

PARKING AGREEMENT

1. This deed of agreement is executed on _____ day of _____, 2020.

Between

Mr. _____ **S/o** _____, **Owner of Plot No.** _____, **Block** _____, **Scheme** _____, **Lahore.** (Hereinafter called the 1st party)

And

Lahore Development Authority, through Chief Engineer TEPA (Hereinafter called as 2nd Party)

2. Whereas, the 1st party has submitted building plan for the construction of _____ building on Plot No. _____, Block _____, Scheme _____, Lahore having _____ storeys including _____ basement. The first party has provided parking space for _____ cars and _____ motorcycles as per LDA Building and Zoning Regulations; Parking Requirements.
3. Whereas, the 1st Party agrees to provide parking space for _____ cars and _____ motorcycles as per approved plan.
4. The 1st party also agrees to provide proper ramp(s) for easy access to the parking space as per approved building plan and abide by the following:-
- i. 1st party, after the completion of Building will either manage the parking area by themselves or through elected management of the building.
 - ii. The developer and/or management body will ensure that at no stage the approved parking plan is altered or used for any other purpose than the parking.
 - iii. The developer and/or management body shall ensure the maintenance, security and operation of the parking area at their own cost to the entire satisfaction of 2nd party.
 - iv. The developer and/or management body shall post traffic management staff to guide and regulate the movement of the vehicles so that no vehicle is parked other than the approved parking plan.
 - v. The developer and/or management will provide user-friendly condition to attract parking within the building by having audio and digital display system at the entry and reception.
 - vi. The developer and/or management body will not sell any car parking area and instead allot it to the perspective buyers/occupants of the building in proportion to their entitlement so as to fix the responsibility against issues.
 - vii. Upon the 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. Total area of the plot is _____ **Sft** (_____ **Kanal**) and open area of plot is _____ **Sft**. Total covered area of the _____ building is _____ **Sft** whereas usable area is _____ **Sft** and non-usable area is _____ **Sft** of the _____ building.
6. Whereas, in case of any default of any of the above said conditions on the part of 1st party, the 2nd party shall be empowered to proceed against the 1st party or his authorized elected management group in accordance with the law; to be penalized in the shape of fines or cancellation of building plans and to take other proper action including removal of illegal construction or any other hindrance falling in parking space or any other remedy panel action available under the law.
7. The 2nd party shall impose fine against parking agreement violation as follows:
- Rs.10,000/-per deficient car per month.
 - Rs. 1000/-per deficient motorcycle per month.
 - The party shall be given 1st warning notice along with above mentioned fine and a period of one month for depositing of fine and clearance of violation.
 - If not compliant, the party shall be given 2nd warning notice along with double fine and period of one month for depositing of fine and clearance of violation.
 - If still not compliant, the party shall be given 3rd warning notice along with four times the fine and a period of one month for depositing of fine and clearance of violation.
 - Furthermore, the property could be sealed anytime until the depositing of fine.
 - After the expiry of third and final warning notice the case shall be referred to LDA for demolition /clearance of the violating structures.
 - The rates of fine are subject to change as approved by LDA Authority and the same would be applicable at the time of imposition of fine.
8. Whereas both the parties agree to act upon above said agreement and have put their signature on the deed in presence of two witnesses thereof:

FIRST PARTY

SECOND PARTY

Mr. _____ S/o _____
(CNIC # _____)

Chief Engineer
TEPA, LDA

Witnesses

1. _____

SAMPLE FORMAT