



TRAFFIC ENGINEERING & TRANSPORT
PLANNING AGENCY, TEPA, LDA
4-C, LYTTON ROAD LAHORE
Ph No. 99212524 Fax No. 99212522

NO.DIR.(S&E)/TEPA/NOC/TE/184
Dated: 30/9/21

The Director Town Planning (Zone-III),
Town Planning Wing, LDA,
Lahore.

**Subject:- NO OBJECTION CERTIFICATE (NOC) FROM TRAFFIC ENGINEERING
POINT OF VIEW AND EXECUTION OF PARKING AGREEMENT FOR
PROPOSED MIX LANDUSE (SHOPS & HOTEL) BUILDING AT PLOT
NO. 05, BLOCK K, GULBERG II, LAHORE**

Please refer to your office letter bearing No. LDA/TP/1139 dated 12/07/2021 on the subject matter and the application submitted by M/S. Echtech Environment Consultants dated 24/08/2021 addressed to Chief Engineer, TEPA along with the Traffic Impact Assessment (TIA) report and Parking Agreement.

2. The proposed mix landuse building at plot No. 05, Block K, Gulberg II, Lahore, comprises of twenty eight storeys including lower ground floor, ground floor, inter floor and 03 basements. Total area of the plot is 55,300 SFT (12.28 Kanal) and open area of the plot is 22,463 SFT. The proposed mix landuse building has following building area and parking details:

Sr. #	Floors Description	Covered Area (SFT)	Useable Area (SFT)	Non-Useable Area (SFT)
1	Basement Floor 3	55,300	--	55,300
2	Basement Floor 2	55,300	--	55,300
3	Basement Floor 1	55,300	--	55,300
4	Lower Ground Floor	35,937	27,276	8,661
5	Ground Floor	32,837	24,815	8,022
6	Ground Inter Floor	5,047	1,776	3,271
7	Mezzanine Floor	31,279	25,214	6,065
8	1st Floor	31,281	25,326	5,955
9	2nd Floor	31,281	25,321	5,960
10	3rd Floor	31,460	25,747	5,713
11	4th Floor	34,897	27,333	7,564
12	4th Inter Floor	7,709	6,215	1,494
13	5th Floor	29,586	20,767	8,819
14	6th Floor	28,541	26,085	2,456
15	7th Floor	28,541	26,085	2,456
16	8th Floor	28,541	26,085	2,456
17	9th Floor	28,541	26,085	2,456
18	10th Floor	28,541	26,085	2,456
19	11th Floor	28,541	26,085	2,456
20	12th Floor	33,561	23,436	10,125

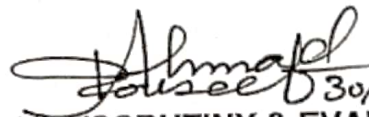
21	13th Floor	32,121	29,496	2,625
22	14th Floor	28,541	26,085	2,456
23	15th Floor	27,168	24,536	2,632
24	16th Floor	17,043	15,734	1,309
25	17th Floor	17,043	15,734	1,309
26	18th Floor	17,043	15,734	1,309
27	19th Floor	17,043	15,734	1,309
28	20th Floor	17,043	15,734	1,309
Grand Total		815,066	548,523	266,543
Provided Parking Provisions				
Sr. #	Description of Floor	Cars	Motorcycles	
1	Basement Floor	135	200	
2	Basement Floor	132	199	
3	Basement Floor	127	194	
4	Ground Floor	39	-	
Total Parking Provision		433	593	

3. Parking provision of 433 Cars and 593 Motorcycles has been made which is adequate as per LDA Building and Zoning Regulations 2019, "Parking Requirements" for the said land use of the proposed mixed landuse building. Traffic Circulation in and out of the building is also satisfactory. **TEPA has No Objection from Traffic Engineering point of view**; for the development of proposed mixed landuse building. This NOC is valid for three (03) years from the date of issuance and will not remain valid if land use of the said property is changed from the proposed land use.

4. The applicant/owner and/or management body shall be responsible to comply with the following conditions:

- i. Provide proper ramp(s) for easy access to the parking space as per approved building plan.
- ii. Management of the parking area by deputing parking management staff.
- iii. Ensure that at no stage; the approved parking plan is altered or used for any other purpose except parking.
- iv. Ensure the maintenance, security and operation of the parking area at their own cost.
- v. Regulate movement of the vehicles in such a manner that no vehicle is allowed to park other than the approved plan.
- vi. Provide user-friendly conditions to attract parking within the building by installing audio and digital display system at the entry and reception.
- vii. Upon completion of the building and in case of transfer of management to the elected authorized body, the Developer will inform TEPA accordingly, in writing.

5. In case of default of any of the above conditions on the part of applicant/owner and/or management body, TEPA will be empowered to proceed against the Applicant/Owner or Authorized/Elected Management Group, in accordance with the prevailing law/Rules & Regulations.
6. A copy of the Parking Agreement duly signed is enclosed herewith.


30/09/2021
DIRECTOR (SCRUTINY & EVALUATION)
TEPA, LDA

Copy forwarded for information to:-

1. The Chief Engineer, TEPA, LDA w.r.t approval at para 15/N of the respective file.
2. The Deputy Director (Traffic Engg.), TEPA, LDA.
3. Mr. Baseer Ahmad, Mr. Abdul Jaleel and Mr. Majid Ali, Owners at Plot # 5, Block K, Gulberg-II, Lahore.