

CONFIDENTIAL

AHQ/1532/2/ATS (PC-66/14)

04 Aug 2014

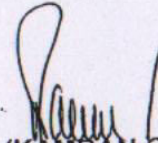
Mr Abdul Aziz Khan ✓  
Chief Executive Officer  
M/s University Town (Pvt) Limited  
Office No 15, 16 & 32, 1<sup>st</sup> Floor,  
Capital Plaza, G-11 Markaz,  
Islamabad

**NOC FOR CONSTRUCTION OF BUILDINGS AT UNIVERSITY TOWN  
MOUZA BAJNIAL DISTRICT RAWALPINDI**

1. Reference is made to your letter No nil dated 12 June, 2014.
2. Air HQ has no objection to the construction of building of **three hundred fifty (350)** feet Above Ground Level (AGL) height in University Town in Mouza Bajnial Distt Rawalpindi (333459.4717N 725235.13155E, 333523.41770N 725324.80983E, 333500.19678N 725343.89080E and 3334440.93749N 725324.80983E). Following terms & conditions are to be strictly followed by the applicant. After completion of construction, Air Headquarters Islamabad (Dte of ATS) is to be informed for inspection:-
  - (a) Height of the building / infrastructure including signboards, water tanks, antenna, etc shall not exceed **three hundred fifty (350)** feet AGL.
  - (b) No variation in the site and height of building is allowed.
  - (c) Garbage / refuse shall be kept in covered containers and disposed of properly to eliminate fire / bird hazards.
  - (d) Obstruction lights shall be installed as per CAA specified criteria.
3. Following conditions are also required to be noted for compliance:-
  - (a) NOC is also to be obtained from local Civil Administration.
  - (b) AHQ will not accept any liability for any loss, damage or inconvenience suffered due to noise or other effects of aviation related activities or any other claim.
  - (c) Air HQ reserves the right to cancel this NOC without accepting any liability in case terms & conditions are not complied with.

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4. Please ensure that terms and conditions of the NOC are strictly adhered to.



(KAMRAN GILL)

Wing Commander

for Deputy Chief of the Air Staff (Ops)

Air Headquarters, Islamabad

Tel No : 051-9502353

**Copy to:-**

1. Deputy Secretary (P&D)  
Ministry of Defence (Defence Division)  
Rawalpindi
2. HQ Northern Air Command, PAF (AOC)
3. HQ Air Defence Command, PAF (AOC)
4. PAF Base, Nur Khan (Base Cdr) : Kindly ensure adherence to terms  
conditions by the applicant.
5. GM Aerodrome Standards (DAAR)  
HQ Civil Aviation Authority  
Karachi





## ENVIRONMENT PROTECTION DEPARTMENT

Government of the Punjab  
National Hockey Stadium, Ferozpur Road, Lahore



NO. DD (EIA)/EPA/F-800(IEE)/0701/2013/79  
Dated: 21/01/2014

To

Mr. Abdul Aziz Khan,  
Proponent,  
M/S Khyber Housing Society,  
R/o House No. 1126, Street No. 24, Sector G-11/1,  
Islamabad.

Subject:

### ENVIRONMENTAL APPROVAL

(Under Section 12 of the PEP Act, 1997 (Amended 2012) read with IEE/EIA Regulations, 2000)

Reference: EPA letter issued vide No. DD(EIA)/EPA/F-516(IEE)/Cir/2010/83 dated: 28-01-2011.

1. Description of Project: Extension of M/S Khyber Housing Society over an area of 985.93-Kanal (Total 2573.07+985.96=3559-Kanal).
2. Location of Project: The project site is located at Bajnial Tehsil & District Rawalpindi.

