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**CAPITAL DEVELOPMENT AUTHORITY
PLANNING WING
(URBAN PLANNING DIRECTORATE)**

Registered

No. CDA/PLW-UP-90(CDECHS/1993/3074) Islamabad, ~~1100~~ October 2004

To:

Syed Yasin Ahmad
President,
Cabinet Division Employees Cooperative Housing Society
H.No. 25, Street No. 38, Sector G-6/2
ISLAMABAD

Subject: **NOC FOR CABINET DIVISION EMPLOYEES
COOPERATIVE HOUSING SOCIETY.**

Ref: Reference your letter No. 1(1)/CDECHS/2002-2004 dated 12 Oct, 2004

I am directed to inform you that since you have complied with the instructions contained in the Authority's letters of even number dated 28 June 2004, CDA has been pleased to approve your detailed layout plan of the housing scheme, namely "**Cabinet Division Employees Cooperative Housing Society**" sponsored by Cabinet Division Employees Cooperative Housing Society on a piece of land measuring 4405 Kanals comprising Khasra Nos. 417 to 421, 435 to 459, 473 to 477, 524 to 528, 539 to 546, 550 to 551, 554 to 602, 617 to 619, 644 to 648, 1552/683 (Mouza Sarai-I-Kharbooza), 1 to 56, 58 to 61, 80 to 82, 84 to 85, 124 to 155, 444 to 445 (Mouza Dora), 1 to 42, 157 to 165, 173, 437 to 458, 463, 467, 475, 483 to 488, 518 to 519 (Mouza Pind Paryan), 789 to 791, 794 to 803 (Mouza Paswal) District, Islamabad subject to the conditions laid down in the ICT (Zoning) Regulations, 1992 and the Modalities and Procedures framed there under the development of Private Housing Schemes in Zone II of the Islamabad Capital Territory. A copy of the approved layout plan has already been forwarded to you on June 28, 2004. Consequently, I am directed to inform you that the **Authority has No Objection to the development and advertisement of your Housing Scheme** according to the approved layout plan & subject to the following conditions in particular:-

- 13/10/2004
- i. The scheme shall have its independent access and road, water supply and Primary Sewerage Treatment system to be developed by the Sponsors at their own cost and expense.
 - ii. The Sponsor shall not allocate the plots mortgaged with the CDA to any one until the same are redeemed by the Authority in favour of the sponsors.
 - iii. The CDA shall not be responsible for any matter arising out of the ownership and possession of the land or relating to the payment of price of plot(s) in the scheme or their allotment.
 - iv. All the buildings to be constructed in the scheme shall be subject to the Islamabad Building Control Regulations as may be amended modified or substituted from time to time.

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- v. The Plots reserved for amenities and public buildings shall not be utilized by the sponsor for any purposes other than prescribed in the approved layout plan.
- vi. The sponsor shall strictly adhere to the clauses of the Mortgage Deed registered Sr. No. 3956 Book No. 1 Volume No. 1541 dated 21st August 2004 and Transfer Deed registered at Sr. No. 3955 Book No. 1 Volume No. 1541 dated 21st August 2004 respectively by the Joint Sub Registrar (Urban) ICT Islamabad.
- vii. The sponsor shall install an activated sludge sewerage treatment plant or another modern plant for the sewerage system of the scheme at the approved location and shall ensure that the treatment of effluent of the sewerage system would be up to the WHO standards and this treated water if required will be used for irrigation purposes only within the scheme and will not be sold.
- viii. The easement of nullah(s) and prominent land feature. Etc. shall be clearly identified and preserved as open spaces.
- ix. The Sponsor shall strictly confine the scheme within the approved area 4405 Kanals and no addition or alternation in the approved layout plan shall be made within the prior approval of the issuance of NOC.
- x. The validity of NOC shall automatically be deemed to have been withdrawn in case the sponsors do not complete at least 10% of the development work within one year from the date of the issuance of NOC.
- xi. In your advertisement of the scheme and subsequent allotment letters, you will clearly and prominently mention that the arrangements for the supply of water to the area would be responsibility of Cabinet Division Employees Cooperative Housing Society & the Forum of Societies & Private Developers in Zone-II and extended areas of Islamabad and CDA would not be responsible for the same. Copies of advertisements & allotment letters would also be sent to CDA.

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2. The NOC is not transferable to any person, company or Society and is liable to be withdrawn / cancelled at any stage if it is found by the CDA that Sponsors have violated any provision of the approved layout plan or of the ICT (Zoning) Regulation, 1992 and the Modalities & Procedures framed there under, besides, such other actions as may be permissible under the law.

3. You are advised to proceed further in the matter and submit the following documents / information within one month from the date of this letter:

- i. After issuance of NOC the Sponsor shall submit within one month, the Engineering Design and Specifications of the Services and Utilities to the CDA for approval.
- ii. Fard Jama Bandi and attested copies of the approved mutations by the Revenue Department, Islamabad (Tehsildar, Islamabad) of the mortgaged plots measuring 634 Kanal 19 Marla and the area transferred to CDA measuring 2298 Kanal 04 Marla under roads, parks etc. of the approved housing Society.


(Muhammad Iqbal Noori)
Director Urban Planning
Phone No.: 9203437

Copy to:

1. Director General (Environment), CDA.
2. Director General (Services), CDA
3. Dy. DG (Works), CDA
4. Director (Structure), CDA
5. Director (Architecture), CDA
6. Director Anti Encroachment, CDA
7. Director Environment, (Regional) CDA
8. Director Environment Urban (West), CDA
9. Director Lands & Rehabilitation, CDA
10. Deputy Commissioner, Islamabad
11. P.S. to Chairman, CDA
12. P.S. to Member (Planning & Design), CDA
13. P.S. to Member (Engineering), CDA
14. P.S. to Member (Administration), CDA
15. P.S. to Member (Finance), CDA
16. Secretary to CDA Board


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