



CAPITAL DEVELOPMENT AUTHORITY
PLANNING WING
(Housing Societies Directorate)



No. CDA/PLW-HS(90)(MPCHS)/2022/132

Islamabad, March 10, 2022

The President,
Multi Professionals Cooperative Housing Society (MPCHS),
Multi Mansion, G-8 Markaz, Islamabad.

SUBJECT: APPROVAL OF REVISED/ AS-BUILT LAYOUT PLAN OF BLOCKS-A & B OF HOUSING SCHEME TITLED "MULTI GARDENS" SECTOR A-17/B-17, ISLAMABAD

I am directed to inform that the Authority has approved the Revised/ As-Built Layout Plan of Blocks-A & B of Housing Scheme titled "Multi Gardens", Islamabad on land measuring 4815.75 kanal in Sector B-17, Zone-II submitted by Multi Professionals Cooperative Housing Society (MPCHS) (revenue details are attached), Islamabad subject to the following terms and conditions:

- i) The Society will submit an undertaking as per attached specimen on non-judicial paper of appropriate value regarding acceptance of conditions relating to planning, designing and implementation of the Scheme within **15 days** from the date of issue of this letter.
- ii) The Society will deposit 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. The amount shall be deposited within **45 days** of the issuance of Layout Plan/clearance of the Scheme.
- iii) In case Society do not feel inclined to deposit the development cost of the Scheme as per Clause-(ii) above the Society will mortgage 30% of the saleable area in the approved Layout Plan with the Authority as a guarantee for completing development work/services within the period specified in Modalities & Procedures. Specimen of the Mortgage Deed is available as Annex-B in the Modalities & Procedures and be got registered within 45 days from the issuance of clearance of Layout Plan by the CDA.
- iv) The Society will not make any alteration/changes in the approved As-built/ Revised Layout Plan without prior permission of the Authority.
- v) The Society would be responsible for provision of all services such as Sewerage System, Drainage System, External Electrification, Sui Gas and Telephone and CDA will not be involved for provision of such services in future.
- vi) That Zoning and Building Bye-laws of CDA will be strictly followed by the Society in the Housing Scheme.
- vii) The Society will transfer free of cost to the Authority the whole land mentioned in 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.
- viii) The Society will submit third party vetted Engineering Design to the Authority for approval of the Authority within 03 (three) months from the date of issue of this letter.
- viii) In case of failure for fulfillment of any terms and conditions as mentioned above within the stipulated time, approval of Revised Layout Plan would be cancelled/withdrawn.
- ix) The sponsors shall indemnify that any concealment of fact, false information / any wrong calculation in the submitted revised/ as built LOP including its land-use matrix would lead to action as per CDA Ordinance.
- x) The sponsors of the society shall submit fees and penalties as per Revised Modalities and Procedures 2020.
- xi) The sponsors of society shall submit a third party vetted report of hydrological study of Nallahs passing through/ abutting the subject scheme to protect lives and property from any unforeseen future flooding in the public interest. The sponsors shall be bound to submit before monsoon season.

- xii) The area of AB Principal Road already encroached that is sub-judice in the court of law. The final decision in the matter will be implemented in accordance with the Master Plan and Zoning Regulations; and sponsor shall not allow further construction in the area till the finalization.
- xiii) The 18th Avenue is part and parcel of Islamabad Master Plan; the sponsor shall transfer the land of 18th Avenue in favor of CDA as an additional requirement for grant of NOC in Zone-II, Islamabad.
- xiv) The sponsors must adhere to ICT Building Control Regulations-2020 and must approve all the individual buildings from the authority/CDA.
2. One copy of approved Layout Plan is enclosed herewith for your record. The salient features of the approved Layout Plan are as under:

- i) The Scheme area falls in Sector B-17, Zone-II, Islamabad.
- ii) The total Scheme covers an area measuring 4815.75 Kanal. The whole land is mutated in the name of the Society.
- ii) Revised Layout Plan of the Scheme is according to the Town Planning standards as prescribed in the Modalities & Procedures framed under ICT (Zoning) Regulation, 1992. The Land Use of the Scheme (Blocks-A & B) is as under:

LAND USE ANALYSIS

S.NO	USE	AREA IN KANAL	% AGE	PLANNING STANDARD OF ZONE-II
1.	Residential & Apartment	2308.69 (Apartments 4.02% of residential)	47.94	Not more than 55%
2.	Road	1528.51	31.74	Not less than 26%
3.	Commercial	240.17	4.99	Not more than 5%
4.	Public Building	243.57	5.06	Not less than 5%
5.	Park & Open Space	398.35	8.27	Not less than 8%
6.	Grave Yard	96.46	2.00	Not less than 2%
TOTAL		4815.75	100.00	
GRAND TOTAL :		4815.75	100.00	

3. The schedule of plots in the Revised /As-Built LOP is given as under:

Sr. No.	Size if plots	No. of plots
1.	80' * 125'	15
2.	80' * 110'	72
3.	60' * 90'	283
4.	50' * 90'	1600
5.	40' * 80'	425
6.	35' * 70'	433
7.	30' * 60'	17
Total		2845

4. You are advised to complete the formalities as per Clause-7(ii) of Modalities & Procedures framed under ICT Zoning Regulation, 1992 for development of private Housing Schemes in Zone-II and V, Islamabad.


(MUHAMMAD HANEEF)
Dy. Director (Housing Societies), CDA

Copy for information to:

- i) The D.G. (Environment), CDA
- ii) The D.G. (Services), CDA.
- iii) The Director BCS (North), CDA.
- iv) The Director (Enforcement), CDA
- v) The Deputy Commissioner/Registrar Cooperative Societies, ICT, Islamabad.
- vi) PS to the Member (Planning), CDA
- vii) PS to the Member (Estate Management), CDA.


Dy. Director (Housing Societies), CDA.