fikhan, Neem, Amaltas, Flasrajani, Molsery, Arjun, Goldmohr, Jaman, Gaab, Buma,
Jasoranda, Sukh Chain, Sheesham, Peepil, Gul-e-Nishtar, Kheerni and Millithia etc, in the
greenbelts and allied green spaces left for horticulture works. Whereas, machinery
sources for development as well as maintenance of horticultural works as per PHA
standard / SOP's / rules should be completed before the final completion / approval.


Project Director Horticulture
PHA Lahore.

Copy is forwarded to: -

1. M/S Eden Housing Limited 81-E/1, Eden Tower, Main Boulevard, Gulberg-3,
Lahore.
2. Master file



**LAHORE DEVELOPMENT AUTHORITY
METROPOLITAN PLANNING WING**

467-D/II, Johar Town, Lahore

No. LDA/DMP (M&E)/ 3652

Dated: 20-09-2023

1. **M/s Eden Housing (Pvt.) Ltd.,**
Through its Director Mr. Zia Altaf.
2. **M/s Eden Construction Pvt. Ltd.**
Through its Director Mr. Zia Altaf.
82 E-I, Eden Tower Main Boulevard, Ghulberg-III, Lahore.

Subject: **REVISION/ SUB-DIVISION OF COMMERCIAL PLOT NO.143 OF
AREA 56.03 KANAL IN AMALGAMATED SCHEMES (EDENABAD,
EDENABAD EXTENSION, EDENABAD EXTENSION-I A+B),
MOUZA HALLOKI & JANJATEY, LAHORE UNDER RULE-29(A)
OF LDA PHS RULES-2014 (AMENDED IN JUNE 2020)**

Reference applications received through One Window Operation No.3093957 dated 18-04-2023 and No.3134005 dated 23-08-2023 regarding subject cited above.

2. It is intimated that the sub-division plan submitted by for Plot No.143 of area 56.03 Kanal in Amalgamated Schemes (Edenabad, Edenabad Extension, Edenabad Extension-I A+B), Mouza Halloki & Janjatey, Lahore Under Rule-29(A) of LDA PHS Rules-2014 (Amended in June 2020) has been found technically in order.

3. It is therefore, advised to submit the transfer deed of area falling under road and parking area for execution in the office of sub-registrar. The final approval will be granted after the execution of deed as per SOPs/ rules.


**Director Monitoring & Evaluation
MP Wing, LDA Lahore**

Cc:

- The Chief Metropolitan Planner, LDA

152

TEPA-NOC



Chief Engineer, TEPA
Diary No: 2876
Date: 14/09/18

LAHORE DEVELOPMENT AUTHORITY
METROPOLITAN PLANNING WING
NO.LDA/DMP-II/ 2069
DATED: 13-9-18

TEPA
OK

To,

The Chief Engineer TEPA,
LDA, Lahore.

Subject:

REVISED LAYOUT PLAN OF AMALGAMATED SCHEME (EDENABAD,
EDENABAD EXTENSION, EDENABAD EXTENSION-I A+B) MOUZA
HALLOKI & JANJATEY, LAHORE.

Please find enclosed herewith, copy of proposed revised layout Plan of layout plan of Amalgamated Scheme (Edenabad, Edenabad Extension, Edenabad Extension-I A+B) Mouza Halloki & Janjatey, Lahore as provided by the Sponsor of the scheme. The same is hereby forwarded for examination and comments about accomodation of Structure Plan / Master Plan Roads (if any) and any other requirement in order to proceed further in the matter.

[Signature]
13.9.2018
Director Metropolitan Planning-II
LDA, Lahore.

CC:

1. Mr. Zia Altaf, Chief Executive Eden Housing Ltd./Director Eden Construction Pvt. Ltd. Eden Towers, M-3, 82-E/1, Main Boulevard, Gulberg-III, Lahore w.r.t OWO No. 2585279 dated 08.09.2018.
2. Mr. Zavar Manzoor, Assistant Director IW-II NAB, NAB Complex, Thokar Niaz Baig, Lahore (for information and record w.r.t. letter No. No.1(9)HQ/1835/NAB-L dated 30.03.2018).

76
14.9.18

[Signature]
for CE
14/09

104
19/09/18

2-
DCS(AE)

DD(SR)

plg report

[Signature]
14/09/18

4- As Per attached Satellite image/layout
P.T. O.

