

**CAPITAL DEVELOPMENT AUTHORITY
PLANNING WING
(REGIONAL PLANNING DIRECTORATE)**

No. CDA/PLW-1(2)/2018/

Islamabad, May 06 2018

SUMMARY FOR CDA BOARD

Subject:-**UNIFORM PLANNING PARAMETERS FOR CONSTRUCTION OF MEDIUM RISE RESIDENTIAL APARTMENTS IN ZONE-II, ZONE-IV AND ZONE-V**

The CDA Board during the 6th Board Meeting held on May 09, 2018 has approved following planning parameters for the construction of Medium Rise Residential Apartments in Zone-II, IV and V. The details are uploaded on CDA official website for the information and comments of all stakeholders within the period of two weeks of publishing of this document:

PARAMETERS	ZONE-II, IV & V
High Rise with Passenger & Cargo Lifts	
Minimum Area requirements	20 kanals
Maximum area for which permission can be granted	200 kanals
FAR	3.5
Ground coverage/Area under buildings.	40%
Maximum Number of Storeys and height of buildings with lifts.	Ground + 9
Without Passenger Lifts:	
Number of Storeys	Ground + 3 (with one cargo lift/block) in
Ground coverage	60% of the plot area/size
Block distance	Minimum 40 feet.
Width of Roads	Minimum 50 feet
Allied commercial use for the gated community.	5% with maximum 2 Floors(G+1)
Access to the site	As per standards approved vide 7 th CDA board meeting dated 9 th June 2017 (Annex-III)
Services at site would be managed and provided by the sponsors of the scheme.	Sponsors of scheme
The area other than residential apartments and commercial blocks. Including roads, parking & amenities etc.	Transferred in the name of CDA in order to avoid its unauthorized use at any stage.

Approval	Layout plans, Architectural and Structural designs of the residential buildings will be approved by CDA
Graveyard in the scheme.	Land for the Graveyard will be required on the basis of Design Population and Standards to be calculated as per NRM Guidelines and same will be transferred in the name of CDA within 10 Kilometers radius of the project in the area as approved by CDA.
Sewerage treatment plant STP	To be provided within the scheme area to cater for the requirements. Wherever facility is available sewerage system can be connected with CDA main lines on payment as notified by the Authority. Where Sewerage network is not available, provision of a compact Sewage Treatment Plant for disposal of sewage shall be made or fully sealed septic tanks, which shall be mechanically drained through flushing unit, be provided.
Solid Waste Management System	Solid Waste Management plan to cater for the disposal of garbage generated from the premises @ of 1kg/person/day shall be submitted along with the plans for approval. Garbage shall be transported to the approved disposal sites.
Completion period	For 20 kanal-100 kanal 3 years For 101 kanal -150 kanal 4 years For 151 kanal -200 kanal 5 years
Bank guarantee	@Rs300/- per square feet of covered area of the project which will be released on the completion
NOC	NOC will be issued after approval of LOP and building plans, engineering design, structural designs, & payment of Bank Guarantee

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