

VIOLATIONS IN BAHRIA TOWN LAHORE

BAHRIA TOWN SECTOR-A FALLING IN MOUZA JALIANA AND MARAKA, UBD CANAL, LAHORE

Details of violations:

1. Sector D & E floated by you are without any approval from any Authority whereas Sector F is also without any approval and for which presently advertisement is given in the press for sale of plots in this sector.
2. Graveyard of an area measuring (13.78 K) has been omitted.
3. Layout plan of the scheme has been changed against the approved plan.
4. Jinazgah site has been reduced by constructing a road.
5. The land use of school site has been changed.
6. Plots have not so far been mortgaged in favor of LDA against guarantee of development works.
7. Public utility sites i.e. roads, graveyard, parks, public use sites, etc. have not been transferred in favor of LDA so far.

BAHRIA TOWN (SAFARI TOWN) FALLING IN MOUZA PAJI, RAIWIND ROAD, LAHORE

Details of violations:

1. Scheme area has been illegally extended towards the Western & Northern sides as Phase-II and transaction is being carried out under name & style of Bahria Orchard.
2. Approved layout plan has been changed at site
3. Alignment of the proposed 200' structure plan road has been changed in violation of Master Plan and approved scheme plan.
4. The scheme has been merged/ integrated into another scheme being advertised as Bahria Orchard.
5. Earmarked commercial use has been changed.
6. Plots have not so far been mortgaged in favor of LDA against guarantee of development works.
7. Public utility sites i.e. roads, graveyard, parks, public use sites, etc. have not been transferred in favor of LDA so far.

- **No planning and development activity can be initiated without the approval of the Competent Authority u/s 13 (5) of LDA Act 1975.**
- **The above mentioned violations are punishable u/s 33 & 38 of LDA Act 1975.**
- **Any construction/ use raise in contravention of any rule, regulation is liable for demolition u/s 40 (1) & 40 (2) of LDA Act 1975.**

The above referred sections of the LDA Act 1975 are reproduced as under:

➤ **SECTION 13 (5)-PREPARATION OF SCHEMES:**

No planning or development scheme shall be prepared by any person or local body or Government agency within the area except with the concurrence of the Authority.

➤ **SECTION 33-PENALTY:**

Whoever contravenes any provision of this Act, or any rules or regulations made there under shall, if no other penalty is provided for such contravention, be punishable with imprisonment for a term which may extend to six months or with fine or with both.

➤ **SECTION 38-CONVERSION OF PROPERTY TO A DIFFERENT USE:**

Any conversion of property to a different use or purpose than the one provided under a scheme, by a person or agency, without the previous approval of the Authority in writing, shall be punishable with a fine which may extend to rupees five hundred per day from the date of its conversion till the default continues or with imprisonment for a term which may extend to one year, or with both.

➤ **SECTION 40-REMOVAL OF BUILDING, ETC. ERECTED OR USED IN CONTRAVENTION OF THIS ACT**

(1) If any building, structure, work or land is erected, constructed or used in contravention of the provisions of this Act or of any rule, regulation or order made there under the 48[48][District Coordination Officer] or any person authorized by him or the Authority in this behalf, may, by order in writing, require the owner, occupier, user or person in control of such building, structure, work or land to remove, demolish or alter the building, structure or work or to use it in such manner so as to bring such erection, construction or user in accordance with the said provisions of this Act.

(2) If an order under sub-section (1) in respect of any building, structure, work or land is not complied with within such time as may be specified therein, the 49[49][District Coordination Officer] or any person authorized by him or the Authority in this behalf, may, after giving the person affected by the order an opportunity of being heard, remove, demolish or alter the building, structure or work, or stop the use of the land and, in so doing, may use such force as may be necessary and may also recover the cost therefor, from the person responsible for the erection, construction or use of the building, structure, work or land in contravention of the provisions as aforesaid.