



CAPITAL DEVELOPMENT AUTHORITY
PLANNING WING
 (Housing Societies Directorate)



No.CDA/PLW/HS(209)-Vol-III/2020/8/3

Islamabad, March 10, 2023

→ **Mr. Sardar Nazir**
 Director, M/s Grace Valley (Pvt) Ltd.
 Main T-Chowk Opp; Islamabad Expressway,
 G.T Road, Islamabad.

Subject:- **NO OBJECTION CERTIFICATE (NOC) FOR DEVELOPMENT OF GRACE VALLEY HOUSING SCHEME, SPONSORED BY M/s GRACE VALLEY (Pvt.) Ltd. AT MOUZA RAWAT, OFF G.T ROAD, ZONE-5, ISLAMABAD**

I am directed to inform that CDA Board in its meeting held on 17-01-2023 has approved issuance of No Objection Certificate (NOC) for Development of Grace Valley Housing Scheme sponsored by M/s Grace Valley (Pvt.) Ltd. on land measuring 436-Kanals, located at Mouza Rawat, off G.T Road, Zone-5, Islamabad.

2. This NOC is subject to the following terms & conditions:

- i. Development of the scheme shall be undertaken strictly in accordance with the Layout Plan approved by CDA, vide letter No. CDA/PLW/HS(209)/2020/363, dated 22-7-2020, and no change(s) shall be made in the approved Layout Plan without prior approval of the Authority.
- ii. The sponsor shall strictly confine the scheme within the approved area i.e. 436-Kanals and no amendment/extension/revision 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 from the date of issuance of this letter.
- iv. Sponsors of such schemes shall arrange, at their own cost, the entire development of the scheme without any obligation on the part of the Authority.
- v. Development of the scheme shall be made strictly in accordance with Engineering Designs, Specifications and Guidelines provided in Clauses 10, 11 and 18 of "Revised Modalities and Procedures (2020) framed under ICT (Zoning) Regulation, 1992 (as amended) for Development of Private Housing/Farm Housing Schemes in Zone-2, 4 & 5 of Islamabad Capital Territory Zoning Plan" 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 designs rest with the Sponsors, Design and Vetting Consultants of the scheme.
- vi. The scheme shall have independent Water Supply and Primary Sewage Treatment Plant/System which will be arranged & developed by the sponsors at their own cost.
- vii. The provision of Water Supply will be sole responsibility of sponsors of subject scheme and CDA would assume no responsibility for the supply of water to the residents of the scheme.

- viii. The disposal of sewage shall be made through the trunk sewer which will terminate at a Sewerage Treatment Plant for primary treatment.
- ix. The design of STP would be submitted to CDA within 60 days from the date of issuance of this letter.
- x. The provision of standardized Solid Waste Management/Disposal in the scheme area shall be the responsibility of the sponsors of the scheme.
- xi. 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.
- xii. 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.
- xiii. The Building Plans along with Structure Plans of the Buildings in the scheme shall be prepared in accordance with the prevailing Planning Parameters and ICT Building Regulations-2020, shall be submitted to CDA for approval.
- xiv. The sponsors shall submit to the Dy. DG (Planning), CDA, the detailed Work Schedule in respect of implementation of the scheme.
- xv. Monthly Progress Report shall be submitted to the Dy.DG (Planning) till the completion of the scheme.
- xvi. The development of the scheme will be completed within three years from the date of issuance of NOC, as per approved Layout Plan and Engineering Designs/Specifications Vetted by 3rd Party. If the completion of the scheme is delayed beyond the completion period specified in sub-paragraph (i) of Clause-11 of "Revised Modalities and Procedures (2020) framed under ICT (Zoning) Regulation, 1992 (as amended), the sponsors shall pay the extension charges at the rates specified in **Annex-F**. No further extension beyond six years will be allowed.
- xvii. The validity of the NOC shall automatically be deemed to have been cancelled/withdrawn in case the sponsors do not complete at least 25% of development works within three year from the date of issuance of the NOC.
- xviii. Revision in the already approved layout plan after issuance of NOC shall be permissible during the submission of revised/extension layout plan of scheme provided the consent of stakeholders/allottees is documented in the Authority. A public notice in two daily national newspapers must be published.
- 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.500/- per Kanal or as revised from time to time on account of Inspection/Monitoring expenses during the execution stage of the scheme, as per Clause-19 of Revised Modalities and Procedures (2020).


