

CAPITAL DEVELOPMENT AUTHORITY
(PLANNING WING)
(-Regional Planning Directorate)

No.CDA/PLW/RP-2(481)/89/Vo.III/ 350

Islamabad, August 9, 2004

To,

Lt.Col® Muhammad Azhar,
President,
Civilian employees Cooperative Housing Society,
53 – Plaza, Fazal-e-Haq road,
Near PIA Head Office, Blue Area,
Islamabad.

Subject:-

ISSUANCE OF NO OBJECTION CERTIFICATE FOR THE HOUSING SCHEME NAMED "SOAN GARDEN" IN ZONE-5 OF ICT ISLAMABAD FLOATED BY CIVILIAN EMPLOYEES COOPERATIVE HOUSING SOCIETY LTD. ISLAMABAD.

Reference your letter No.CECHS/PW/NOC, dated 12/07/2004.

2. I am directed to inform you that CDA has no objection to the development of the private housing scheme sponsored by your society over an area of 2984 Kanals (373 Acres) of land bearing Khasra Nos.2234, 2189, 1684, 1711/2, 1661, 1969, 1667, 1685, 1809, 1246, 1498, 1669, 1672, 1825, 1988, 1687, 1674, 1673, 1686, 1678, 1688, 1967, 1586, 1649, 1651, 1652, 1653, 1654, 1655, 1657, 1666, 1565, 1563, 1234, 1237, 1374, 1375, 1229, 1342, 1484, 1489, 1232, 1492, 1495, 1496, 1488, 1243, 1244, 1245, 1247, 1248, 1249, 1252, 1593, 1236, 1211, 1210, 1212, 1227/2, 1213/2, 1228, 1282, 1285, 1286, 1279, 1281, 1283, 1284, 1430, 1969, 1667, 1685, 1809, 1820, 1968, 1668, 1821, 1970, 1972, 1989, 1246, 1498, 1669, 1672, 1825, 1988, 1687, 1674, 1673, 1686, 1678, 1688, 1967, 1586, 1649, 1651, 1652, 1653, 1654, 1655, 1690, 1925, 1871, 1870, 1819, 1606, 1609, 1611, 1657, 1810, 1812, 1646, 1643, 1647, 1645, 1648, 1570, 1595, 1599, 1597, 1666, 1565, 1563, 1594, 1596, 1598, 1600, 1564, 1997, 1797/2, 1891/1, 1985, 2009, 1831, 1895, 1921, 1933, 1766, 1775, 1790, to 1792, 1857, 1898, 1910, 1922, 1923, 1938, 1941, 1947, 1952, 1960, 1964, 1777, 1779, 1829, 1830, 1869, 1873, 1874, 1894, 1896, 1899, 1901, 1911, 1913, 1931, 1940, 1946, 1951, 1961, 2005, 2006, 1909, 1902, 1903, 1900, 1906, 1907, 1914, 1915 to 1917, 1926, to 1930, 1948 to 1950, 2010 to 2013, 2016, 2017, 2010/1, 1780 to 1789, 1793 to 1795, 1804, 1805, 1822-1881, 1882 – 1867, 1878 – 1904, 1905 – 1908, 1938 – 1945, 1937, 1803-1807, 1833, 1762- 1763, 1764 – 1796, 1798 – 1799, 1800 – 1801, 1848, 1996 – 1995, 1827 – 1860, 1861 – 1962, 1929 – 1998, 1862 – 1963, 2000, 465, 2135/905, 2136/905, 2093/543, 2125/894, 2127 – 2126/894, 2040/946, 2139/936, 963, 964, 926, 998, 999, 951, 2131/902, 1179, 2130/902, 1234, 1237, 1374, 1375, 1342, 1484, 1489, 1492, 1495, 1496, 1488, 2220, 1262, 1292/2, 1294, 2034/186 – 2217/608, 2086/5, 512, 2089/512, 2208/393 – 2116/649 – 1277, 1278, 1274, 1318 -1320, 1309 – 1315,

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331, 1718, 1724, 1428, 1442, 1559, 1005, 1009, 1087, 1437, 1233, 1232, 1231, 1238, 1239, 1217, 1700/2, 1699, 1650, 1240, 1241, 1230, 1235, 1280, 1292/1, 1294, 1130 to 1141, 1209, 1273, 1717, 1734, 1718, 1724, 1726, 1210, 1213, 1227, 1740, 1751 Mourza Lohi BhirZone-5, Islamabad with conditions as contained in the ICT (Zoning) Regulation, 1992 for development of private housing scheme in Zone-2 and 5 of ICT Zonation plan and with following conditions:-

