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REGISTERED

	CAPITAL DEVELOPMENT AUTHORITY PLANNING WING (Directorate of Housing Societies)	
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No. CDA/PLW-HS(90/MIECHS/95/Vol-II/1152.

Islamabad, 7th October, 2010

Mr. Muhammad Ibrahim Khan,
Secretary, Ministry of Interior Employees Co-operative Housing Society,
104-Royal Centre, Blue Area, F-7/G-7, **Islamabad**

Subject: NO OBJECTION CERTIFICATE FOR DEVELOPMENT (NOC) FOR MINISTRY OF INTERIOR EMPLOYEES CO-OPERATIVE HOUSING SCHEME, SECTOR G-16, ZONE-2, ISLAAMABD

I am directed to inform that CDA Board in its meeting held on 20-7-2010 has approved issuance of No Objection Certificate (NOC) for Development for Ministry of Interior Employees Co-operative Housing Scheme, in Sector G-16, Zone-2, Islamabad, subject to the following conditions:

- i. **Undertaking** on Stamp Paper may be obtained from Ministry of Interior Employees Co-operative Housing Society to the effect that **105.39 Kanals** of land on south of the approved scheme would be transferred to CDA in case it is decided so, on finalization of ROW of Kashmir Highway as per Master Plan. This area shall remain open until and otherwise approved by CDA for any other use [already provided by the Society]
 - ii. **Environmental Clearance** from Pakistan Environmental Protection Agency (Pak EPA), would be obtained and submitted to CDA within **30 days** of issuance of NOC, which has already been applied by the Society.
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. **1630 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-UP (157)/05/859, dated 23-5-2005, would be strictly followed and no change(s) shall be made in the approved Layout Plan, without approval of the Authority.

- 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.
- 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 **five years**, i.e up to **30-9-2015**, as per Engineering Designs and Specifications approved by CDA. 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 percent 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 within **30 days** from the date of issue of NOC.
- 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 sewerage 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 sewerage 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 Su-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 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.

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- xx. The area of Housing Scheme shall be **demarcated** on ground within one month.
 - 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. **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. In case of violation of any of the above term(s), the NOC shall be **liable to cancellation**.

(ASHIQ ALI GHORI)
Director Housing Societies

Copy to:

1. Dy. DG. (Planning), CDA.
2. Secretary CDA Board.
[w.r.t. letter No. CDA-1186/BM-Cood/2010/2119, dated 24-8-2010].
3. Deputy Commissioner/Registrar Co-operative Societies, ICT, F-8 Markaz, Islamabad
4. Circle Registrar Co-operative Societies Department, ICT, F-8 Markaz, Islamabad
5. P. S. to Chairman, CDA.
6. P.S. to Member (P&D), CDA.
7. Master File.

Director Housing Societies