



**CAPITAL DEVELOPMENT AUTHORITY
PLANNING WING
(Housing Societies Directorate)**



NO.CDA/PLW/HS(90)/T&TECHS/R.LOP/2022/37 Islamabad, 21 January, 2022

Mr. Azhar Balouch,
General Secretary,
Office # 1&2, Ground Floor, Abu Dhabi Tower,
F-11, Markaz, Islamabad

Subject:- **APPROVAL OF REVISED/AS BUILT LAYOUT PLAN OF T&T
EMPLOYEES COOPERATIVE HOUSING SOCIETY (TELE-
GARDENS) MEASURING 1194 KANALS, 14 MARLAS FALLING
IN MOUZA DORA, NOUGAZI AND EHAL-E- PASWAL, SECTOR
F-17/2, ZONE-2, ISLAMABAD.**

Ref:

- i. Your application dated 02-01-2020 regarding subject matter.
- ii. Public Notice published in 06 (Six) national dailies on 20-05-2020.
- iii. Presentation on the project convened in CDA Conference Room dated 28-12-2021.
- iv. Clause 8 of S.R.O. 64(I)/2020.

It is to inform that your application for approval of revised/as built layout plan of T&T Employees Cooperative Housing Society (Tele-Gardens) spread over an area of 1194 Kanals, 14 Marlas, falling in Mouza Dora, Nougazi and Ehal-e-Paswal, Sector F-17/2, Zone-2, Islamabad examined in the authority and the same has been acceded to. The details of Mouza, Fard, Jamabandi and Khasras are as under;

**MOUZA NOGAZI FARAD JAMABANDI (1993-1994) TEHSIL TAXILA
DISTRICT RAWALPINDI**

Total Purchase 868 Kanals approximately

Salam purchased / Salam inside Boundary line of Aks Shajra

Khewat Nos. 1, 2, 14, 19, 20, 59, 66, 67, 69, 101, 105, 116, 119, 128, 130, 136, 139, 142, 157, 191, 192, 211, 249/1, 293, 297, 302, 314, 320, 328, 334, [Khasra Nos. 1, 3, 4, 4/1, 4/2, 11, 12, 13, 17, 82, 83, 1157/89, 1158/89, 93, 94, 95, 96, 96/1, 97, 98, 99, 100, 101, 102, 103, 104, 105, 109, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 127, 128, 129, 138, 139, 141, 142, 144, 145, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 172, 173, 195, 200, 203, 205, 206, 207, totaling 473 kanals & 4 marlas).

Salam purchased/partially inside boundary line

Khewat Nos. 139, 154, [Khasra Nos 44, 198, 210, totaling land 16 kanal 10 marla].

Partially purchased/partially inside boundary line

Khewat Nos. 1, 106, 135, 136, 139, 147, 151, 154, 174, 211, 221, 223, 257, [Khasra Nos 36, 37, 45, 70, 72, 85, 86, 87, 88, 106, 108, 193, 196, 197, 199, 202, 204, 208, 209, 211, 212, totaling 95 kanals].

Partially purchased/Salam inside boundary line:

Khewat Nos. 1, 59, 90, 104, 123, 135, 139, 143, 147, 166, 190, 213, 225, 247, 255, 257, 269, 273, 305, [Khasra Nos 2, 5, 6, 7, 8, 9, 10, 16, 25, 79, 80, 81, 84, 90, 91, 92, 110, 126, 130, 137, 140, 143, 146, 147, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 194, 201, totaling 244 kanals 13 marlas]

As per (Bilhaz) Khewat Salam inside boundary line/partially inside boundary & line Salam outside boundary line:

Khewat Nos. 151, [Khasra Nos. 73, 74, 75, 131, 132, 133, 134, 135, 136, Partially inside boundary line].

Khasra Nos. 71, Salam outside boundary line, Partially purchased land 13 kanal 10 marla

Khewat Nos. 152, Khasra Nos. 76 Salam inside boundary line, Khasra Nos. 77 partially inside boundary line, Khasra Nos. 78 Salam outside boundary line, Partially purchased land 3 kanal 10 marla

Khewat Nos. 154, Khasra Nos. 39, 41, 42 partially inside boundary line, Khasra Nos. 34, 35, 40, 43 Salam outside boundary line, Partially purchased land 2 kanal 4 marla.

