

**CAPITAL DEVELOPMENT AUTHORITY
(PLANNING WING)
DIRECTORATE OF HOUSING SOCIETIES**

No. CDA/PLW/HIS(RP)(700)Phase-VII/Ext/2003/Vol-II/92 Islamabad, Mar, 20, 2015

Mr. Eshan Ul Haq,
D.G Planning & Design,
Bahria Town Phase-VII, Extension, Zone-5,
Islamabad.

**Subject:- NO OBJECTION CERTIFICATE (NOC) FOR BAHRIA TOWN PHASE-VII
(EXTENSION) MOUZA KOTHA KALAN AND HUMAK, ZONE-5,
ISLAMABAD.**

Ref: Layout plan approval for Bahria Town Phase-VII Extension issued vide letter
No. CDA/PLW-HS(RP)(700)Phase-VI/2003/Ext/408 dated 14th May, 2012.

The undersigned is directed to inform that CDA Board in its meeting held on 02-03-2015 has approved the issuance of NOC in favour of M/s Bahria Town (Pvt) Ltd. for development of Bahria Town Phase-VII (Extension) Housing Scheme over an area measuring 711.3 Kanals bearing Khasra Nos.3435 in Mouza Kotha Kalan & Khasra Nos.3237/1, 3405, 3406 in Mouza Humak Zone-5, Islamabad for 647 residential plots.

2. The issuance of this NOC is subject to following terms and conditions:-

- i. Development of the scheme shall be undertaken and completed strictly in accordance with the Layout Plan approved by CDA, vide letter No. CDA/PLW/HIS(RP)(700)Phase-VII/Ext/2003/408, dated 14-05-2012, and no change(s) shall be made in the approved Layout Plan. Deviation from the approved LOP, if any, shall be rectified according to the approved plan.
- ii. The sponsor shall strictly confine the scheme within the approved area i.e. 711 Kanals and no amendment/extension/revision in the approved scheme shall be made prior to the approval of CDA.
- iii. The area of Housing Scheme shall be demarcated on ground within one month.
- iv. 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.
- v. Development of the scheme shall be made strictly in accordance with Engineering Design, Specifications and Guidelines provided in Clauses 11 & 12 of "Modalities and Procedures framed under ICT (Zoning) Regulation, 1992 for Development of Private Housing Schemes" regarding Services/Utilities i.e. Roads/Streets, Water Supply, Sanitary Sewer System and Storm Water Drainage, and shall not violate any Design Criteria/Guideline. The responsibility of the soundness and stability of these designs rest with the Sponsors, Design and Vetting Consultants of the scheme.

- vi. The scheme shall have independent Water Supply and Primary Sewage Treatment System which will be arranged by the sponsors at their own cost.
- vii. The easement of Nullah, etc., shall be clearly identified and preserved as open spaces.
- viii. The provision of Water Supply will be sole responsibility of sponsors and CDA would assume no responsibility for the supply of water to the residents of the scheme.
- ix. The disposal of sewage shall be made through the trunk sewer which will terminate at a Sewerage Treatment Plant for primary treatment.
- x. The design of STP would be submitted to CDA within 60 days.
- xi. The provision of standardized Solid Waste Management/Disposal in the scheme area shall be the responsibility of the sponsors of the scheme.
- xii. Possession of individual plots in the scheme shall not be handed over by the sponsors till the entire scheme is fully developed and Completion Certificate in this behalf has been obtained from the Authority.
- xiii. 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.
- xiv. The Building Plans alongwith Structure Plans of the Buildings in the scheme prepared in accordance with the prevailing Planning Parameters and Building Regulations shall be submitted to CDA for approval.
- xv. The sponsors shall submit to the DG (Planning) the detailed Work Schedule in respect of implementation of the scheme.
- xvi. Monthly Progress Report shall be submitted to the DG (Planning) till the completion of the scheme.
- xvii. The development of the scheme will be completed within three years, as per approved Layout Plan and Engineering Designs/Specifications Vetted by 3rd Party.
- xviii. The validity of the NOC shall automatically be deemed to have been cancelled/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.
- xix. The scheme shall be open for inspection to the CDA during the entire period of its execution.
- xx. The sponsors shall pay to the CDA the requisite fee on account of Inspection/Monitoring expenses during the execution stage of the scheme.
- xxi. The sponsor shall strictly adhere to the clauses of the Transfer Deed and Mortgage Deed registered with Joint Sub-Registrar, ICT.
- xxii. The Mortgage and Transferred Land shall be clearly demarcated on ground and Display Board installed in this regard for information of general public.
- xxiii. The land earmarked as Parks, Green/Open Spaces, Amenities/Public Building Areas, Roads/Streets, Graveyards, etc. in the approved Layout Plan and Transferred to CDA, shall not be converted to any other use, in any manner whatsoever.

