

REGISTERED

CAPITAL DEVELOPMENT AUTHORITY
(PLANNING WING)
(Urban Planning Directorate)

No. CDA/PLW-UP(90)/05

Islamabad, July 25 2005

To: M/s Capital Builders Private Limited
Office No.4 2nd Floor Hamza Plaza F-11 Markaz,
Islamabad.

Subject: **APPROVAL OF LAY OUT PLAN OF THE HOUSING SCHEME
NAMED NEW ISLAMABAD GARDENS SECTOR C-17 ZONE-II
ISLAMABAD.**

Reference your application dated July 20, 2005 on the above noted subject.

2. I am directed to inform you that the layout plan of Housing Scheme named **NEW ISLAMABAD GARDENS SECTOR C-17 ZONE-II ISLAMABAD** over an area measuring 800 kanals in Moza Sangjani, Paswal Badhana and Srai Madhu has been approved by the competent authority. Approved and signed copy of the layout plan comprising 800 kanals of land is enclosed herewith for your reference.

3. Details about the land-uses and residential plots in the approved layout plan are as under:-

i) **LAND USE ANALYSIS**

S.No	Land use	Area	%age
1.	Residential Plots	400.1	50.1%
2.	Commercial and Parking	38.4	4.8%
3.	Public Buildings	32.7	4%
4.	Roads	248.8	31.1%
5.	Grave yards	16	2%
6.	Green areas	64	8%

ii) **SCHEDULE OF PLOTS**

S.No	Size of Plots	No. of Plots
1.	60x90'	4
2.	50x90'	72
3.	45x90'	20
4.	35x70'	39
5.	30x70'	789
	Total	924

MUHAMMAD IQBAL VOORI
Dy. Director General Planning
Capital Development Authority
Islamabad.

4. As provided in sub-para(ii) of Para-7 of Modalities & Procedures, you are required to complete the following formalities, towards fulfillment of requirement for issuance of NOC:-

- a) Submit an undertaking within 15 (fifteen) days from the date of issue of this letter as per specimen at Annex "A" in the Modalities & Procedures regarding acceptance of the conditions relating to planning, designing and implementation of the scheme.
- b) Deposit within 45 days the entire development cost of the scheme with the Authority. The amount of cost shall be assessed by the Authority on the basis of prevailing cost of development on your request.

OR

- c) In case you do not feel inclined to deposit the development cost of the scheme you are required to mortgage 30% of the saleable area in the approved layout plan with the Authority as a guarantee for completing development works/services within the prescribed period i.e. in three years. Specimen mortgage deed is available as Annex "B" Modalities & Procedures. The mortgage be finalized within 45 days from the date of issue of this letter.
- d) Transfer to the Authority free of charge the land for open spaces, parks, graveyard, right of way of roads, etc. in the layout plan within 45 days w.e.f. the date of issue of this letter. Specimen of transfer deed is available as Annex "C" of Modalities & Procedures.
- e) A Public Notice shall be published in the national dailies at your expense regarding mortgage of plots under saleable area with the Authority within five days after mortgage deed has been executed. Specimen of Public Notice is available as Annex-"D" of the Modalities & Procedures.
- f) Submit Engineering Designs as provided in Paragraph-11 of Modalities & Procedures for approval of the Authority within 03 (three) months with effect from the date of issue of this letter.

7. 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-9 of the Modalities & Procedures i.e. issuance of NOC in respect of "NEW ISLAMABAD GARDENS".

25/7/05
MUHAMMAD IQBAL NOORI
Dy. Director General Planning
Capital Development Authority
Islamabad.

8. You are advised not to carry out any development work at site before the "NOC" of the scheme is issued by CDA.

9. This Layout Plan approved on the land measuring 800 kanals certified by Tehsil Office, Islamabad as owned & possession by " M/s Capital Builders Private Limited" and in the form of a contiguous piece of land.

(Muhammad Iqbal Noori)
Dy. D.G. Planning CDA

MUHAMMAD IQBAL NOORI
Dy. Director General Planning
Capital Development Authority
Islamabad.

Copy to:-

1. D.G(Environment), CDA
2. Deputy Commissioner ICT, Islamabad.
3. Deputy Director BCS-III, CDA.
4. Joint Registrar of Companies, Securities & Exchange Commission of Pakistan, State Life Insurance Corporation of Pakistan (SLIC), Building, Blue Area Islamabad.
5. P.S to Member (Planning), CDA

(Muhammad Iqbal Noori)
Dy. D.G. Planning CDA

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