3. Date of receiving of IEE 25.10.2013.

4. After review of the Initial Environmental Examination (IEE) Report, SIR by DOE and other relevant record, the Environmental Protection Agency, Punjab accord approval for extension of the above mentioned project subject to the following conditions:

- i. The proponent shall ensure compliance of National Environmental Quality Standards (NEQS).
- ii. Mitigation measures suggested in the IEE Report and Environmental Management Plan (EMP) shall be strictly adhered to minimize any negative impacts on soil, ground water, air and biological resources of the project area.
- iii. Monitoring shall be carried out during the entire period of the project activities. Monitoring reports of the whole operation shall be submitted to EPA, Punjab on monthly basis.
- iv. The proponent shall install wastewater treatment plant prior to final disposal.
- v. The proponent shall not discharge untreated wastewater in a surface or sub-surface water body.
- vi. The proponent shall obtain prior permission from the concerned authority for effluent disposal and shall lay down a pipe line for safe disposal of treated wastewater into the municipal waste water channel.
- vii. The proponent shall dispose of solid waste in a proper scientific way in consultation with TMA/District Government.
- viii. The proponent shall plant at least 30000 trees of minimum height 6-7 feet especially of indigenous species in and around the project area on available space within six months. The proponent will also take measures for the protection and maintenance of these trees.
- ix. The proponent shall follow building byelaws and the construction plan approved by the competent authority/TMA.
- x. The proponent shall do proper landscaping after completion of the project.
- xi. The proponent will provide a copy of IEE report and copy of this letter to the contractors also for their information and compliance of conditions / measures suggested in these documents.
- xii. The proponent shall take measures for supply of safe drinking water to the residents.
- xiii. The proponent shall ensure construction of septic tanks in every house.
- xiv. The proponent shall obtain NOC / clearance from all other concerned departments including TMA before commencement of work.

Pal



- xv. Dust bins shall be installed on the outside of every house for the temporary storage of solid waste.
- xvi. The proponent shall appoint (sufficient) sanitary workers for the cleanliness arrangements in the society.
- xvii. The design of the buildings / houses will be environment friendly and the techniques will be used to save the energy.
- xviii. Sufficient space will be remained clear in between the buildings of the houses for cross ventilation.
- xix. Mandatory open spaces shall not be violated.
- xx. The proponent shall appoint Environmental Manager for the project and shall convey his name along with his complete Mailing Address and Phone Numbers.
5. The proponent shall be liable for correctness and validity of the information supplied by the environmental consultant.
6. The proponent shall be liable for compliance of Regulations 13, 14, 17 and 18 of IEE/EIA Regulations, 2000, regarding approval, confirmation of compliance, entry, inspections and monitoring.
7. This approval is accorded only for the construction phase of the project. The proponent will obtain approval for operational phase of the project in accordance with Regulation 13(2) (b) and Regulations 18 of the IEE/EIA Regulations, 2000.
8. Any change in the approved project shall be communicated to EPA, Punjab and shall be commenced after obtaining the approval.
9. This approval shall be treated as null and void if all or any of the conditions mentioned above, is/are not complied with. This approval does not absolve the proponent of the duty to obtain any other approval or consent that may be required under any law in force and is subjudice to legal proceedings in any legal fora / court.
10. This approval shall be valid (for commencement of construction) for a period of three years from the date of issue under Regulations 16 of IEE / EIA Regulations, 2000.
11. This approval can be withdrawn at anytime without any prior notice if deem necessary in the public / national interest.

*Salman Aslam*  
(SALMAN ASLAM)  
ASSISTANT DIRECTOR (EIA)  
for Director General, EPA, Punjab  
Ph: # (042)99232228

NO. & DATE EVEN.

A copy is forwarded for information to:

1. The District Officer (Environment), Rawalpindi, w.r.t his letter No. 484/DOE/EPA/R dated 25.10.2013. He is directed to ensure compliance of the above conditions under intimation to this office.

*Salman Aslam*  
(SALMAN ASLAM)  
ASSISTANT DIRECTOR (EIA)  
for Director General, EPA, Punjab





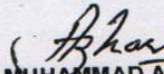
**HEADQUARTERS**  
Pakistan Civil Aviation Authority  
(Directorate of Airspace & Aerodrome Regulations)  
Jinnah International Airport  
Karachi-75200  
Tele: 9221 - 99242741  
Fax: 9221 - 99242676  
Dated: 6<sup>th</sup> May, 2014

HQCAA/1117/005/ARAS(P/C II)/310

**NOC FOR HEIGHT CLEARANCE TO M/S KHYBER HOUSING SOCIETY FOR THE DEVELOPMENT  
OF UNIVERSITY TOWN MOZAJAIN DISTRICT RAWALPINDI**