- xxiv. The plots mortgaged with the CDA are not to be sold, allotted, transferred or committed in any form to anybody by the sponsors unless and until the same are released by the CDA.
- xxv. 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.
- xxvi. 20% (minimum) of the mortgage property will be kept by the Authority as security till the entire scheme is fully developed in accordance with the approved plan and designs of services.
- xxvii. 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.
- xxviii. The CDA shall assume the control of the scheme in case it is satisfied that the sponsors are incapable of completing the scheme after expiry of the extended period of completion.
- xxix. The height restrictions of Civil Aviation Authority (CAA) shall be adhered to & necessary Approvals/NOCs of the Authority would be obtained, accordingly.
- xxx. If at any stage it is proved that Documents/Plans submitted by the sponsors were incorrect, forged or bogus; the sponsors shall be solely responsible for this act with no liability accruing to CDA regarding approval of Layout Plan and issuance of NOC. CDA shall have the right to modify, suspend, cease, and cancel/withdraw the approval/NOC, at any time and to initiate legal proceedings against the sponsors.
- xxxi. Un-acquired pockets of land within the scheme will be acquired by the Sponsors within three months from the date of issue of NOC. However, by no means any hurdle/obstacle, change will be created, on the un-acquired/un-purchased land. Any un-acquired land falling within the boundary of the scheme area, would never be used for any purpose & by any means, until and unless a settlement is reached between the landlords and the Society. The un-acquired pockets of land should be retained as it is and these shall not be land locked. Once such land is acquired/purchased by the Sponsors, its use shall be got approved from CDA.
- xxxii. The use/plan of pockets of land earmarked as "Future Use" in the approved LOP, shall be got approved from CDA, before putting in some planning/use.
- xxxiii. The graveyard of already approved Bahria Town Phase-VII shall also be used for Bahria town Phase-VII Extension without any prejudice to any benefit of the proposed residents of Bahria Town Phase-VII extension.
- xxxiv. Any oversight in the scrutiny of the documents or plans, etc. does not vest any right of violations of the Regulations/Modalities & procedures.
- xxxv. If at any later stage it is found that the fees, fines etc. have been deposited less than the actual, the sponsors shall be bound to pay the balance amount.
- xxxvi. The relevant provisions of CDA Ordinance 1960, ICT (Zoning) Regulation 1992 and Modalities & Procedures framed thereunder for Development of Private Housing Schemes, Islamabad Residential Sector Zoning (Building Control) Regulation 2005, CDA Board Decisions, as amended, modified and substituted from time to time by the Authority, shall be complied by the sponsors in letter & spirit.

xxxvii. In case of violation of any of the above term(s), the NOC shall be liable to cancellation and action shall be taken under the relevant provisions of CDA Ordinance 1960, ICT (Zoning) Regulation 1992 and Modalities & Procedures framed thereunder for Development of Private Housing Schemes.

xxxviii. 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.



(FARAZ MALIK)
Director (Housing Societies)

Copy to:

1. DC, Islamabad, ICT Administration, Islamabad, Mauve Area, G-1/7/4, Islamabad.
2. Secretary CDA Board
[w.r.t. CDA Board Decision conveyed vide letter
No. CDA-1281/BM-SCB/2015/646 dated 02-03-2015]
3. Director (Building Control), CDA
4. Director (IT), CDA.
[w.r.t. to up date status of said scheme on CDA Website]
5. Director (Estate Management-I), CDA.
6. Director (L&R), CDA.
7. Director Structure (Services), CDA.
8. Director (Enforcement), CDA.
9. Registrar Companies, SECP, Green Trust Building Blue Area, Islamabad.
10. Sub Registrar, Islamabad, ICT Administration, F-8 Markaz, Islamabad.
11. PS to Chairman, CDA.
12. PS to Member (P&D), CDA.
13. PS to Member (Estate), CDA.
14. PS to Member (Environment), CDA.
15. Master File.



Director (Housing Societies)