

Registered
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CAPITAL DEVELOPMENT AUTHORITY
(PLANNING WING)
(Directorate of Housing Societies)

No.CDA/PLW-HS(RP)2(703)/96 29/

Islamabad, Sep 19, 2007.

Mr. Ejaz Mahmood,
Managing Director, Renaissance Developers (Pvt) Ltd,
Khan Chamber, 60 canning Road, Saddar,
Rawalpindi.

SUBJECT: **NOC FOR RIVER GARDENS HOUSING SCHEME, (VILLAGE BHANDAR
MOUZA SIHALA) ZONE-V, ISLAMABAD, SPONSORED BY M/S RENAISSANCE
DEVELOPERS (PVT) LTD.**

I am directed to inform that since you have complied with the instructions contained in the Authority's letter dated June 19, 2001, CDA has been pleased to grant No Objection Certificate of the housing scheme namely River Gardens on land measuring 809 kanals 17 Marlas comprising Khasra Nos. 26, 106, 129, 130, 156, 304, 306, 307, 310, 314, 314/1, 341, 342, 344, 345, 346, 347, 349, 352, 353, 356, 363, 365, 366, 367, 368, 369, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 386, 388, 389, 390, 391, 392, 393, 394, 395, 418, 439, 440, 445, 446, 459, 485, 494, 600, 602, 605, 606, 607, 610, 686, 815, 816, 828, 840, 856, 866, 886, 888, 926, 927, 928, 929, 936, 937, 939, 940, 942, 943, 944, 945, 947, 948, 951, 952, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 965, 966, 969, 990, 1016, 1019, 1053, 1055, 1056, 1058, 1062, 1069, 3236, 5337/313, 5346/338, 5333/397, 5332/493, 5317/560, 5410/631, 5398/701, 5315/813, 5351/972, 5350/973, 5355/1008/2, 5356/4299/1071, 5357/1073 in Village Bhandar Mouza Sihala located at the junction of Islamabad Highway and Soan River in Zone-V, Islamabad, subject to the conditions laid down in the ICT (Zoning) Regulation 1992, and the Modalities & Procedures framed there under for development of Private Housing Schemes in Zone-II & V of the Islamabad Capital Territory Zoning Plan. It is further informed that the Authority has no objection on the development and advertisement of your housing scheme according to the approved layout plan (already issued on June 19, 2001) and subject to the following conditions in particular:

- i. The scheme shall have its independent access/road, water supply and Primary Sewerage Treatment system to be developed by the Sponsors at their own cost and expense.

- ii. The sponsor shall not allocate the plots mortgaged with the CDA to any one until the same are redeemed by the Authority in favor of the sponsors.
- 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 Control Regulations & Islamabad Residential Sector 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 sponsor for any purposes other than prescribed in the approved layout plan.
- vi. The sponsors shall strictly adhere to the clauses of the Mortgage Deed registered at Serial No. 3796, Book No. I, Vol. No.1120 on pages 12 to 15, and duplicate copy pasted in the Additional Book No.1, Volume No. 1121 on butts 12-15 dated 09-09-1996 by the Sub Registrar ICT and the Transfer Deed registered with the Sub Registrar, ICT at Serial No.46, Book No.I, Vol. No.1743 on pages 82-83 and a duplicate copy pasted in the Additional Book No.I, Vol. No.1743 on butts 82/83 dated 07-01-2004.
- vii. The sponsors shall install an activated sludge sewerage treatment plant or another modern plant for the sewerage system of the scheme at the approved location and shall ensure that the treatment of effluent of the sewerage system would be up to the WHO 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 approved area of 809 kanals & 17 Marlas and no addition or alteration in the approved layout plan shall be made without the prior approval of CDA.
- x. While advertising the scheme and issue of subsequent allotment letters, sponsors will clearly and prominently mention that the arrangements for the supply of water to the area would be the responsibility of M/s Renaissance Developers (Pvt) Ltd., and CDA would not be responsible for

the same. Copies of advertisements and allotment letters would also be sent to CDA.

- xi. The development works are to be completed within the period specified in the Modalities & Procedures framed under the ICT (Zoning) Regulation, 1992.
 - xii. The 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 sponsors have violated any provision of the approved layout plan or of the ICT (Zoning) Regulation, 1992 and/or the Modalities and Procedures framed there under, then this NOC will be cancelled by the CDA, beside such other actions as may be permissible under the law.
 - xiii. The Engineering Designs of the scheme area as approved by the Authority (dated 21-07-2005) be strictly followed by the sponsors for the rest of the development work.
 - xiv. The sponsors will be responsible for the compact/consolidated/contiguous ownership and possession of land measuring 809 kanals & 17Marlas as per approved layout plan of this housing scheme. The sponsors will be responsible for any dispute at any stage, if any, in the compact/consolidated/contiguous ownership & possession of land measuring 809 kanals and 17 marlas as per approved Layout Plan. CDA will not be responsible for any dispute at any stage, if any, regarding the subject land.
2. You are advised to proceed further in the matter and submit the following documents/information within six weeks from the date of this letter:
- i) Detailed work schedule in respect of the balance development work of the implementation of the scheme as per approved Engineering Design of the scheme and Modalities & Procedure framed under the ICT (Zoning) Regulation, 1992.
 - ii Fard Jama Bandi and attested copies of the approved mutations by the Revenue Department, Islamabad (Tehsildar, Islamabad) of the remaining mortgaged land/plots and the area transferred to CDA (along with Aks Shajra) under roads, parks, etc. of the approved housing scheme in favor of CDA.
 - iii) Submit an undertaking for implementation of the recommendations by the Consultants regarding Flood Protection Measures which were duly

endorsed by Irrigation Research Institute (IRI), Irrigation & Power Department.

iv) Environmental clearance from Pakistan Environmental Protection Agency, Pak EPA, Islamabad.

v) Get the area of the housing scheme completely demarcated on ground.

3. It may be noted that if you fail to comply with the terms and conditions mentioned in this letter, the NOC shall be liable to be withdrawn.


19/9/07
(GHULAM SARWAR SANDHU)
Director Housing Societies

Copy to:

- 1) Director Structures, CDA.
- 2) Director Roads (South), CDA.
- 3) Director W&S (Development), CDA.
- 4) Director CE Lab, CDA.
- 5) Director Building Control, CDA.
- 6) Director Lands, CDA.
- 7) Director Enforcement, CDA.
- 8) DC ICT Administration, Islamabad.
- 9) Secretary CDA Board.
- 10) P.S. to Member (Planning & Design), CDA.
- 11) P.S. to Member (Environment), CDA.
- 12) Master File.

(GHULAM SARWAR SANDHU)
Director Housing Societies