- i) No habitation shall be carried out in Block-H located in the south of scheme area and abutting Soan River till implementation of final recommendations of Directorate of Design & Consultancy E-n-C Branch, Rawalpindi regarding river width and flood protection measures. The recommendations of the DD&C shall be implemented by the society on either sides of river bank at their own expenses for which President of the Society has submitted an undertaking dated 07-08-2004.
- ii) The scheme shall have its independent accesses and roads, water supply and primary sewerage treatment system to be developed by the sponsor at their own cost and expense.
- iii) The sponsors shall not convey the plots mortgaged with the CDA to any one until the same are redeemed by the Authority in favour of your society.
- iv) 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.
- v) All the buildings to be constructed in the scheme shall be subject to the Islamabad Building Regulation, 1963, and Islamabad Residential Sector Zoning Regulation, 1993, as may be amended, modified or substituted from time to time.
- vi) The plots reserved for amenities and public buildings shall be developed and maintained by the sponsor and shall not be utilized by the sponsors for any other purpose(s) other than prescribed in the approved layout plan.
- vii) The sponsor shall strictly adhere to the clauses of the registered mortgaged deed No.997 dated 04-04-1995 executed with CDA and the registered Transfer Deed No.998 dated 04-04-1995 and rectification deed No.1812 dated 13-06-1995 by Sub Registrar, Islamabad.
- viii) The sponsor will install an activated sludge sewerage treatment plant or any other modern plant for the sewerage system of the scheme at an appropriate location as indicated on enclosed plan and shall ensure that the treated effluent of the sewerage system would be upto WHO standard and this will be used for irrigation purposes only with the scheme.
- ix) The easement of nullah(s) and prominent land features, etc. shall be clearly identified and preserved as open spaces.

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- x) The sponsor shall strictly confine the scheme area within the approved area of 2984 Kanals and no addition or alternation in the approved layout plan shall be made without prior permission of the CDA.

3. This NOC is not transferable to any person(s) company or society and is liable to be withdrawn/cancelled at any stage, if it is found by the CDA that sponsor has violated any provision of approved layout plan and/or of the ICT (Zoning) Regulation, 1992 and/or the Modalities & Procedures framed thereunder, then this NOC will be cancelled by the CDA, beside such other actions as may be permissible under the law.

4. A copy of the revised approved layout plan of the scheme named "Soan Garden" duly signed is enclosed. Details of land uses and schedule of plots is as under:-

LAND USE ANALYSIS

TOTAL AREA = 2984.75 KANALS

LAND USE	AREA (KANALS)	% AGE	CDA STANDARD % AGE
RESIDENTIAL	1629.69	54.60	55 (max.)
COMMERCIAL & PARKING	107.45	3.60	5 (max.)
PUBLIC BUILDINGS/AMENITIES	138.86	4.65	4 (min.)
OPEN/PARKS/GREEN	240.33	8.05	8 (min.)
ROADS/STREETS	808.43	27.09	26 (min.)
GRAVE YARD	59.99	2.01	2 (min.)
TOTAL	2984.75	100%	100%

PLOTS SCHEDULE

PLOT SIZES	B L O C K S								TOTAL	AREA IN KANALS
	A	B	C	D	E	F	G	H		
30'x50'	-	34	150	-	-	-	-	13	197	50.74
35'x60'	83	145	-	-	-	-	-	-	228	88.01
35'x65	-	-	-	-	-	-	-	428	428	178.99
40'x70'	279	30	37	-	-	-	-	-	346	178.09
50'x90'	-	94	90	145	123	315	14	94	875	723.80
53'x85'	-	-	-	-	151	-	-	-	151	125.05
60'x115'	-	-	-	54	-	-	7	-	61	77.37
75'x100'	-	-	-	-	-	-	23	-	23	31.71
75'x120'	-	-	-	-	29	8	64	-	101	167.11
75'x160'	-	-	-	-	-	-	4	-	4	8.82
TOTAL	362	303	277	199	303	323	112	522	2401	1629.69

5. Now you are advised to proceed further in the matter and submit the following:-

- i) To prepare, within a period of three months from the date of NOC, the engineering designs and detailed specifications of service and utilities and make a presentation thereof to a panel of Engineering Experts nominated by the CDA for scrutiny. The designs and specifications of the services proposed to be provided in the scheme shall be prepared by a well reputed firm of consulting engineers registered with Pakistan Engineering Council.

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- ii) To submit to the DDG(Planning) the detailed work schedule in respect of implementation of the scheme.
- iii) You will submit the Fard Jama Bandi and attested copy of the approved mutation by the Revenue Department, Islamabad (Tehsildar Islamabad) of the mortgaged land/plots measuring 491 Kanals & 16 Marla and Transferred area measuring 1258 Kanals under utilities/amenities of the approved housing scheme in favour of CDA within one month from the date of issue of this letter.

6. It may please 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.

(Signature)
(KHALIQ-UR-RAHMAN)
Deputy Director (RP-I) 09/8

Copy to:-

- 1) Director General (Services), CDA.
- 2) Director (Architecture), CDA.
- 3) Director Structures, CDA.
- 4) Director Lands, CDA.
- 5) Director Anti Encroachment, CDA.
- 6) Director Environment (Regional), CDA.
- 7) Deputy Director (BCS), CDA.
- 8) Deputy Commissioner, CDA.
- 9) P.S. to Member (Planning), CDA.

(Signature)
Deputy Director (RP-I) 09/8