



CAPITAL DEVELOPMENT AUTHORITY
PLANNING WING
(Housing Societies Directorate)



NO.CDA/PLW/HS(90)/PC/2019/P-II/ 145

Islamabad, March 18, 2022

Mr. Sardar Khan Niazi,
Chief Executive,
Paradise City Pvt., Ltd.,
Unit # 347, Westridge-1,
Rawalpindi.

Subject: - ISSUANCE OF NO OBJECTION CERTIFICATE (NOC) FOR DEVELOPMENT OF PARADISE CITY HOUSING SCHEME SPONSORED BY M/S PARADISE CITY (PVT.), LTD. MEASURING 1900 KANALS, FALLING IN MOUZA BADHANA AND NAUGAZI, ZONE-2, ISLAMABAD.

The undersigned is directed to inform that CDA Board in its meeting held on March 01, 2022 has approved the issuance of No Objection Certificate (NOC) in favor of M/S Paradise City (Pvt.), Ltd, over an area measuring 1900 Kanals for 1470 residential plots of different categories in Mouza Badhana And Naugazi, Zone-2, Islamabad. The issuance of this NOC is subject to following terms and conditions:-

- i. Development of the scheme shall be in accordance with the Layout Plan, Services Design and Building Plan as approved by the Authority.
- ii. The Sponsor shall strictly confine the scheme within the approved area i.e. 1900 kanals and no extension/ revision / amendment in the approved scheme shall be made prior to the approval of CDA.
- iii. The Revised Layout Plan of the scheme approved vide letter dated 06-01-2021, would be strictly followed and no change(s) shall be made in the approved Layout Plan.
- iv. The easement of Nullah(s) and prominent land features, etc. shall be clearly identified and preserved as open spaces.
- v. All Buildings to be constructed in the scheme shall be subject to the CDA Building Regulations as may be amended, modified or substituted from time to time.
- vi. Sponsors of the scheme shall arrange, at their own cost, the entire development of the scheme without any obligation on the part of the Authority.
- vii. The development of the scheme will be completed within five years, as per Engineering Designs and Specifications Vetted by 3rd Party. The services at site shall be maintained by the sponsors.
- viii. The validity of the NOC shall automatically be deemed to have been withdrawn in case the sponsors do not complete at least 10 % of development works within one year from the date of issuance of the NOC.

- ix. The sponsors shall submit to the DDG (Planning) the detailed Work Schedule in respect of implementation of the scheme.
- x. Monthly Progress Report shall be submitted to the DDG (Planning) till the completion of the scheme.
- xi. The scheme shall have independent Water Supply and Primary Sewage Treatment System which will be arranged by the sponsors at their own cost.
- xii. The provision of water supply will be sole responsibility of sponsors and CDA would assume no responsibility for the supply the water to the residents of the scheme.
- xiii. The disposal of sewage shall be made through the trunk sewer which will terminate at a Sewerage Treatment Plant (STP) for primary treatment.
- xiv. The sponsor shall strictly adhere to the clauses of the Mortgage Deed and Transfer Deed registered with Joint Sub-Registrar, ICT.
- xv. The plots Mortgaged with the CDA by the Sponsors will be released after the Committee appointed by the CDA has certified that the development works have been completed as per approved schedule, specifications and design.
- xvi. The sponsor shall not allocate the plots mortgaged with the CDA to any one until the same are re-deemed by the Authority in favor of the sponsors.
- xvii. The plots reserved for amenities and public buildings shall not be utilized by the sponsor for any other purposes other than prescribed in the approved layout plan.
- xviii. The area of Housing Scheme shall be demarcated on ground within one month.
- xix. The Mortgaged and Transferred Land shall be clearly demarcated on ground and Display Boards installed in this regard for information of general Public.
- xx. The scheme shall be open for inspection to the CDA during the entire period of its execution.
- xxi. The sponsors shall pay to CDA Rs. 500/- per Kanal on account of Inspection/Monitoring expenses during the execution stage of the scheme.
- xxii. Possession of individual plots in the scheme shall not be handed over by the sponsor till the entire scheme is fully developed and completion certificate in this behalf has been obtained from the Authority.
- xxiii. After completion and allotment, the scheme shall be maintained by the sponsors or by an association of the allottees, as the case may be till such time it is taken over by the Authority.

- xxiv. The Building Plans alongwith Structure Plans of the Buildings in the scheme prepared in accordance with the prevailing Planning Parameters and Building Regulations will be submitted to CDA for approval.
- xxv. The land under right of way R.o.W will be procured and kept intact at site as per provisions of Master Plan.
- xxvi. Undertaking on stamp paper duly attested by Notary Public shall be submitted to CDA within seven days from the date of issue of this NOC regarding acceptance of above listed terms and conditions.
- xxvii. The sponsors will be bound to pay any outstanding dues / fee/ penalty fee etc., failing which NOC will be cancelled without any further notice.
- xxviii. In case of violation of any of the above term(s), the NOC shall be liable to cancellation without any further notice.


 (MUHAMMAD HANIEF)
 Deputy Director (HS)

Copy to:-

1. DDG, Planning, CDA.
2. Member (P&D), CDA.
3. Secretary CDA Board. *[w.r.t. Decision in CDA Board Meeting dated 01-03-2022].*
4. Director Building Control-III (South), CDA.
5. Director (IT), CDA. *[w.r.t. to update status of said scheme/Society on CDA Website].*
6. Director Roads (South), CDA.
7. Director Environment (Regional), MCI.
8. Director (Enforcement), CDA.
9. P.S. to Chairman, CDA.
10. Joint Registrar of Companies,
*(Securities & Exchange Commission of Pakistan,
 Companies Registration office, State Life Building,
 1st Floor, Blue Area, Islamabad.)*
11. Master File.


 Deputy Director (HS)