1. Reference is made to your letter No. KHS/MOD/CAA/10 dated: 23-12-2013 on the subject.
2. Civil Aviation Authority has no objection to the construction of **350 feet (Three hundred fifty feet)** Above Ground Level (AGL) or **2076 feet** Above Mean Sea Level (AMSL) high University Town Housing Scheme including over head water tank, antenna, Neon sign board etc. on roof top at (333459.47171N 725235.13155E, 333523.41770N 725324.80983E, 333500.19678N 725343.89080E & 333444.93749N 725324.80983E), Mouza Bajnail, Rawalpindi, with the following terms and conditions:-
  - a) Height of the building should not be more than **350 feet (Three hundred fifty feet)** Above Ground Level (AGL) or **2076 feet Above Mean Sea Level (AMSL)** including over head water tank, antenna, Neon sign board etc. on roof top.
  - b) Obstruction light must be provided on top of the building in accordance with the specification contained in para 6.3 of chapter 6 of Aerodrome Standard Manual of Pakistan (ASMP) (copy enclosed).
  - c) The refuse shall not be kept open but always be stored in covered containers to ensure that birds are not attracted.
  - d) Civil Aviation Authority shall not accept liability for any loss(s)/damage(s) /inconvenience suffered due to noise or other aviation related activities or any other claim by other Organizations/person(s).
  - e) Civil Aviation Authority reserves the right to cancel the said NOC if the terms & conditions are not complied with **and in addition, if the work is not commenced within one year from the date of issue, the NOC will be treated as canceled.**
  - f) This NOC is only valid for height clearance and does not cover the NOCs required by other organization/agencies etc.
  - g) **NOC from Director Air Traffic Services, Air Headquarters PAF, Islamabad must also be obtained before the start of work.**
  - h) Completion of work is also required to be notified to HQCAA for the issuance of notices to the Aviators.
3. The terms & conditions in the NOC issued by MoD vide letter No. 6/2/D-28/2010 dated 14<sup>th</sup> April 2014, shall be complied in letter and spirit.
4. This NOC is only related to the clearance / permissible height at proposed location and does not absolve the holder for fulfilling requirement of other concerned departments. Moreover, any omission due to submission of incorrect data or marginal error **shall not entitle** the holder for any claim whatsoever in future. **In addition at any stage if, any dispute of land on the said survey numbers arises with CAA, this NOC shall be canceled immediately.**

Encl. As stated in Para 2(b)

  
(ENGR. MUHAMMAD AZHAR SALEEM)  
Director Airspace and  
Aerodrome Regulations

✓ Mr. Abdul Aziz Khan,  
Khyber Housing Society (University Town),  
Capital Plaza 1<sup>st</sup> Floor, Office No.15, 16 & 32,  
G-11 Markaz,  
Islamabad.

**Copy to:-**

- Director ATS, Air Headquarters, Islamabad.
- Airport Manager BBIAP, Islamabad.
- PD IIAP, Islamabad.
- A/GM Procedure Design, HQCAA.
- Incharge AIS HQCAA.

**External:-**

- Section Officer (AT-II),  
Cabinet Secretariate (Aviation Division), Islamabad.
- Section Officer,  
Ministry of Defence, Rawalpindi.



**RAWALPINDI DEVELOPMENT AUTHORITY**

Metropolitan Planning & Traffic Engineering Dte.

Murree Road Rawalpindi

Phone # 5554043 Fax # 5530423

No, RDA/MP&TE/F-PHS-43/18 73

Dated 9/5/2006

To

✓  
Mr. Abdul Aziz Khan,  
Convenor,  
Khyber Housing Society,  
University Town,  
Rawalpindi.

Subject: APPROVAL OF 1<sup>st</sup> REVISED / EXTENSION TOWN PLANNING OF UNIVERSITY TOWN HOUSING SCHEME, MOUZA BAJNIAL, RAWALPINDI.

Reference: Your letter No. 0013/KHS/A dated 27.03.2006 on the subject noted above.

