

**CAPITAL DEVELOPMENT AUTHORITY
(PLANNING WING)**

REGISTERED

No.CDA/PLW-UP(90)/JKCHS/93/ 3847 Islamabad, May 13, 2004.

To

**Mr. Abdul Latif Qureshi,
Secretary,
Jammu & Kashmir Cooperative Housing Society Ltd.,
Flat # 3, (2nd Floor), Block # 16,
Near Petrol Pump, G-7 Markaz,
Islamabad.**

SUBJECT: NO OBJECTION CERTIFICATE FOR "KHAYABAN-E-KASHMIR PRIVATE HOUSING SCHEME FLOATED BY JAMMU & KASHMIR COOPERATIVE HOUSING SOCIETY IN SECTOR G-15 & F-15, ZONE-II, ISLAMABAD.

I am to inform you that since you have complied with the instructions contained in the Authority's letter dated 25-04-2002, CDA has been pleased to approve your detailed layout plan of the housing scheme, namely "Khayaban-e-Kashmir Private Housing Scheme" sponsored by your company on land measuring 3482.62 kanals comprising khasra Nos.137, 138/2, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148/2, 166/2, 167, 168, 169, 170, 171, 172, 173, 174/2, 176/2, 177, 178, 179, 180, 181, 182, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 286, 287, 288, 289, 291, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 307, 308, 309, 310, 312, 317, 318, 319, 320, 321, 322, 323/2, 324, 325, 326, 327, 328/2, 330/2, 635/2, 640, 641, 643, 646, 1845/1825/182/2, "JHANGI SYEDDAN", 1299, 1300, 1301, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1332, 1334, 1518, 1525, 1526, 1527, 1528, 1529, 1530, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1544, 1545, 1547, "BHADANA KALAN" 630, 631, 647 AND 648 "TURNOL" District Islamabad, subject to the conditions laid down in the ICT (Zoning) Regulation, 1992 and the Modalities & Procedures framed there under for 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 25-04-2002. Consequently, I am to inform you that the Authority has no objection to the development and advertisement of your housing scheme

according to the approved layout plan and subject to the following conditions in particular:

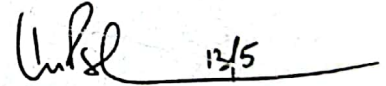
- i) The scheme shall have its independent access and road, water supply and Primary Sewerage Treatment system to be developed by the Sponsors at their own cost and expense.
- ii) The sponsor shall not allocate the plots mortgaged with the CDA to any one until the same are redeemed by the Authority in favour of the sponsors.
- iii) The CDA shall not be responsible for any matter arising out of the ownership 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.
- 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 sponsors shall strictly adhere to the clauses of the Mortgage Deed registered at Sr. No.1021, Book No.I, Vol. No.1338 at pages 13 to 18 dated 31-03-2003 by the Sub Registrar ICT and the Transfer Deed registered with the Joint Sub Registrar, ICT at Sr. No.1020, Book No.I, Vol. No.1338 at pages 9 to 12 dated 31-03-2003.
- vii) The sponsors 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 upto 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 features, etc., shall be clearly identified and preserved as open spaces.
- ix) The sponsors shall strictly confine the scheme within the approved area of 3482.62 kanals and no addition or alteration in the approved layout plan shall be made without the prior approval of CDA.
- 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 the responsibility of M/s Jammu & Kashmir Cooperative Housing Society, Islamabad and 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 and allotment letters would also be sent to CDA.

- xii) The development works are to be completed within the period specified in the Modalities & Procedures framed under the ICT (Zoning) Regulation, 1992.

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 and 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) Detailed work schedule in respect of implementation of the scheme as per Engineering Design of the scheme and Modalities & Procedure framed under the ICT (Zoning) Regulation, 1992.
- ii) Fard Jama Bandi and attested copies of the approved mutations by the Revenue Department, Islamabad (Tehsildar, Islamabad) of the mortgaged land/plots measuring 506.40 kanals and the area transferred to CDA measuring 1431.29 kanals under roads, parks, etc. of the approved housing scheme in favour of CDA.

 12/5

(M. K. PASHA)
% Dy. D.G. (Planning)

Copy to:

1. Director General (Environment), CDA.
2. Director General (Services), CDA.
3. Dy. D.G. (Works), CDA.
4. Director Structure, CDA.
5. Director Architecture, CDA.
6. Director Anti-Encroachment, CDA.
7. Director Environment (Urban), CDA.
8. Director Municipal Administration, CDA.
9. Director Lands & Rehabilitation, CDA.
10. Dy. Commissioner, Islamabad.