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REGISTERED
CAPITAL DEVELOPMENT AUTHORITY
PLANNING WING
(Regional Planning Directorate)

No.CDA/PLW/RP-2(700)/2001/ 880

Islamabad, July 06, 2001.

To,

→ The Chief Executive,
Bahria Town(Pvt)Ltd,
60, Imran Khan Avenue,
Chaklala Scheme-III,
Rawalpindi.

Subject:- ISSUANCE OF NOC FOR BAHRIA TOWN HOUSING SCHEME
IN ZONE-5 ISLAMABAD.

Please refer to your letter No.3-7(CDA)/2001 dated 24-5-2001 regarding the subject matter.

2. I am directed to indicate that since you have complied with the instructions contained in the Authority's letter of even number dated 30-8-2000, the CDA has no objection to the development of private housing scheme namely Bahria Town Housing Scheme comprising Phase II,III,V & VI and excluding Phase III-E,IV & VI-E sponsored by your company on a piece of land measuring 2501 kanals comprising khasra Nos. 298,301,324,325,326,327,330,331, 332,358,367,368,369,370,370/1,371,373,374,376,377,378,379,383,384,385,386, 387,388,389,390,391,392,393,394,395,396,397,398,399,400,401,402,403,404,4 05,416,418,419,420,421,422,423,424,425,427,429,438,439,440,441,442,443,30 38,3039,3040,3042,3043,3044,3045,3046,3047,3048,3049,3055,3057,3058,3059 ,3060,3066,3564,3565,3567,3619,3620,3621,3638,3639,3640,3641,3642,3736,3 737,3738,3739,3740, in village Kotha Kalan in Zone-5, Islamabad subject to the following conditions contained in the ICT (Zoning) Regulation 1992 and Modalities and Procedures framed therein for development of private housing scheme in Zone 2 & 5 of Islamabad Capital Territory :-

- i) The scheme shall have its independent access and roads, water supply and primary sewerage treatment system to be developed by the sponsors at their own cost and expense.
 - ii) Plots mortgaged to the CDA shall not be allotted by the sponsors to any one until the same are redeemed by the Authority in favour of the sponsors.
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- iii) 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.
- iv) All the buildings to be constructed in the scheme shall be subject to the Islamabad Building and Zoning Regulations as may be amended, modified or substituted from time to time.
- v) The plots reserved for amenities and public buildings shall not be utilized by the sponsors for any other purposes other than prescribed in the approved layout plan.
- vi) The sponsors shall strictly adhere to the clauses of the registered Mortgage Deed No.3599 dated 23-5-2001 executed with CDA and the registered Transfer Deed No.3600 dated 23-5-2000 respectively by Sub-Registrar Rawalpindi.
- vii) The sponsors shall install an activated sludge sewerage treatment plant or an other modern plant for the sewerage system of scheme at the approved location and shall ensure that treatment of effluent of the sewerage system would be up to V standards and this treated water if required will be used for irrigation purposes only within the scheme and will not be sold.
- viii) The easement of nullah(s) and prominent land features etc shall be clearly identified and preserved as open spaces.
- ix) The sponsors shall strictly confine the scheme within the appraised area of 2501 kanals and no addition or alteration in the approved layout plan shall be made without the prior approval of CDA.
- x) The sponsors shall complete the Short Term flood protection measures within the time limit as per undertaking dated 5-11-2001 given by the sponsors.
- xi) The sponsor shall implement all the recommendations of the Flood Protection Branch regarding comprehensive flood protection measures along the River.

3. This NOC is not transferable to any person, company or society and is liable to be withdrawn/cancelled at any stage if, it is found by the CDA that the sponsors have violated any provision of the approved layout plan or

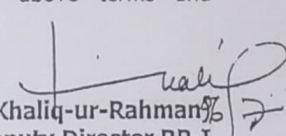
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thereunder or have not implemented the flood protection measures mentioned at para-2(x & xl)) besides such other actions as may be required under the law.

4. A copy of the approved layout plan of the scheme namely Bahria Town Housing Scheme has already been forwarded to the sponsors on 30-8-2000. Now you are advised to proceed further in the matter and submit the following:

- I) Within 7 days of the issuance of the NOC M/s Bahria Town (Pvt)Ltd shall submit the engineering design and the completion plan which would be scrutinized by CDA and verified on ground.
- II) The sponsors shall within one month of the date of issuance of this certificate submit the Fard Jama Bandi and attested copies of the approved mutation by the Revenue Department, Rawalpindi (Tehsildar Rawalpindi) of the mortgaged land/plots measuring 347.9 kanals and the area transferred to CDA measuring 1320.44 kanals under roads, parks, etc of the approved housing scheme in favour of CDA.

5. Please acknowledge receipt accepting the above terms and conditions.


- (Khaliq-ur-Rahman)
Deputy Director RP-I

Copy to:-

1. Director General(Enviroment),CDA
2. Director General(Services),CDA.
3. Director Structure CDA.
4. Director Lands and Rehabilitation CDA.
5. Director Enforcement,CDA
6. Director Architecture CDA.
7. Director Environment(R),CDA.
8. Dy. Commissioner, Islamabad.
9. Dy. Commissioner, Rawalpindi.
10. P.S to Member(Planning).
11. P.S to Member(Engineering).
12. P.S to Member (Administration).

Copy for Information to:-

- I) Col. Saeed
NAB Headquarters (CE Sectt No.2)
Islamabad:
- II) Incharge Army Monitoring Team, CDA.