



CAPITAL DEVELOPMENT AUTHORITY
PLANNING WING
(Regional Planning Directorate)



No. CDA/PLW/RP-4(14)/2019/Vol-I// 78
To,

Islamabad, June 26, 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 OF
M/S GULBERG GREENS FARM HOUSING SCHEME
SPONSORED BY M/S INTELLIGENCE BUREAU EMPLOYEES
CO-OPERATIVE HOUSING SOCIETY ZONE-IV, ISLAMABAD.**

The undersigned is directed to inform that CDA Board in its 10th meeting held on 03/10/2019 has approved the issuance of NOC in favor of M/S Intelligence Bureau Employees Co-operative Housing Society for development of **"Gulberg Greens Farm Housing Scheme"** over an area measuring **16934.31 kanals** in Mouzas Koral, Pahag, Tarli Khurd, Tarli Kalan, Gandyan, Chapper Mir Khanal, Ghora Sardar, Khaderpur, Bora Bangyal, Darwala, Kirpa & Ali Pur, Zone-IV, Tehsil and District Islamabad. The issuance of this No Objection Certificate (NOC) is subject to following terms and conditions:-

- i. The sponsors shall submit Environmental Clearance from Pakistan Environmental Protection Agency (Pak EPA) within one year from the issuance of this NOC.
- ii. Development of the scheme shall be in accordance with the **revised and extended Layout Plan, Services Design and Building Plan** as approved by the Authority.
- iii. The sponsor shall strictly confine the scheme within the approved area i.e. **16934.31 Kanals** and no extension/revision/amendment in the approved scheme shall be made prior to the approval of CDA.
- iv. The revised and extended Layout Plan of the scheme approved vide letter No.CDA/PLW/RP-Zone-4(14)/2016-2017/653 dated 13/06/2018, would be strictly followed and **no change(s)** shall be made in the approved Layout Plan.
- v. The easement of Nullah(s) and prominent land features, etc. shall be clearly identified and preserved as open spaces.
- vi. 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.

- vii. 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.
- viii. 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.
- ix. 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.
- x. The sponsors shall submit to the Director (Regional Planning) the detailed Work Schedule in respect of implementation of the Scheme.
- xi. Monthly Progress Report shall be submitted to the Director (Regional Planning) till the completion of the scheme.
- xii. The scheme shall have independent Water Supply and Primary Sewage Treatment System which will be arranged by the sponsors at their own cost.
- xiii. 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.
- xiv. The disposal of Sewage shall be made through the trunk Sewer which will terminate at a Sewerage Treatment Plant (STP) for primary treatment.
- xv. The sponsors shall strictly adhere to the clauses of the Mortgage Deed and Transfer Deed registered with Joint Sub-Registrar, ICT.
- xvi. 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.
- xvii. The sponsors 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.
- xviii. 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.
- xix. The area of Farm Housing Scheme shall be demarcated on ground within one month.
- xx. The Mortgaged and Transferred Land shall be clearly demarcated on ground and Display Boards installed in this regard for information of General Public.

- xxi. The scheme shall be open for inspection to the CDA during the entire period of its execution.
- xxii. The sponsors shall pay to the CDA Inspection/Monitoring fee during the execution stage of the scheme as per rates notified by the authority from time to time.
- xxiii. 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.
- xxiv. 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.
- xxv. Total covered area of farm shall be 20% of total plot area on each floor i.e. (Basement+Ground+First)
- xxvi. 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.
- xxvii. In case of violation of any of the above term(s), the NOC shall be liable to cancellation.

(LIAQAT MOHYUD-DIN QADRI)
Project Manager (Zone-IV)

1. DG (Environment), MCI.
2. **Circle Registrar** Co-operative Societies, ICT, Islamabad.
3. Secretary CDA Board.
(w.r.t. CDA Board decision conveyed vide letter
No. CDA-1272/BM-SCB/2019/2101 dated 23/10/2019)
4. Director (IT), CDA.
(w.r.t. to update status of the said scheme on CDA Website))
5. **General Manager, SNGPL**, Plot Nos. 28-29, Sector I-9, **Islamabad**.
6. **General Manager (Operation)**,
Head Office IESCO, G-7/4, **Islamabad**.
7. Director Building Control-II, CDA.
8. Director (Enforcement), CDA.
9. Director Structure (Services), CDA.
10. P. S. to Chairman, CDA.
11. P.S. to Member (P&D), CDA.

Project Manager (Zone-IV)