

No. CDA/PLW-HS(90)/2010-A/Vol-IV/MVHS/Ext.1/146

Islamabad, 6th April, 2026

Mr. Awais Shahid,
 Director, M/s Twin City Housing (Pvt) Ltd.
 1st Floor, 12-D, SNC Centre, Fazl-e-Haq Road,
 Blue Area, Islamabad

Subject:- APPROVAL OF LAYOUT PLAN OF MARGALA VIEW HOUSING SCHEME (EXTENSION), SECTOR D-17, ZONE-2, ISLAMABAD, SPONSORED BY M/S TWIN CITY HOUSING (PVT) LTD.

It is informed that 1st Layout Plan of Margalla View Housing Scheme (MVHS), sponsored by M/s Twin City Housing (Pvt) Ltd., located in Sector D-17/2, Zone-2, Islamabad, was approved by CDA on 18-01-1995, and the NOC was issued by the Authority on 14-6-2002. The Revised/Extended Layout Plan of MVHS was subsequently approved by the Authority on 01-01-2021. The proposed Layout Plan of Margalla View Housing Scheme (Extension), sponsored by M/s Twin City Housing (Pvt) Ltd., over an area measuring **292.25 Kanals**, Sector D-17, Zone-2, Islamabad, has been examined by the Authority and is approved as annexed, under the provisions of "Regulation for Planning and Development of Private Housing/Farm Housing, Apartments/ Commercial Schemes/ Projects in Zones-2, 4 & 5 of Islamabad Capital Territory, 2023, Gazette Notified vide SRO 886(I)/2023, dated 07-7-2023."

2. The Land use analysis of the approved Layout Plan and Schedule of Residential Plots & Commercial Plots are as under:

Land Use Analysis

Sr. No.	Land use		Proposed LOP			CDA Standards
			Area (Kanal)	%Age		
1.	Residential		146.67	50.19		Max. 50%
2.	Commercial	Shops	03.52	1.21	2.08	Max. 8%
		Parking	02.57	0.87		
3.	Public Building		20.55	7.03		Min. 7%
	Parks / Green		29.41	10.06		Min. 10%
5.	Future Use		0.48	0.16		-
6.	Graveyard inside the scheme boundary		01.00	2.40		Min. 2%
7.	Graveyard outside the scheme boundary		06.00			
8.	Roads		82.05	28.07		Min. 23%
Total			292.25	100.00		-

Schedule of Residential Plots

Sr. No.	Plot Size	No. of Plots
1.	35' x 70'	153
2.	30' x 60'	233
TOTAL		386

Schedule of Commercial Plots

Sr. No.	Plot Size	No. of Plots
1.	40' x 60'	8
Total		08

3. It is informed that the following Terms & Conditions will apply, and formalities are required to be completed as per the relevant provisions of "Regulation for Planning and Development of Private Housing/Farm Housing, Apartments/ Commercial Schemes/ Projects in Zones-2, 4 & 5 of Islamabad Capital Territory, 2023", obtaining "No Objection Certificate (NOC)" of the Scheme:

- Submit an undertaking, as per the specimen at **Annexure "A"**, of SRO 886(I)/2023, dated 07-7-2023, regarding acceptance of the conditions relating to planning, designing and implementation of the Scheme/ Project.
- 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/ Project.
- In case you do not feel inclined to deposit the development cost of the scheme, mortgage 20% of the saleable area in the Layout Plan with the Authority as a 'Guarantee' for completing development works/services **within 04 years**. The mortgage deed shall be executed by the sponsor in the form attached as **Annexure "B"**, of SRO 886(I)/2023, and to be registered with the Registrar Islamabad, **within 45 days** after clearance of detailed layout plan of the Scheme/ Project.
- Also transfer to the Authority in the form annexed as **Annexure "C"**, of SRO 886(I)/2023, and free of charge, all the land reserved for open spaces/parks, graveyard, right-of-way of roads, etc. and 50% land under public buildings, including schools, hospitals, gym, etc. in the scheme **within 45 days** of the approval of Layout Plan of the Scheme/Project.
- A Public Notice, as per specimen attached as **Annexure "H"**, of SRO 886(I)/2023, shall be published in the press, at the expense of the sponsors, regarding the mortgage of saleable area/ plots with the Authority by the sponsors **within 7 days** after mortgage deed has been executed between CDA and the sponsors.
- The sponsors, at their own cost, shall publish the approved Layout Plan in Two leading National Newspapers [one Urdu & one English], within 07 days of its issuance, for general public's awareness.
- Submit Engineering Designs & Detailed Specifications as per the guidelines provided in the Clause 16 of SRO 886(I)/2023, for approval of the Authority **within 3 months** with effect from the date of issuance of this letter.
- The sponsor will ensure that disposal of sewage shall be made through the trunk sewer, which will terminate at a Sewerage Treatment Plant for primary treatment. No sewage waste will be disposed in existing Nullah or water streams, without treatment. Treated sewage must be recycled and reused for irrigation/gardening purposes.