1. The Director General, RDA is pleased to approve the 1<sup>st</sup> Revised / Extension Town Planning of University Town Housing Scheme Mouza, Bajnial, Rawalpindi bearing Drawing No. RDA/MP&TE/University Town/Layout Plan/328 dated 27.07.2006 (copy attached) for an area measuring 1624.34 Kanal. This drawing supercedes the previous drawing bearing No. RDA/MP&TE/KHS-AIOUCHS/LOP/328 dated 5.04.2002. The 1<sup>st</sup> Revised / Extension Town Planning of University Town Housing Scheme has been approved subject to the following conditions:

- (a) The sponsor will seek an NOC from Civil Aviation Authority (CAA) regarding the height of the building;
- (b) The Town Planning on khasra numbers 2247,2248,2288,2289,2302,2307,2313,2322,2327,2329,2393,2446,2447 measuring 119.21 Kanal encircled in red color on the town planning is withheld for the time being which will be approved on production of verified ownership documents and advertisement in the newspapers. Further the society can not sale the land pledged with House Building Finance Corporation, Islamabad falling in Khasra No. 2294;
- (c) No change in the approved town planning shall be allowed but as per the laid down procedures by RDA and the approval from the Competent Authority;
- (d) The sponsor will mortgage 20% saleable area of the scheme (as indicated in green color on the approved town planning) or furnish bank guarantee equivalent to the total cost of development works as security for due completion of development works in the name of RDA within 15 days of the communication of town planning approval;
- (e) The sponsor will transfer 1% of the total scheme area for public buildings, excluding the area of mosque, in favour of RDA within 15 days of the communication of town planning approval. The area so transferred shall not be used by the transferee for any other purpose;



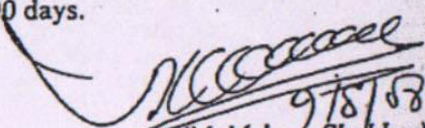
- (f) The area under roads, open spaces/parks and graveyard will be transferred in favour of RDA within 15 days of the communication of town planning approval;
- (g) You will not advertise or publicize your scheme in any forum, media and press, nor shall plots or houses be offered for sale until the successful execution of transfer deed and mortgage deed with RDA as mentioned in Para 1(d)(e) & (f).
- (h) Infrastructure design will be submitted by the Sponsor within 90 days of the communication of town planning approval;
- (i) Actual yield of proposed tubewells shall be intimated to WASA, RDA after conversion and the conversion of tube well is to be supervised by the WASA. No work shall be started till the successful development of the water source;
- (j) No green area will be sacrificed and the ratio of built up / open areas will be maintained;
- (k) The desirable standards and spaces for parking, road widths and curvatures will be maintained;
- (l) The management of Khyber Housing Society/University Town Housing Scheme will be solely responsible; in case any dispute arises regarding the allotment of plot numbers and ownership, to resolve it with the allottees at their own risk & cost without any liability to RDA;
- (m) The individual building plans of University Town shall be got approved as per plot numbers and size (w.r.t scale) indicated on the 1<sup>st</sup> revised / extension town planning under RDA Building Regulations 1992;

2. In case of non-compliance within the stipulated period, the approval of 1<sup>st</sup> revised / extension town planning would automatically deem to have been cancelled and legal action would be proceeded against your scheme as per Punjab Development of Cities Act 1976.

3. Following fee / charges will be paid to RDA by sponsors regarding approval of services / infrastructure design, plans and specifications: -

- |    |                           |              |
|----|---------------------------|--------------|
| a. | Scrutiny of documents     | Rs.20,000/-  |
| b. | Approval of design / plan | Rs.2000/Acre |

4. You are also directed to obtain NOC from Environmental Protection Agency (EPA), Punjab to assess possible environmental effects regarding the proposed sewerage treatment system for disposal of sewerage and municipal waste. The detail design of Sewerage Treatment Plant will also be submitted for approval within 90 days.

  
 9/8/88  
 (M. Makeen Shahbaz)  
 Director (MP&TE)

Copy for information to:

- 1. The Chairman RDA / City District Nazim, Rawalpindi.
- 2. Director LD&EM, RDA with the request to pursue the matter regarding transfer of public building sites, roads, open spaces to RDA
- 3. Director (Engineering), RDA
- 4. District Officer (Environment), Rawalpindi
- 5. P.S. to the Director General, RDA