



CAPITAL DEVELOPMENT AUTHORITY
PLANNING WING
(Directorate of Regional Planning)



No. CDA/PLW/RP-Zone-4(94)/2024/278

Islamabad, July, 11, 2025

Mr. Omer Farooq Mannan,
Chief Executive Officer (CEO) Park View City,
90 West, First Floor, Razia Shareef Plaza
Blue Area, Islamabad.

Subject: REVISED & EXTENDED LAYOUT PLAN OF PARK VIEW CITY HOUSING SCHEME, IN MOUZA MALOTE, PIND BEGWAL & ATTHAL, ZONE-IV, ISLAMABAD.

Ref: Your letter No.PVC/Isb/Ext/24/Sep/0144, dated 23-9.2024 ,regarding the subject matter.

I am directed to inform that the Revised and Extended Layout Plan of "Park View City Housing Scheme" over an area measuring 5828.75 Kanals as cleared by revenue staff located in Mouza Malote, Pind Begwal & Atthal Zone-4, Islamabad, has been approved by the competent Authority. Detailed land use analysis and schedule of plots in the approved Layout Plan are as under:

Sr.no.	Land Use	Area (Kanals)	%	CDA Standard
1.	Residential	1530.47	26.26	50 %
	Apartment Building Sites	119.70	2.05	
2.	Future Use	697.67	11.97	-
3.	Commercial	174.75	3.00	5 %
	Parking	116.56	2.00	
4.	Public Buildings	295.43	5.07	5 %
5.	Open/ Green Spaces, Parks, Playgrounds, Nullah, etc.	874.35	15.00	15 %
6.	Graveyard	127.45	2.19	2 %
7.	Roads/ Streets	1892.07	32.46	23%
Total		5828.45	100 %	100 %

...continued

Computer No. CDA
By. No. 1720
Dated: 11-07-25

Plots Typology Residential

Sr.no.	Plot Size	No. of Plots
1.	75' x 120	75
2.	50' x 100'	15
3.	50' x 90'	426
4.	40' x 38'	6
5.	35' x 72'-7"	15
6.	35' x 70'	133
7.	36'-4" x 67'-6"	20
8.	38' x 60'	27
9.	35' x 65'	480
10.	30' x 60'	79
11.	26' x 50'	474
12.	30' x 45'	20
13.	26' x 45'	644
14.	25' x 45'	1513
15.	Odd Shaped	181
Total		4108

Plots Typology Commercial

Sr.no.	Plot Size	No. of Plots
1.	Shopping Centre (1.42 K)	01
2.	85' x 159'- 4-1/2"	13
3.	85' x 106'	06
4.	40' x 45'	178
5.	35' x 40'	229
6.	28'-1-1/2" x 40'	05
Total		432

2. As provided in SRO 866(I)/2023, titled, "Regulation for Planning and Development of Private Housing/Farm Housing, Apartments/ Commercial Schemes/ Projects in Zone II, IV & V of Islamabad Capital Territory (ICT) framed under ICT Zoning Regulation 1992", now you are required to complete the following formalities towards the fulfillment of requirements for issuance of NOC:

