



CAPITAL DEVELOPMENT AUTHORITY
PLANNING WING
(Housing Societies Directorate)



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No. CDA/PLW/HS-(127)/2020/Vol-V/137 Islamabad, June 01 2020

Mr. Shujaat Ullah Qureshi,
Secretary, M/s Intelligence Bureau Employees Co-Operative
Housing Society,
K Block, Pak Secretariat, Islamabad.

Subject:- **NO OBJECTION CERTIFICATE (NOC) FOR DEVELOPMENT
FOR GULBERG RESIDENCIA (IBECHS, PHASE-III)
HOUSING SCHEME SPONSORED BY M/S INTELLIGENCE
BUREAU EMPLOYEES CO-OPERATIVE HOUSING SOCIETY
ZONE-5, ISLAMABAD.**

The undersigned is directed to inform that CDA Board in its meeting held on 21/05/2020 has approved the issuance of No Objection Certificate (NOC) in favor of M/s. IBECHS for development of Gulberg Residencia Housing Scheme, over an area of **19,390.36 kanals** containing 12,477 residential plots of different sizes alongwith allied land uses/facilities in Mouzas Bhimber Trar, Ladhyoot, Bora Bangyal, Darwala, Dhaliala, Ganguta Syedaan, Khatreel, Kirpa, Paeja, Pind Malkan, and Sher Dhamyal in Zone-5, Islamabad. The issuance of this NOC is subject to following terms and conditions:-

- i. Development of the scheme shall be in accordance with the **Layout Plan, Services Design and Building Plan** as approved by the Authority.
- ii. The sponsor shall strictly confine the scheme within the approved area i.e. **19,390.36 Kanals** and no extension/ revision / amendment in the approved scheme shall be made prior to the approval of CDA.
- iii. The Layout Plan of the scheme approved vide letter No.CDA/PLW/HS (127)/Ext/2018/Vol-V/440 dated 13/08/2018, would be strictly followed and **no change(s)** shall be made in the approved Layout Plan.
- iv. The easement of nullah (s) and prominent land features, etc. shall be clearly identified and preserved as open spaces.

- v. 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.
- vi. Sponsors of the scheme shall arrange, at their own cost, the entire development of the scheme without any obligation on the part of the Authority.
- vii. The development of the scheme will be completed within Six years, as per Engineering Designs and Specifications Vetted by 3rd Party. The services at site shall be maintained by the sponsors.
- viii. The validity of the NOC shall automatically be deemed to have been withdrawn in case the sponsors do not complete at least 10 % of development works within one year from the date of issuance of the NOC.
- ix. The sponsors shall submit to the DDG (Planning) the detailed Work Schedule in respect of implementation of the scheme.
- x. Monthly Progress Report shall be submitted to the DDG (Planning) till the completion of the scheme.
- xi. The scheme shall have independent Water Supply and Primary Sewage Treatment System which will be arranged by the sponsors at their own cost.
- xii. The provision of water supply will be sole responsibility of sponsors and CDA would assume no responsibility for the supply the water to the residents of the scheme.
- xiii. The disposal of sewage shall be made through the trunk sewer which will terminate at a Sewerage Treatment Plant (STP) for primary treatment.
- xiv. The sponsor shall strictly adhere to the clauses of the Mortgage Deed and Transfer Deed registered with Joint Sub-Registrar, ICT.
- xv. 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.
- xvi. The sponsor shall not allocate the plots mortgaged with the CDA to any one until the same are re-deemed by the Authority in favour of the sponsors.

- xvii. 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.
The area of Housing Scheme shall be demarcated on ground within one month.
- xviii. The Mortgaged and Transferred Land shall be clearly demarcated on ground and Display Boards installed in this regard for information of general Public.
- xix. The scheme shall be open for inspection to the CDA during the entire period of its execution.
- xx. The sponsors shall pay to CDA Rs. 500/- per kanal on account of Inspection/Monitoring expenses during the execution stage of the scheme.
- xxi. 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.
- xxii. 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.
- xxiii. The Building Plans alongwith Structure Plans of the Buildings in the scheme prepared in accordance with the prevailing Planning Parameters and Building Regulations will be submitted to CDA for approval.
- xxiv. 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.
- xxv. The sponsors will be bound to pay any outstanding dues / fee etc, failing which NOC will be cancelled without any further notice.
- xxvi. In case of violation of any of the above **term(s)**, the NOC shall be liable to cancellation without any further notice.

Director (Housing Societies)

Copy to:-

1. Member (P&D), CDA.
2. Secretary CDA Board.

[*w.r.t. CDA Board Decision conveyed vide letter*
No. CDA-1363/BM-SCB/2020/674 dated 21-05-2020.]

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02.06.2020
3. Director Building Control-II, CDA.
 - 4. Director (IT), CDA.
[w.r.t. to update status of said scheme/ Society on CDA Website].
 5. Director Roads (South), CDA.
 6. Director Environment (Regional), MCI.
 7. Director (Enforcement), CDA.
 8. P.S. to Chairman, CDA.
 9. Registrar Cooperatives, ICT Administration, Mauve Area, G-11/4, Islamabad.
 10. Circle Registrar, Cooperative Department, Mauve Area, G-11/4 Islamabad.
 11. Master File.

DF 1/6/2020
Director (Housing Societies)