- i. The Sponsors shall provide a Traffic Impact Assessment, Emergency & Disaster Management Plan, Solid Waste Management Plan, Sewage Disposal Plan, etc. as per approved Layout Plan of the scheme.
- j. All the Building Plans falling within the approved Layout Plan will be approved by the Directorate of Building Control (North), CDA, in accordance with the "ICT Building Control Regulations – 2020 (as amended 2023)"
- k. The Sponsors will display the approved Layout Plan on Billboards in the Scheme area, clearly displaying the following prominent colors:
 - a. Approved Land uses
 - b. Mortgaged Plots/ Land
 - c. Transferred Land/ Plots.
- l. The Sponsors of the Scheme/ Project shall provide the Environmental Clearance from the Environment Protection Cell (EPC), CDA / Pakistan Environmental Protection Agency (Pak EPA), before the submission of case to CDA Board for Approval of NOC.
- m. The Sponsors shall not use the plots for any purpose other than the approved Land Use.
- n. If at any stage it is found that any CDA/State/Private Owned Land is encroached by the scheme, in any way, the approval of LOP will be liable to be canceled.
- o. The Sponsors shall abide by the layout plan as approved by the Authority for implementation at site and will not make any change/modification therein without prior approval of the CDA.
- p. The Sponsors will not further Book, Sell, dispose any plot, in any manner, before obtaining NOC of the Scheme from CDA.
- q. The building plans of already constructed buildings would be got approved from the Directorate of Building Control (North), CDA, under the provisions of ICT Building Regulations-2020 (amended 2023).
- r. The Sponsors shall restrict Sale/Booking of plots according to the Approved Layout Plan, excluding Mortgaged Plots, and shall not make any excessive booking/sale.
- s. The Sponsors shall make compulsory arrangements for Rainwater Harvesting, Recycling and Reuse of Wastewater.
- t. If at any stage it is proved that Documents/Plans submitted by the applicant were incorrect, forged or bogus, the applicant shall be solely responsible for this act with no liability accruing to CDA regarding this permission, CDA shall have the right to modify, suspend, cease, and cancel, withdraw the permission at any time and to initiate legal proceedings against the applicants.
- u. The Sponsors shall comply with all the Laws and Regulations of CDA, as may be in force from time to time, Terms and Conditions of LOP Approval Letter and also all such other instructions as may, from time to time, be issued by CDA in this behalf.
- v. The relevant provisions of CDA Ordinance 1960, Master Plan of Islamabad, ICT (Zoning) Regulation 1992, ICT Building Control Regulations, 2020 (amended) in 2023, CDA Board Decisions/Policies, as amended, modified and substituted from time to time by the Authority, shall be complied by the applicant
- w. In case of violation of any of the above term(s), the approval will be liable to cancellation and action shall be taken under the relevant provisions of CDA Ordinance, 1960 and Rules & Regulations, framed there under.
- x. The Town Planner of the Scheme, Registered with PCATP & Enlisted with CDA, has Certified through an Undertaking dated 06-02-2026, that this LOP has been prepared & finalized, strictly in accordance the "Regulation for Planning and Development of Private Housing/Farm Housing, Apartments/ Commercial Schemes/ Projects in Zones-2, 4 & 5

of Islamabad Capital Territory, 2023, as aforementioned. In case of any Discrepancies of any type, including but not limited to calculations, in the Revised LOP, he will be responsible and his Enlistment with CDA shall be Re-viewed.

- y. The Sponsor shall be liable to submit any outstanding fees, penalties, dues, documents, or plans in accordance with the relevant rules and regulations of the Authority.
- z. Undertaking on stamp paper duly attested by Notary Public shall be submitted to CDA within 7 days from the date of issue of this Approval Letter regarding acceptance of above listed terms and conditions.

4. M/s Twin City Housing (Pvt.) Ltd. has deposited **Rs.2.937 Million** vide Pay Order No.07949237 dated 21-11-2025, as Penalty for Start of Development Works in the Scheme, prior to obtaining NOC from CDA. The Satellite Image of the Scheme is annexed.

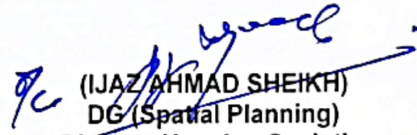
5. This approval of the Layout Plan has been processed on land duly certified/verified by Revenue Department, ICT Administration, Islamabad, as owned and possessed by M/s Twin City Housing (Pvt.) Ltd.

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 issuance of No Objection Certificate (NOC), as per the Clause (19) of SRO 886(I)/2023.

7. It is advised not to carry out any further development works at site nor sale of land/ plots of the approved scheme, before the "NOC" of the Scheme is issued by CDA.

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

Encl: Approved Layout Plan & Satellite Image of the Scheme


(IJAZ AHMAD SHEIKH)
DG (Spatial Planning)
Director Housing Societies

Copy to:

1. DG (Urban Planning), CDA
2. Dy. Commissioner, ICT, Islamabad
3. DG (B&HC), CDA
4. Director (IT), CDA
[It is requested upload on the CDA Website]
5. Director Public Relations, CDA
6. Director Building Control (North), CDA
7. Director Housing (Monitoring & Evaluation), CDA
8. Director (EM-III), CDA
9. Joint Registrar of Companies,
10. Securities & Exchange Commission of Pakistan, (Companies Registration Office), State Life Building, 1st Floor Blue Area, Islamabad
[w.r.t Section-456 of SECP Act, 2017]
11. GM, SNGPL, Sector I-9, Islamabad.
12. GM (Operation), Head Office IESCO, G-7, Islamabad.
13. Director Staff to Chairman, CDA
14. PS to Member (Estate), CDA
15. PS to Member (P&D), CDA
16. Master File.


(USAMA YOUNAS)
Dy. Director- I (HS)