- xxi. The sponsor shall strictly adhere to the clauses of the Transfer Deed and Mortgage Deed registered with Joint Sub-Registrar, ICT.
- xxii. The Mortgage and Transferred Land shall be clearly demarcated on ground and Display Board must be installed in this regard for information of general public.
- xxiii. The land earmarked as Parks, Green/Open Spaces, Amenities/Public Building Areas, Roads/Streets, Graveyards, etc. in the approved Layout Plan and Transferred to CDA, shall not be converted to any other use, in any manner whatsoever.
- xxiv. The plots mortgaged with the CDA are not to be sold, allotted, transferred or committed in any form to anybody by the sponsors unless and until the same are released by the CDA.
- xxv. 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.
- xxvi. 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.
- xxvii. The CDA shall assume the control of the scheme in case Authority is satisfied that the sponsors are incapable of completing the scheme after expiry of the extended period of completion.
- xxviii. The height restrictions of Civil Aviation Authority (CAA) shall be adhered to & necessary Approvals/NOCs of the Authority would be obtained, accordingly.
- xxix. The sponsors of the scheme will ensure the development of Parking Plazas in the scheme prior to development of Residential Apartments. Without the development of Parking Plazas, construction of Residential Apartments will not be allowed.
- xxx. If at any stage it is proved that Documents/Plans submitted by the sponsors were incorrect, forged or bogus; the sponsors shall be solely responsible for this act with no liability accruing to CDA regarding approval of Layout Plan and issuance of NOC. CDA shall have the right to modify, suspend, cease, and cancel/withdraw the approval/NOC, at any time and to initiate legal proceedings against the sponsors.
- xxxi. Construction & maintenance of Access Road from G.T Road upto the scheme area is the sole responsibility of sponsors of the scheme.
- xxxii. Any oversight in the scrutiny of the documents or plans, etc. does not vest any right of violations of the Regulations/Modalities & procedures.
- xxxiii. 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.

- xxxiv. The relevant provisions of CDA Ordinance 1960, ICT (Zoning) Regulation 1992 and Modalities & Procedures framed there-under for Development of Private Housing Schemes, in Islamabad, ICT Building Control Regulation 2020, CDA Board Decisions, Gazette Notifications as amended, modified and substituted from time to time by the Authority, shall be complied by the sponsors in letter & spirit.
- xxxv. In case of violation of any of the above term(s), the NOC shall be liable to cancellation and action shall be taken under the relevant provisions of CDA Ordinance 1960, ICT (Zoning) Regulation 1992 and Modalities & Procedures framed there-under for Development of Private Housing Schemes.
- xxxvi. Undertaking on stamp paper duly attested by Notary Public shall be submitted to CDA **within 07 days** from the date of issue of this NOC regarding acceptance of above listed terms and conditions.
- xxxvii. The sponsors shall keep the property mortgaged with the Authority as security till the entire scheme is fully developed in accordance with the approved plan and designs of services.
- xxxviii. The sponsors shall submit the detailed layout plans of plots earmarked for Grace Apartments, Grace Villas, commercial complex, commercial area and public buildings, as per approved Layout Plan dated 22-7-2020.
- xxxix. M/s Grace Valley (Pvt) Ltd. are responsible for third party rights of the plot holders, if surfaced due to alignment of proposed Motorway passing through the Grace Valley scheme, as per Affidavit submitted by sponsors of the Grace Valley housing scheme in CDA on 13-12-2022 and CDA Board decision dated 17-01-2023. M/s Grace Valley (Pvt) Ltd. will also ensure to purchase new land to accommodate and relocate the affected plots to a new location, if affected by the alignment or construction of Kharian-Rawalpindi Motorway.


(MUHAMMAD ARSHAD CHOHAN)
Director (Housing Societies), CDA

Copy to:

1. Member (P&D), CDA
2. Deputy Commissioner, ICT, Islamabad
3. National Highway Authority (NHA), 28 Mauve Area, Sector G-9/1, Siri Nagar Highway, Service Road South, Islamabad.
4. Dy. DG (Planning), CDA
5. Dy. DG (Building Control), CDA.
6. Director Public Relations, CDA
7. Director IT, CDA
8. Director Master Plan, CDA
9. Security & Exchange Commission of Pakistan, NIC Building, 63 Jinnah Avenue, Blue Area, Islamabad-44000
10. P.S to Chairman, CDA
11. Master File


Director (Housing Societies), CDA