



RAWALPINDI DEVELOPMENT AUTHORITY

Land Use & Building Control

To,

**M/S The Boulevard Residences Pvt. Ltd.
C/o Mr. Abdul Ghaffar Khan
Samina Heights, 3rd Floor, Phase-VII, Bahria Town,
Islamabad.**

No. RDA/LU&BC/BF-1137/ 896

Dated: 07/04/2023

Subject: **SANCTION OF PROPOSED DESIGN OF MULTI SOTRY
APARTMENT BUILDING ON PLOT NO. 07, LILLY SECTOR,
GRAND AVENUE, TAJ RESIDENCIA, RAWALPINDI.**

Reference; Your building application having ID NO. RDA-PCH-040323-000010 dated 04.03.2023 for the construction of Apartment Building to be constructed on Plot No. 07, Lilly Sector, Grand Avenue, Taj Residencia, Rawalpindi.

1. The proposed building plan for the construction of Apartment Building comprising on 02 Basements + Ground Floor + 1st to 14th Floor with Mumty hereby approved vide drawing No. RDA/LU&BC/P#07-Lilly(TR)/2023/1256, dated: 06.04.2023. However sanctioned plans upto plinth Level are hereby released with following conditions:-
 - i. When the layout is done in accordance with the approved plan, date and time may please be fixed with the concerned Building Inspector of LU&BC, RDA for its checking.
 - ii. You shall employee services of professionals/consultants such as Architect, Resident Engineer and the Structure Engineer etc. who shall jointly submit certificates as required under Chapter 9 (Roles and Responsibilities) of RDA Building & Zoning Regulations 2020.
 - iii. The construction will be commenced strictly as per approval of structure design/drawings by the vetting Structural Engineer under RDA Building & Zoning Regulations 2020 and before start of construction layout be got checked from the Building Inspector concerned of RDA.
 - iv. Responsibility regarding structural stability would lie with you as per provided Affidavit and your Structure Engineer as per Structural Stability Certificate submitted by him.
 - v. During the course of construction and in case of any damage caused to the adjoining public utility services roads and private property, human life, etc. you



shall be responsible and damage costs shall be recovered from you with all the consequences.

- vi. Structural Design of the building will be supervised by the Structural Engineer by proper testing of structures at different stages and certificates will be furnished to the Development Authority, at different stages of constructions.
- vii. Structural strength according to design be certified by the Structural Engineer on the spot inspection of the quality of the materials.
- viii. In case of failure of the structure, Structural Engineer/Owner shall be held responsible and penalized.
- ix. Consulting Architect shall be responsible for Architectural Supervision of the project in a workman like manner and shall submit necessary certificates at different stages of the construction.
- x. The builder shall be responsible and undertake construction as per approved design and specifications.
- xi. Plans for firefighting will be got vetted and approved from Director General, Civil Defense and a copy of it shall be submitted to Development Authority.
- xii. Proper drainage facilities shall be provided at all levels especially for the disposal of rainwater, which is likely to get accumulated in the building during excavation.
- xiii. Adequacy of proper functioning of firefighting arrangement shall be ensured by you. A separate overhead and underground water tank and a tube well is to be provided for firefighting. Moreover, separate fire exit stairs, fire extinguishers, buckets and hydrants are to be provided.
- xiv. Space for electric sub-station/installation of transformer will be provided by you within the premises as per plan and as determined by WAPDA.
- xv. Sewerage connection with sewerage system will be made at specified manholes and shall be got approved from WASA or concerned agency.
- xvi. Collecting tank of adequate capacity to intercept flow of sewage from the building before its disposal to WASA manhole, shall be got approved from WASA or concerned agency.
- xvii. All the elevators/escalators installed in the building shall correspond to the international standard. Their maintenance and upkeep shall thereafter continue to be the responsibility of the owners.
- xviii. A ramp of 6 ft wide at gradient of 1:5 for the access of disable persons to be provided at the entrance.
- xix. Sewerage Augmentation charges, if any, shall be paid as per prevailing rates.




- xx. Extra heights charges, if any, shall have to be paid as per prevailing rates.
- xxi. Space earmarked for parking will not be converted to any other use.
- xxii. No building or demolition works shall be undertaken unless necessary arrangements for sprinkling of water are made to prevent air pollution.
- xxiii. Necessary barriers shall be provided along the plot to prevent danger to the passerby.
- xxiv. Utility services shall not be disturbed and road shall be kept clear.
- xxv. Proper scaffolding, shuttering, timbering shall be provided and special precautions shall be taken for safety of persons working on roofs, while lowering and raising loads and while excavating basements.
- xxvi. All workers to be insured.
- xxvii. All debris, construction material shall be removed after completing of works.
- xxviii. The building and common utility areas shall be maintained properly. You shall devise a mechanism for usage of common places/sports facilities that shall be in line with RDA rules and the same shall be filed with RDA. The area under common spaces/sports activities is not a saleable area and shall be maintained properly. If any complaint is received regarding usage, RDA would reserve the right to take action.
- xxix. You shall inform the authority as soon as any of the consultants is changed alongwith the details of the substitute. The construction work will remain suspended till the hiring of a substitute.
- xxx. After the building is operational, you shall arranged fire drills in association with local Rescue 1122 at least once in a year.
- xxxi. If, it is subsequently discovered that approval of the building plan has been obtained by the you/allottee thorough fraud or mis-representation of facts, the plan shall stand cancelled and treated to have been withdrawn automatically, any payment made to RDA shall also stand forfeited.
- xxxii. The period of validity of sanctioned plan is 03 years from the date of sanctioned or till the validity of construction period if any, whichever is earlier.
- xxxiii. After the completion of building works as approved, you will inform RDA in writing within a month about the said completion together with a certificate duly signed by the Registered Architect.
- xxxiv. Proper ventilation should be ensured in the whole the building as per requirements of RDA Building & Zoning Regulations.



xxxv. You shall comply with all other requirements of the Building Regulations of the Authority and any change in the approved building plan shall be informed prior to execute at site and its approval will be mandatory.

xxxvi. A separate underground water tank of adequate capacity shall be constructed for roof top and surface rainwater harvesting.

2. *At present plans of basements upto plinth level are being released. Further Building Plans of Ground Floor and above shall be released on completion of construction upto Plinth Level and submission of NOC from EPA in accordance of approved Plans and other requirements of RDA Building & Zoning Regulations.*


Muhammad Usman Bajwa
Asst. Director BC-II, RDA

Copy to:

1. Engr. Saad Saood Sadiq (PEC No. 40816) as a Structure Engr. to ensure that the building is constructed strictly in accordance with the approved building plan.
2. Mr. Ahmed Zaka PCATP No. A-1975 as an Architect to ensure that the building is constructed strictly in accordance with the approved building plan.
3. The Building Inspector concerned to ensure that the building is constructed strictly in accordance with the approved building plan.
4. Circulation File.