



CAPITAL DEVELOPMENT AUTHORITY
PLANNING WING
(Housing Societies Directorate)



NO.CDA/PLW/HS (90)/SCECHS/2019/258

Islamabad, June 21, 2021

Secretary,
M/s. Supreme Court Employees Cooperative Housing Society Ltd.,
Office No. 1 Third Floor, Mehria Plaza,
Blue Area, Islamabad.

Subject:- **PROVISIONAL APPROVAL OF REVISED/EXTENDED LAYOUT PLAN OF SUPREME COURT EMPLOYEES COOPERATIVE HOUSING SCHEME, G-17/1-2, SPONSORED BY M/S SUPREME COURT EMPLOYEES COOPERATIVE HOUSING SOCIETY, MEASURING 2222.06 KANALS, FALLING IN MOUZA BARKAT & NAUGAZI, ZONE-2, ISLAMABAD.**

Ref:

- Your application dated 11-06-2021 regarding subject matter.
- Public Notice published in 06 (Six) national dailies on 29-04-2021.
- Presentation/Meeting on the proposed project convened on 08-06-2021.
- Site visit of the subject housing scheme dated 17-06-2021.
- Paragraph 24 of S.R.O. 64(I)/2020.

Revised Layout Plan of Supreme Court Employees Cooperative Housing Scheme G-17/1-2 sponsored by M/s Supreme Court Employees Cooperative Housing Society over an area measuring 2222.06 Kanals, falling in Mouza Barkat & Mouza Naugazi, Zone-2, Islamabad has been examined in the Authority and cleared/approved provisionally (including initial LOP approved for 1654.66K, Future-use area of 140.81K, Western R.o.W of 102.8K and R.o.W of Srinagar Highway 241.35K of + Revised / Extended area of 118.9 K) for the preparation of detailed engineering designs, transfer deed, mortgage deed and subsequent NOC. This plan is strictly not to be used for marketing purpose.

2. The detail of Khasra Numbers as per the earlier approved LOP dated 06-01-2021 are as follows:-

Mouza Barkat

Salam Purchased, Salam inside Boundary Line

3,4,7,12,14,15,18,22,23,24,25,27,28,29,30,31,49,50,51,52,53,57,59,61,62,63,64,65,66,75,77,79,80,81,82,83,84,85,90,91,92,94,97,98,99,100,101,102,103,104,106,115,116,117,118,119,121,123,130,132,133,134,135,136,137,138,139,142,147,148,149,150,151,152,160,161,164,165,169,170,171,172,173,174,204,205,206,218,225,227,228,229,230,231,236,240,241,242,250,251,252,254,258 & 261.

Partially Purchased, Salam inside Boundary Line
11,13,16,17,19,20,21,26,37,54,56,58,60,69,70,71,73,74,76,78,93,105,120,122,124,125,126,127,128,129,131,141,143,144,145,146,153,154,156,162,163,200,226,233,234,235,243,244,245

Partially Purchased Partially inside Boundary line 9, 67,68,87,88,167,178,179,194,195

Bil haz Khewat Salam inside / Partially inside /Salam outside Boundary Line

Khasra Nos. 86,155,157,158,159,191,196,197,198,199,201,202,203,207,(Salam Inside) 10,89,166,168,175,176,177,190,192,193(Partial Inside),Salam Inside Partially Inside Salam Outside Boundary line 140,232,(Salam Inside), 34 (Partially Inside)293/1 Salam Outside

Mouza Naugazi

Salam Purchased Salam inside Boundary Line

Khasra Numbers: 1101, 1102, 1153/1122, 1131

Partially Purchased Salam inside Boundary Line

Khasra Numbers: 595 & 1110

Partially Purchased, Partially inside Boundary Line

Khasra Numbers: 561,575,576,602,603,616,629,1028,1034,1035,1054,1077, 1078,1081, 1093
1092,1094,1095,1097,1100,1117, 1118,1119,1154/1122,1123,1127

Bilhaz Khewat Salam inside/Partially inside/Salam outside Boundary Line

Khasra Nos. 552,553,554,555,584,592,599,1020,1024,1030,1031,1044,1045, 1121, 1144,
1146, (Salam outside Boundary Line) 556, 583, 600, 1029,1032,1086,1087,1120,1124,1143
(Partially inside Boundary Line)

Bilhaz Khewat Khasras Salam inside & Salam outside Boundary Line

577,578,585,594,596,597,597/1, 598,604,605,1106,1125,1136,1137,1138,1139 (Salam
Inside Boundary Line),

567,568,569,570,579,586,587,588,589,590,591,606,1107,1116,1126,1142,1145,
1147,1148,1149(Salam Outside Boundary Line), 559 & 560 (Salam Inside Boundary Line),
558 (Partially inside Boundary Line),1056,1070,1072,1080,1085,1088,1090,1091,1103,
1104,1105,1111,1112,1113, 1114,1133,1134,1135 (Salam Inside Boundary Line), 574, 1027,
1076, 1089, 1109 (Partially Inside Boundary Line),580,581,582,611,1053,1061,1066,1074,
1075, 1082,1099,1115 (Salam Outside Boundary Line)

