

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

No. CDA/PLW 115(90)EHS/94/Vol/130

Islamabad, March: 1st, 2008

To,

Lt. Col.(Retd) Muhammad Shabraz Abbasi,
Manager (Admin),
PHA, Flat No.3, Block No.17,
Hanna Road, G-8/4, Islamabad.

Subject:- LAYOUT PLAN APPROVAL OF ENGINEER'S HOUSING SCHEME, (REGD) IN MOUZA SARAI KHARBOOZA AND SARAI MADU IN SECTORS D-16 & D-17, ZONE-II, ISLAMABAD.

Reference: Your letter No.EHS/ISD/6368/07 dated 18-07-2007 regarding the subject matter.

I am directed to inform that the Layout Plan of "Engineer's Housing Scheme (Regd)" over an area measuring 1156.29 kanals, located in Mouza Sarai Kharbooza in Sectors D-16 & D-17, Zone-II, Islamabad have been approved by the Authority. Area proposed for the scheme lies in the Khasra Nos.1508/204, 213, 213/1, 216, 217, 218, 228, 229, 230, 232, 234, 238, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 255, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 293, 294, 295, 296, 297, 298, 299, 301, 304, 305, 306, 307, 308, 327, 362, 370, 371, 374, 375/1, 376, 377, 380, 402, 403, 404, 485, 486, 489, 490, 491, 492, 299, 500, 501, 502, 503, 504, 505, 506, 507, 509, 510, 513, 515, 516, 517, 518, 519, 520, 1413/482, 1414/482, and in Sarai Madu Khasra No. 241.

2. Detailed land use analysis and schedule of plots in the approved plan are as under:-

1. Land use Analysis

S.No.	Land Use	Area in Kanals	%age	CDA standards %age
1.	Residential	550.30	54.96	55 (max)
2.	Commercial & Parking	48.21	4.82	5 (max)
3.	Public Buildings/Amenities	52.90	5.32	4 (min)
4.	Open/parks/green	74.90	7.50	8 (min)
5.	Roads/streets	254.10	25.34	26 (min)
6.	Graveyard	20.65	2.06	2 (min)
	Total	1001.65	100	
7.	Total (ROW)	155.23		
8.	Grand Total	1156.29		

2. Schedule of Plots.

S.No.	Category of Plots	No. of plots
1.	50'X 90'	396
2.	40'X 80'	104
3.	35'X80'	42
4.	35'X70'	101
5.	30'X65'	41
6.	30'X62'	22
	Total:-	706
Commercial plots		
7.	30'x30'	62
8.	35'x60'	16
9.	Different size 3 1/2 kanals (approximately)	02
	Total:-	80
10	Residential Flats Area	53.93 (Kanals)

3. The development of the scheme will be taken up only to the extent of 1156.29 kanals, after grant of NOC from the Authority, and prior approval will be required for any addition/alteration/modification in the layout plan of the scheme area.

4. While planning the site for apartments/flats height restrictions of CAA will be adhered to, accordingly.

5. In the light of provisions of Modalities & Procedures and references for the clearance of layout plan, you are required to complete the following formalities, towards fulfillment of requirements for issuance of NOC:-

- By no means, any hurdle/obstacle, change will be created, on the land (un-acquired area bounded within the scheme area or in the neighborhood) owned by the party/parties other than the Engineer's Housing Scheme.

-: 3 :-

- b) Submit an undertaking regarding acceptance of terms referred above at S.No. a (above) within fifteen days from the date of issue of this letter.
- c) 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.
- d) 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

In case you do not feel inclined to deposit the development cost of the scheme you are required to mortgage 20% of the saleable area in the approved detail 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"** of Modalities & Procedures. The mortgage be finalized within 45 days from the date of issue of this letter.

- e) Transfer to the Authority, free of charge the land for open spaces/parks, graveyard, and area under right-of-way of roads, etc in the scheme 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.
- f) 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 at **Annex"D"** of the Modalities & Procedures.
- g) A Public notice shall be published in the national dailies at your expense exhibiting the approved layout plan of **Engineer's Housing Scheme** along with Land ownership information, and use analysis and schedule of planned plots.
- h) Submit Engineering Design including specifications of the sewerage treatment plant, services & utilities of the scheme area as provided in paragraph-11 of Modalities & Procedures for

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approval of the Authority within 03 (three) months from the date of issue of this letter.

- i) Environmental clearance from Pakistan Environmental Protection Agency, Pak EPA, Islamabad.
- j) In condition, the right of way of G.T.Road (110'+200') towards west would be left free for any development.

6. You are advised to comply with the above mentioned conditions within stipulated period so as to enable the Authority to proceed further w.r.t, paragraph-9 of the Modalities & Procedures i.e., issuance of NOC in favor of Engineer's Housing Scheme, (Regd) in Mouza Sarai Khairboozha And Sarai Madu in sectors D-16 and D-17 Zone-II, Islamabad.

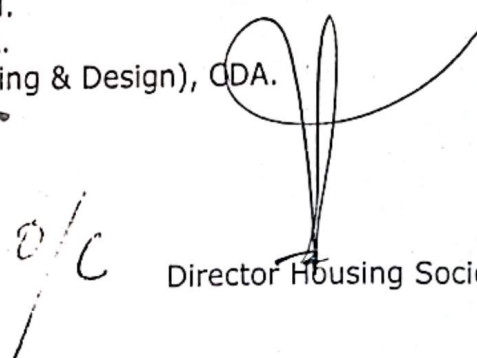
Encl:

One approved copy of Layout plan


(GHULAM SARWAR SANDHU)
Director Housing Societies

Copy to:-

1. Member (Environment), CDA.
2. Dy. Commissioner ICT, Islamabad.
3. ADCR/DC, ICT Administration, F-8, Markaz, Islamabad.
4. Circle Registrar, Cooperative Societies Deptt, ICT F-8 Markaz, Islamabad.
5. P.S. to Chairman, CDA.
6. P.S. to Member (Planning & Design), CDA.
- ✓ 7. Master File.


Director Housing Societies