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REGISTERED

	CAPITAL DEVELOPMENT AUTHORITY PLANNING WING (Directorate of Housing Societies)	 Islamabad Housing Scheme
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No. CDA/PLW-HS (90) EHS/94/Vol-III/1305-

Islamabad, 8th November, 2010

Lt. Col. (R) Muhammad Shabraz Abbasi,
Manager Admin, Engineers' Housing Scheme (Regd),
PHA Flat No.3, Block No.17, Hanna Road,
Sector G-8/4, Islamabad

Subject: NO OBJECTION CERTIFICATE (NOC) FOR DEVELOPMENT OF ENGINEER'S HOUSING SCHEME IN SECTORS D-16, D-17, ZONE-2, ISLAMABAD

I am directed to inform that issuance of No Objection Certificate (NOC) for Development of Engineers Housing Scheme, in Sectors D-16 & D-17, Zone-2, Islamabad, has been approved by the CDA Board in its meeting held on 18-10-2010, subject to the following conditions:-

- i. **Environmental Clearance** from Pakistan Environmental Protection Agency (Pak EPA), would be obtained and submitted to CDA within **30 days** of issuance of NOC.
2. In addition, the following usual terms and conditions shall also apply:-
 - i. The boundaries of the scheme shall conform to the configuration of a **standard Sector** inclusive of right-of-way of principal inter-sector roads as per provision of Master Plan of Islamabad.
 - ii. Development of the scheme shall be in accordance with the **layout plan, services plan and building plan** as approved by the Authority.
 - iii. The sponsor shall strictly confine the scheme within the approved area i.e. **1,156.29 Kanals** and no extension/revision/amendment in the approved scheme shall be made prior to the approval of CDA.
 - iv. The Layout Plan of the scheme approved vide letter No. CDA/PLW-HS (90)/ 94/ Vol-II/130, dated 01-3-2008, would be strictly followed and **no change(s)** shall be made in the approved Layout Plan.
 - v. The easement of nullah(s) and prominent land features, etc. shall be clearly identified and **preserved as open spaces**.
 - vi. 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.

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- vii. Sponsors of such schemes shall arrange, **at their own cost**, the entire development of the scheme without any obligation on the part of the Authority.
 - viii. The development of the scheme will be completed within **four years** as per Engineering Designs and Specifications Vetted by 3rd Party. The services at site shall be maintained by the sponsors.
 - ix. 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.
 - x. The sponsors shall submit to the DDG (Planning) the detailed **Work Schedule** in respect of implementation of the scheme.
 - xi. **Monthly Progress Report** shall be submitted to the DDG (Planning) till the completion of the scheme.
 - xii. The scheme shall have independent **Water Supply** and **Primary Sewage Treatment System** which will be arranged by the sponsors at their own cost.
 - xiii. The provision of water supply will be **sole responsibility** of sponsors and CDA would assume no responsibility for the supply the water to the resident of the scheme.
 - xiv. The disposal of sewage shall be made through the **trunk sewer** which will terminate at a sewerage treatment plant for primary treatment.
 - xv. The design of **STP** would be submitted to CDA **within 60 days**.
 - xvi. The sponsor shall strictly adhere to the clauses of the **Mortgage Deed** and **Transfer Deed** registered with Joint Sub-Registrar, ICT.
 - xvii. 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**.
 - xviii. The sponsor **shall not allocate** the plots mortgaged with the CDA to any one until the same are re-deemed by the Authority in favour of the sponsors.
 - xix. 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.
 - xx. The area of Housing Scheme shall be **demarcated** on ground **within one month**.

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- xxi. The Mortgage and Transferred Land shall be clearly demarcated on ground and Display Board installed in this regard for information of general Public.
 - xxii. The scheme shall be open for **inspection** to the CDA during the entire period of its execution.
 - xxiii. The sponsors shall pay to the CDA **Rs. 2,000/- per acre** or as revised from time to time on account of Inspection/Monitoring expenses during the execution stage of the scheme.
 - xxiv. **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.
 - xxv. 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.
 - xxvi. Certified Copies of **Mutations of Land** Transferred and Mortgaged to CDA and its Original Fard in favour of CDA, would be submitted to CDA within **30 days** of issuance of NOC.
 - xxvii. **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.
 - xxviii. In case of violation of any of the above term(s) the NOC shall be liable to **cancellation**.

o/c (ASHIQ ALI GHORI) 08.11.2010
Director Housing Societies

Copy to:

1. Dy. DG. (Planning), CDA.
2. Secretary CDA Board.
[w.r.t. letter No. CDA-1193/BM/Coord/2010/2595, dated 29-10-2010].
3. **Joint Registrar of Companies,**
Security & Exchange Commission of Pakistan, (Companies Registration Office), 3rd Floor, Associated House, 7-Egerton Road, **Lahore.**
4. **Joint Registrar of Companies,**
Security & Exchange Commission of Pakistan, (Companies Registration Office), State life Building, 1st Floor Blue Area, **Islamabad**
5. P. S. to Chairman, CDA.
6. P.S. to Member (P&D), CDA.
7. Master File.

o/c 08.11.2010
Director Housing Societies