Plan, Proposed scheme named "Amalgamated Scheme (Edenabad, Edenabad extension, Edenabad extension-I A+B) Situated in Mouza Hallohi & Tanjatey at Alternate route to Rainind Road.

5- Proposed structure Plan "Alternate route to Rainind road" has already been constructed and it has been shown/acommodated in the attached layout Plan. Further a set back of 40' is required at Hudiana drain which is also accomodated in the Plan.

6- It's Processing /NOC fees is Rs. 3,632,875/- against the total area of 1453.15 Humsals.

D(SSE)

7- As reported in para 4-5/N 26/09/18.
The proposed site exists on
alternate route to Rainind Road
on next page. →

TEPA

F.P.P


14

Case may kindly be forwarded to
C.E.T as amount of Rs=3632,875/-
(Rupees thirty six ^{lac} thousand thousand
thirty two thousand eight hundred
seventy five only.) deposited and
entered in cash book.

Submitted please.

15

DAFPL (away)


08/11/2018

16

C.E/CT

As proposed in Para 7/N.

DMP-II


MAZHAR HUSSAIN KHAN
Chief Engineer
TEPA, LDA.

17/11

RECEIVED TO
F.P.P-DY.NO. 770
DATE: 14/11/2018

TEPA

TEPA

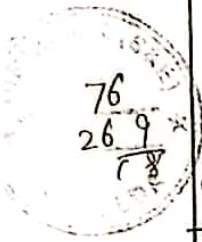
F.P.P



which is constructed and shown on plan. A setback of 40' on Hudiana drain is also accommodated on plan.

8-

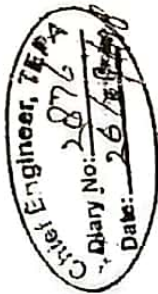
processing/noc fee is Rs. 3,632,875/- against area of 1453.15 Kanchi.



9

CE(T)

[Signature]
26/09/18



10

D.D(A/C-1)

[Signature]
for CET
26/9/18



12

[Signature]
06/11/2018

Sr. A/1

It is verified from Cash Book BOP P#84, Dated 5/11/18 V#231 that Chiller body NO 2402, Deposited by Amalgamated Scheme (Eden Area) amounting to Rs: 3632875/- on account Noc Structure plan book is received.

[Signature]
Subash H/D M

13

DDALUT

15

[Signature]
8/11/18 on next page

NOC STRUCTURE PLAN ROAD PROCESSING FEE



Punjab Urban Dev. Project
TRAFFIC SECTOR (TEPA)
LAHORE DEVELOPMENT AUTHORITY
(TEPA) Accounts Branch)

2402

CHALLAN FORM

FILE COPY

Bank A/C. BOP TENPL ROAD (108)

Date _____

Please receive a sum of Rs. 3632875

(In words) THIRTY SIX LAC THIRTY TWO ^{Count fine} THOUSAND EIGHT HUNDRED
On account of TEPA ^{NOC} STRUCTURE PLAN ROAD PROCESSING ^{SEVENTY FIVE} FEE. ^{ONLY.}

In the name of Mr. / Mrs. / Mst. / M/s. AMAGAMETED SCHEME (EDEN ABAD

EXT. 5 EDEN ABAD - 1A + B H. SCHEME 26.00 + 10.00 LAHORE.

Sr. Special Judicial Magistrate
TEPA. LDA



HBL
DIV. PUBLIC SCHOOL MD
MODEL TOWN LAHORE

HABIB BANK
1249

B.C. No. 21205563

Stationary No: 21205563

2 5 1 0 1 8

PKR ****3,632,875.00

CHEIF ENGINEER TEPA

or Order

Rupees Three Million Six Hundred Thirty Two Thousand Eight Hundred

nty Five Only.

at any HBL Branch in Pakistan
ed Cheque Payable Account
3902586

o not write below this line.

Signatory
PA No.

Signatory
PA No. 1167

21205563#0543001:0030019903902586#010

HBL HABIB BANK

PUBLIC SCHOOL MD 1249
L TOWN LAHORE

21205563

Banker's Cheque

Customer Advice

Cheque No. 21205563
Date 25/10/18

FIRM HAVING ISSUED THE FOLLOWING BANKER'S CHEQUE AT YOUR REQUEST

ring
CHEIF ENGINEER TEPA

um of: Rupee - Three Million Six Hundred Thirty Two Thousand Eight Hundred
Seventy Five Only.

re Amount
ssion
Amount
ng Account No
rnsured
PKR **3,632,875.00
PKR *****
PKR **3,632,875.00
12497900832203