- a. Submit an undertaking within 15 (fifteen) days from the date of issuance of this letter as per specimen at Annex "A" in the Regulation for Planning and Development of Private Housing/Farm Housing, Apartments/ Commercial Schemes/ Projects regarding acceptance of the conditions relating to planning, designing and implementation of the scheme.
- b. The **Rectified Mortgage Deed** shall be executed clearly indicating the earlier mortgage plots and the plots to be mortgaged in the rectified mortgage deed and same shall be executed by the sponsor in the form attached as Annex "B" of Modalities & Procedures and be got registered with the Registrar, Islamabad, within 45 days after clearance of detailed Layout Plan of the scheme.
- c. The **Rectified Transfer Deed** shall be executed clearly indicating the earlier transferred plots and the plots to be transferred in the rectified transfer deed and same shall be executed by the sponsor in the form attached as Annex "C" of Regulation for Planning and Development of Private Housing/Farm Housing, Apartments/ Commercial Schemes/ Projects, within 45 days after clearance of detailed Layout Plan of the scheme.
- d. Fards and Intiqalat of land mortgaged and transferred to CDA will be furnished to the authority within 15 days of the execution of Mortgage and Transfer Deed, accordingly.
- e. A Public Notice shall be published in the National Dailies at your expense regarding mortgage of plots under saleable area with Authority within 5 (five) days after mortgage deed has been executed. Specimen of Public Notice is available at Annex "H" of the Regulation for Planning and Development of Private Housing/Farm Housing, Apartments/ Commercial Schemes/ Projects.
- f. A Public Notice Shall be published in the national dailies at your expense exhibiting the approved Revised & Extended Layout Plan of "**Park View City Housing Scheme**" along with land use analysis and schedule of planned plots.
- g. Submit Engineering Design including specifications of the sewerage treatment plant, services & utilities of the scheme area as provided in **paragraph-15 & 16** of the Regulation for Planning and Development of Private Housing/Farm Housing, Apartments/ Commercial Schemes/ Projects, for approval of the Authority within 03 (three) months from the date of issuance of this letter.
- h. Provision of water supply in the scheme area shall be the responsibility of the sponsors.
- i. Provide environmental clearance from Pakistan Environmental Protection Agency (Pak-EPA), Islamabad.
- j. The scheme shall have independent Water Supply and Sewage Collection and Treatment System which will be arranged by the sponsors at their own cost. Sewage Treatment Plant (STP) will be provided within the scheme area and the design of STP as per standards/requirements of Pak EPA would be submitted to CDA within 60 days.
- k. Public Notice, duly vetted by CDA, will be published in the National Dailies, at the expense of the sponsors, clearly indicating the ownership of land/Killa Numbers, Approved Layout Plan and Land use Analysis of the scheme within 30 days.
- l. The Building Plans along with Structural Plans of the Buildings in the scheme prepared in accordance with the prevailing Planning Parameters and Building Regulations shall be submitted to CDA for approval.

- m. On non-adherence to completion of requisite formalities within stipulated time (as mentioned above) by the sponsors, the subject approval of the Layout Plan of the scheme would stand withdrawn automatically without issuance of any notice by the Authority.
- n. Undertaking on stamp paper duly attested by Notary Public shall be submitted to CDA within 7 days from the date of issuance of this LOP clearance regarding acceptance of above-listed terms and conditions.
- o. No development work shall be carried out in the revised and extended portion of the scheme until the NOC for development is obtained from CDA.
- p. The approved Layout Plan of the scheme would be strictly followed and no change (s) shall be made in the plan.
- q. Clause No. 8.3 of S.R.O. 1074 (I)/2023 will be applicable for Plots in Markaz [For commercial plots only].

4. You are advised to comply with the above-mentioned conditions within stipulated period so as to enable the Authority to take further action towards Paragraph-19 of the Regulation for Planning and Development of Private Housing/Farm Housing, Apartments/ Commercial Schemes/ Projects i.e. issuance of NOC in favor of " Park View City Housing Scheme" in Zone-4, Islamabad.

5. Further to it, it is advised not to carry out any development work at site and sell of land/plots of the revised and extended portion of the approved scheme before the "NOC" of the scheme is issued by CDA.

6. The Revised & Extended Layout Plan is being approved on the land certified by Tehsildar, ICT, Islamabad, as owned & possessed by "M/s Park View Housing Scheme, Islamabad" and is in the form of a contiguous piece of land.

7. This issues with the approval of Member (P&D), CDA

Encl: approved copy of Layout Plan

(EJAZ-UL-HASSAN)
Director (Regional Planning)

Copy to:-

1. DG (Services), CDA, Islamabad.
2. Circle Registrar, Cooperative Societies, ICT, Islamabad
3. General Manager, SNGPL, Plot No. 28-29, Sector I-9, Islamabad
4. General Manager (Operation), Head office, IECISO, G-7/4, Islamabad
5. Director Building Control (South), CDA, Islamabad
6. Director Environment (Regional), CDA
7. Director Roads (South), CDA
- 8. Director IT, CDA
(with the request to upload the Revised & Extended Layout Plan of the scheme)
9. P.S to Member (P&D), CDA, Islamabad.


Director (Regional Planning)