Khewat Nos. 326, Khasra Nos. 15 Salam inside boundary line, Khasra Nos. 18, 19, 20 partially inside boundary line, Khasra Nos. 14, 21 Salam outside boundary line, Partially purchased land 19 kanals 9 marlas.

MOUZA DORA FARAD JAMABANDI YEAR 2007-2008 TEHSIL & DISTRICT ISLAMABAD

Total Purchase approximately (68 kanals).

Partially purchased /Salam in side Boundary line of Aks Shajra:

Khewat Nos 64 [Khasra Nos. 596/2, Partially purchased land 6 kanals & 1 marla].

Partially purchased/partially inside boundary line:

Khewat Nos. 47, 127, 128, 129, 130, 131, 132, 134, 138, [Khasra Nos. 576/1, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 590, 591, 597/2, Partially purchased land 58 kanals 10 marla]

As per (Bilhaz) Khewat Salam inside boundary line / partially inside boundary line / Salam outside boundary line:

Khewat Nos. 59, [Khasra Nos. 594 partially inside boundary line, Khasra Nos. 595 Salam outside boundary line, Partially purchased land 3 kanal 9 marlas].

MOUZA AHL-E-PASWAL FARD JAMABANDI YEAR 1986-1987 TEHSIL & DISTRICT RAWALPINDI

Total Purchase approximately 258 kanals & 14 marlas.

Salam inside Boundary line:

Khewat Nos. 144, 160 [Khasra Nos. 570, 578, Total Salam purchased land 23 kanal 15 marlas

Salam purchased partially inside boundary line:

Khewat Nos. 144, [Khasra Nos. 577/1, Salam purchased land 6 kanal 10 marlas]

Partially purchased/partially inside boundary line:

Khewat Nos. 128, 144, 174, 195, 197, [Khasra Nos. 571/1, 577/2, 579/2, 579/3, 580, 581, 582, 583, 584, 588, 609

Partially purchased land 113 kanal 4 marlas]

Partially purchased/Salam inside boundary line:

Khewat Nos. 41, 191, 194, 196, [Khasra Nos. 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 602, 602/1, 603, 604, 605, 606, 607, 608, Partially purchased land 115 kanal 5 marlas].

2. Land use analysis and schedule of residential and commercial plots is as under:-

LANDUSE ANALYSIS

Sr. No.	Land Use	Area (Kanals)	Percentage Allocated	CDA Criteria
1	Residential Plots = 492.69 K Reserve Residential = 95.47 K	588.16	49.23	Not More Than 55%
2	Open Space/ Parks = 27.84 K Green (Beyond ICT Limits) = 67.94 K	95.78	8.05	Not Less Than 8 %
3	Commercial	52.6	4.4	Not More Than 5 %
4	Public Buildings = 49.24 K P. B. (Beyond ICT Limits) = 10.67 K	59.91	5.01	Not Less Than 5 %
5	Grave yard	0	0	Not Less Than 2 %
6	Roads	398.25	33.33	
Total		1,194.70	100.00	

SCHEDULE OF RESIDENTIAL PLOTS

Sr. No.	Plot Size	Clear Area (No. of plots)	Hold Area (No. of plots)	Total (No. of plots)
1	50'x90'	321	108	429
2	40'x80'	97	4	101
3	35'x70'	130	104	234
4	30'x60'	336	267	603
	Total	884	483	1,367

SCHEDULE OF COMMERCIAL PLOTS

Sr. No.	Plot Size	Clear Area (No. of plots)	Hold Area (No. of plots)	Total (No. of plots)
1	60'X80'	1	5	6
2	55'X60'	8	0	8
3	50'X60'	38	4	42
4	50'X50'	13	0	13
5	40'X60'	4	0	4
6	40'X50'	6	0	6
7	Mixed Use	2	0	2
	Total	72	9	81

