CAPITAL DEVELOPMENT AUTHORITY
PLANNING WING
(Housing Societies Directorate)

No.CDA/PLW/HS/ (213)2011/ 531 Aug ,١٢, 2014

The Secretary/President,
M/s Services Cooperative Housing Society Ltd
1st Floor, Feroze Centre,Blue Area, Islamabad.

SUBJECT: **NO OBJECTION CERTIFICATE FOR CAPITAL ENCLAVE ISLAMABAD HOUSING SCHEME, MOUZA LOHI BHER ZONE- 4 &5, ISLAMABAD.**

The undersigned is directed to inform that CDA Board in its meeting held on 04-07-2014 has approved the issuance of NOC in favor of M/s Services Cooperative Housing Society Ltd., for development of Capital Enclave Housing Scheme over an area measuring 552 kanals located in Mouza Lohi Bher Zone 4 & 5, Islamabad. 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 (LOP) of Capital Enclave Housing Scheme, approved by CDA vide letter No.CDA/PLW/HS/213/2011 dated 11-06-2012 and no changes shall be made in the approved layout plan of the scheme. Deviation from the approved layout Plan, if any shall be rectified according to approved plan.

ii. The sponsor shall strictly confine the scheme within the approved area i.e. 552 **Kanals** and no extension/ revision/amendment 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 scheme shall arrange at their own cost, the entire development of the scheme without any obligation on the part of CDA.

v. Development of scheme shall be made strictly in accordance with the Engineering Designs, Specifications and Guidelines provided in clause 11 & 12 of "Modalities & 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 design rests 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 Nullahs etc shall be clearly identified and preserved as open spaces.

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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 sponsors shall submit to the DG (Planning) the detailed **Work Schedule** in respect of implementation of the scheme.

xv. Monthly progress Report shall be submitted to DG (Planning) till the completion of the scheme.

xvi. The development of the scheme will be completed within three years as per Engineering Designs and Specifications Vetted by 3rd Party.

xvii. The services at site shall be maintained by the sponsors.

xviii. 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.

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 **Rs.610/- per kanal** on account of inspection/Monitoring expenses during the execution stage of the scheme.

xxi. The sponsor shall strictly adhere to the clauses of the **Mortgage Deed** and **Transfer Deed** registered with Joint Sub-Registrar, ICT.

xxii. The Mortgaged and transferred Land shall be clearly **demarcated** on ground and Display Board be installed in this regard for information of General Public.

xxiii. 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.**

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xxxv. Only one Access road leading from with eastern ROW of Islamabad Highway before railway crossing (while leading from Faizabad to Rawat) is allowed. This access road will be constructed as per design of the Authority i.e. with proper acceleration and declaration lanes within the eastern ROW. The scheme area will be accessible from this road only. The sponsors of the scheme will be bound to deposit/pay to CDA the charges of access road to scheme area from within ROW of Islamabad Highway, as conveyed by CDA, subsequently.

xxxvi. Any over sight in the scrutiny of the documents or plans, etc does not vest any right of violation of the Regulations/Modalities and Procedures.

xxxvii. 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.

xxxviii. The relevant provisions of CDA Ordinance 1960, ICT (Zoning) Regulation 1992 and Modalities & Procedures framed there under for Development of Private Housing Schemes, Islamabad Residential Sector Zoning (Building Control) Regulation 2005, CDA Building Standards for fire prevention and life safety 2010, CDA Board Decision, as amended, modified and substituted from the time to time by the Authority, shall be complied by the sponsors in letter and spirit.

xxxix. **Undertaking** on stamp paper duly attested by Notary Public shall be submitted to CDA within 15 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. Secretary CDA Board
   [w.r.t. CDA Board Decision conveyed vide letter
   No. CDA-1272/BM-SCB/2014/407 dated 11-07-2014]
2. DC, Islamabad, ICT Administration, Islamabad, Mauve Area, G-11/4, Islamabad.
3. CEO;M/s Capital Enclave Pvt Ltd, 12, Kaghan Road, F-8/4, Islamabad
4. DG; Pak EPA, H-9, Islamabad.
5. Director (Building Control), CDA.
6. Director (IT), CDA.
   [With the request to up date status of said scheme on CDA Website].
7. Director (L&R), CDA.
8. Director Structure (Services), CDA.
9. Director (Enforcement), CDA.
10. Circle Registrar, Cooperative Societies department, ICT Administration, Islamabad.
11. Sub Registrar, Islamabad, ICT Administration, F-8 Markaz, Islamabad.
12. PS to Chairman, CDA.
13. PS to Member (P&D), CDA.
14. PS to Member Engineering, CDA.
15. PS to Member (Estate), CDA.
16. PS to Member (Environment), CDA.
17. CEO;M/s Capital Enclave Pvt Ltd, 12, Kaghan Road, F-8/4, Islamabad.
18. Master File.

Director (Housing Societies)

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