

CAPITAL DEVELOPMENT AUTHORITY
(PLANNING WING)
(Directorate of Housing Societies)

No.CDA/PLW/UP-HS(90)MPCHS/Vol-III/2003/471 Islamabad, Jan: 30'2008.

To

Chaudhry Zafar Ali,
Secretary,
Multi Professionals Cooperative Housing Society (Regd),
Plaza No.12-B/1, Ground Floor, Behind PSO Petrol Pump,
G-8 Markaz, Islamabad.

Subject:- NOC FOR THE HOUSING SCHEME NAMED
'TELE GARDENS' IN SECTOR F-17/2 & F-17/3, ZONE-II,
ISLAMABAD FLOATED BY MPCHS AND T & T ECHS.

I am directed to inform that your case for issuance of NOC for the housing scheme named Tele Gardens on land measuring 2750.85 kanals in Mouza Pind Parian, Bhadana Kalan, Doora and Nougazi in sectors F-17/2 & F-17/3 in Zone-II Islamabad has been discussed in the CDA Board meeting held on 18-12-2007. The land use analysis and the schedule of plots of the approved scheme is given below :-

I. LAND USE ANALYSIS T&T ECHS

S.No.	Land Use	Area in Kanals	%age	CDA Planning Standards
1.	Residential	491.01	54.22	Not more than 55%
2.	Commercial	33.98	3.75	Not less than 26%
3.	Institutional	39.85	4.40	Not more than 5%
4.	Parks/Open	73.26	8.09	Not less than 4%
5.	Roads	248.94	27.49	Not less than 8%
6.	Grave Yard	18.56	2.05	Not less than 2%
	Total:-	905.60	100%	
	Green Belts	87.60		
	Grand Total	993.20		

SCHEDULE OF PLOTS T&T ECHS

S.No.	Size of Plots	No. of plots
1.	50'x90'	334
2.	40'x80'	75
3.	35'x70'	231
4.	30'x60'	256
	Total	896

II. LAND USE ANALYSIS MPCHS

S.No.	Use	Area in Kanals	%age	CDA Planning Standards
1.	Residential	856.29	54.10	Not more than 55%
2.	Roads	425.08	26.89	Not less than 26%
3.	Commercial	64.34	4.07	Not more than 5%
4.	Institutional	75.88	4.79	Not less than 4%
5.	Parks & Open spaces	128.52	8.12	Not less than 8%
6.	Graveyard	31.97	2.02	Not less than 2%
Total		1582.8	100.00	
Sector Road		174.85		
Grand Total:		1757.65		

SCHEDULE OF PLOTS (MPCHS)

S.No.	Size of Plots	No. of plots
1.	50'x90'	584
2.	40'x80'	209
3.	35'x70'	302
4.	30'x60'	395
Total		1490

LAND USE (ACCUMULATED)

S.No.	Use	Area in Kanals	%age	CDA Planning Standards
1.	Residential	1347.30	54.14	Not more than 55%
2.	Roads	684.02	27.48	Not less than 26%
3.	Commercial	98.32	3.95	Not more than 5%
4.	Institutional	115.73	4.65	Not less than 4%
5.	Parks & Open spaces	201.78	8.19	Not less than 8%
6.	Graveyard	50.53	2.03	Not less than 2%
Total:		2488.4	100 %	
Green Belt		262.45		
Grand Total:		2750.85		

2. It has been approved by the CDA Board to issue NOC subject to the terms and conditions listed below:-

- i. The scheme shall have its independent access/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 favor 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 & Islamabad Residential Sector Zoning 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 Serial No. 3427, Book No. I, Vol. No.1691 on pages 95 to 98, and duplicate copy pasted in the Additional Book No.1 dated 4-7-2005 Volume No. 1121 on butts 12-15 dated 09-09-1996 by the Sub Registrar ICT and the Transfer Deed registered with the Sub Registrar, ICT at Serial No.4817, Book No.I, Vol. No.1737 on pages 98-100 and a duplicate copy pasted in the Additional Book No.I, Vol. No.1743 on butts 82/83 dated 21-09-2005.
- 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 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 features, etc., shall be clearly identified and preserved as open spaces.

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- ix. The sponsors shall strictly confine the scheme within the approved area of 2750.85 kanals and no addition or alteration in the approved layout plan shall be made without the prior approval of CDA.
 - x. While advertising the scheme and issue of subsequent allotment letters, sponsors will clearly and prominently mention that the arrangements for the supply of water to the area would be the responsibility of M/s Multi Professional Cooperative Housing Society (Regd) & T&TECHS and CDA would not be responsible for the same. Copies of advertisements and allotment letters would also be sent to CDA.
 - xi. The development works are to be completed within the period specified in the Modalities & Procedures framed under the ICT (Zoning) Regulation, 1992.
 - xii. 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/or the Modalities and Procedures framed there under, then this NOC will be cancelled by the CDA, beside such other actions as may be permissible under the law.
 - xiii. The Engineering Designs of the scheme area as approved by the Authority be strictly followed by the sponsors for the rest of the development work.
 - xiv. The sponsors will be responsible for the compact/consolidated/ contiguous ownership and possession of land measuring 2750.85 kanals as per approved layout plan of this housing scheme. The sponsors will be responsible for any dispute at any stage, if any, in the compact/consolidated/ contiguous ownership & possession of land measuring 2750.85 kanals as per approved Layout Plan. CDA will not be responsible for any dispute at any stage, if any, regarding the subject land.
3. You are advised to proceed further in the matter and submit the following documents/information within six weeks from the date of this letter:
- i. Detailed work schedule in respect of the balance development work of the implementation of the scheme as per approved Engineering Design of the scheme and Modalities & Procedure framed under the ICT (Zoning) Regulation, 1992.
 - ii. Environmental clearance from Pakistan Environmental Protection Agency, Pak EPA, Islamabad.

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- iii. Get the area of the housing scheme completely demarcated on ground.

4. It may be noted that if you fail to comply with the terms and conditions mentioned in this letter, the NOC shall be liable to be withdrawn.

30/1/08
(GHULAM SARWAR SANDHU)
Director Housing Societies

Copy to:

- 1) Director Structures, CDA.
- 2) Director Roads (South), CDA.
- 3) Director W&S (Development), CDA.
- 4) Director CE Lab, CDA.
- 5) Director Building Control, CDA.
- 6) Director Lands, CDA.
- 7) Director Enforcement, CDA.
- 8) DC ICT Administration, Islamabad.
- 9) Secretary CDA Board.
- 10) P.S. to Member (Planning & Design), CDA.
- 11) P.S. to Member (Environment), CDA.
- 12) Master File.

Director Housing Societies