3. The proposed Layout Plan of T&T Employees Cooperative Housing Society (Tele-Gardens) submitted by the sponsors is in accordance with the planning standards as per Clause 5 of S.R.O. 64(I)/2020.
4. Approval of Layout Plan is issued subject to the following terms and conditions;
- Graveyard shall be provided by T & TECHS in accordance with CDA Revised Modalities & Procedures 2020, Clause 5. Planning Standards A. (X); 'Public graveyards planned by CDA shall be allowed on the payment of charges approved by CDA'.
 - 180.41 Kanals area falling in the original ROW of 18th Avenue is hatched and held till the final decision of Federal Commission since the matter has already been referred to the Federal Commission on Revision of Islamabad Master Plan.
 - The alternate reservation provided in specified area will be kept green till the finalization of the above decision indemnifying the authority from any encumbrances.
 - All the commercial and residential buildings will be approved from concerned directorate of CDA as per clause 8.14 and concerned

clause for residential in Building Regulations, 2020 or amended time to time.

5. It is hereby informed that following formalities are required to be completed as per Clause 8 (iii) and Clause 9 of S.R.O. 64(I)/2020 for obtaining 'No Objection Certificate (NOC) of the scheme:-

- a) Execute in the form, attached as **Annexure "A"**, an undertaking regarding acceptance of the conditions relating to planning, designing and implementation of the scheme.
- b) Deposit the entire development cost of the scheme with the Authority. The amount of development cost shall be assessed by the Authority; on the basis of prevailing cost of development. The amount shall be deposited **within 45 days** of the clearance of detailed layout plan of the scheme.
- c) In case you do not feel inclined to deposit the development cost of the scheme, mortgage 20% of the saleable area in the detailed Layout Plan with the Authority as a 'Guarantee' for completing development works/services **within 03 years**. The mortgage deed shall be executed by the sponsor in the form attached as **Annexure "B"**, and be got registered with the Registrar Islamabad, **within 45 days** after clearance of detailed layout plan of the scheme.
- d) Also transfer to the Authority in the form annexed as **Annexure "C"**, and free of charge, the land reserved for open spaces/parks, graveyard, only 1% of the scheme area reserved for public buildings, and land under right of way of roads, etc., in the scheme, **within 45 days** of the clearance of the detailed layout plan of the scheme. Plots under Masjid, solid waste collection point and STP will not be part of 1% public building area for the purpose of transfer.
- e) A Public Notice, as per specimen attached as **Annexure "H"**, shall be published in the press, at the expense of the sponsors, regarding the mortgage of plots under the saleable area with the Authority by the sponsors **within 05 days** after mortgage deed has been executed between CDA and the sponsors.
- f) Submit Engineering Designs as provided in Clause 12 of the "Revised Modalities & Procedures (2020)" for approval of the Authority **within 03 months** with effect from the date of issuance of this letter.
- g) Environmental Clearance from Pakistan Environmental Protection Agency (Pak EPA) will be obtained by the sponsors and a duly certified copy of the same shall be provided to the Authority **within 90 days**.

h) Sponsor shall not undertake any sort of marketing activity and sale and purchase of properties before obtaining No Objection Certificate (NOC) from the Authority.

i) Sponsors shall not undertake development works at the site before the issuance of NOC by the Authority.

j) Sponsor shall submit outstanding dues/fees/penalties as per relevant rules and regulations in the Authority.

6. You are advised to comply with the above mentioned conditions within stipulated period so as to enable the authority to take further action towards Clause 10 of "Revised Modalities & Procedures (2020)" i.e. issuance of No Objection Certificate (NOC) in respect of T&T Employees Cooperative Housing Society, (Tele-Gardens) Sector F-17/2, Zone-2, Islamabad.

7. This issue with the approval of Member (Planning & Design), CDA.

Encl: A copy of approved Layout Plan is attached.


(MUHAMMAD ARSHAD CHOUHAN)
Director Housing Societies

Copy to:-

1. Director (TE & TP), CDA.
2. Director Roads (South), CDA.
3. Director Building Control-(South), CDA.
4. Director (DMA), MCI.
5. Director Enforcement, CDA.
6. Director (I.T), CDA.
7. Registrar Cooperatives,
Mauve Area, Sector G-11/4, Islamabad
8. Circle Registrar Cooperatives, ICT.
F-8 Markaz, Sector F-8, Islamabad.
9. P.S to Member (P&D), CDA.
10. Master File.


Director Housing Societies