Mouza Naugazi Khasra Numbers falling in 300ft ROW

1064 (Salam inside), 1055, 1062, 1063, 1065, 1067, 1068,1069,1071,1073 (Partial)

Mouza Barkat Khasra Numbers falling in 300ft ROW

06, 32,33,34,35,36,39,40,42,43,44 (Salam)8,10,11,31,37,38,41,44,45,46,47, 48,96,107,108,
109, 110,111,112,113,114,237,238,239 (Partial)

Mouza Barkat Khasra Numbers falling in 600ft ROW

211,213,214,220,221,247,248,256,257,257/1(Salam)188,189,208,209,210,212,215,216,217,2
19,222, 223, 224,246,249,253,255,259 (Partial)

NOTE: Land measuring 40 Kanals falling in Mouza Noughazi bearing Khasra Nos. 631, 632
& 633 outside the boundary line of the proposed scheme has been planned for Graveyard.

3. The detail of Khasra Numbers as per the proposed Revised/Extended LOP are as follows:-

Mouza Barkat

Salam purchased salam within boundary line past/present

khasra Nos.56,69,70,71,127,131,216,226,233,234, total purchased area 16 Kanal 8 Marla
3 Sarsai

Salam inside while partially purchased

Khasra Nos.11,13,16,17,19,20,21,26,32,37,54,58,60,67,68,73,74,76,78,93,111,112,113,126,
128,129,140,144,145,146,153,154,155,156,157,158,159,162,163,166,200,208,213,214,
215, 232,235,243,244,245, total purchased land 69 Kanal 9-1/2 Marla

Partially purchased partially within the boundary line

khasra No. 8,45,167, Total Purchase land 10 Kanal 18-1/2 Marla Bakhana Malkiat

As per khewat (Salam inside, Partial inside, salam outside boundary line)

Total purchase area by khewat (22K 2M 2S, Khewat No. 5 Khasra No 6 salam inside, khasra
No. 10 Partial inside total purchased land khewat (3K 8M) Bakhana malkiat

Khewat Nos. 121,122, khasra Nos. 36,47 partially inside boundary line, khasra No. 43, salam
outside boundary line, total purchased land khewat (5K 8M) Bakhana Malkiat

Khewat Nos.138,139, khasra Nos. 191,203,207,209,210, salam inside boundary line, khasra Nos. 189,190, partially inside boundary line, total purchased land khewat (13M) Bakhana malkiat

Khewat Nos. 20, Khasra Nos. 196,197,198,199, salam inside boundary line, khasra Nos. 193, partial inside boundary line, total purchased land khewat (12M 5S) Bakhana Kasht

Khewat Nos. 20, Khasra Nos. 202, salam inside boundary line, khasra No. 192, partial inside boundary line total purchased land khewat (12K) Bakhana Kasht

Khewat No. 173, Khasra No. 220, salam inside boundary line, khasra No. 293/1, salam outside boundary line, total purchased land khewat (4S) Bakhana Malkiyat

Salam outside

Khewat No. 98, khasra No. 42, Total purchased land (15M 2S) Bakhana Malkiyat

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

LAND USE ANALYSIS

Sr. No.	Description	Area (Kanals)	% Age		CDA Standard
1	Residential	829.00	47.72	48.84	MAX 55%
	Apartments	19.50	1.12		
2	Commercial	72.61	4.18		MAX 5%
3	Reserved Land	2.60	0.15		---
4	Park/Green/ Open Space	175.86	10.12		MIN 10%
5	Public Buildings	86.66	5.00		MIN 5%
6	Roads/Streets/Parking	510.87	29.41		MIN 23%
7	Graveyard	40.00	2.30		MIN 2%
Total		1737.1	100%		
* Un purchased Area within Boundary = 12.94 Kanals (the Patches are hatched) * Graveyard located outside Scheme Area = 40 Kanal * Western RoW (195' wide) in G-17/1 & G-17/2 = 102.80 Kanals * RoW of Srinagar/ Kashmir Highway (468' wide) = 241.35 Kanals * Area under future use is of 140.81 Kanals Total Area of Revised/Extended LOP = 2222.06 Kanals					

SCHEDULE OF RESIDENTIAL PLOTS

Sr. No.	PLOT SIZE	SECTOR		TOTAL
		G17/1	G17/2	
1	50' X 90'	265	-	265
	ODD	08	-	08
2	40' X 80'	306	50	356
	ODD	03	01	04
3	35' X 70'	218	132	350
	ODD	14	05	19
4	30' X 60'	203	192	395
	ODD	10	21	31
5	25' X 50'	92	269	361
	ODD	03	14	17
TOTAL		1122	684	1806

SCHEDULE OF COMMERCIAL PLOTS

Sr. No.	PLOT SIZE	SECTOR		TOTAL
		G17/1	G17/2	
1	112.5' X 98'	08	-	08
2	100' x 98'	07	-	07
3	112' x 102'	07	-	07
4	120' x 90'	05	-	05
5	105' x 90'	03	-	03
6	Odd Size	02	-	02
7	50' x 80'	-	13	13

8	40' x 60'	-	03	03
9	35' x 51'	-	03	03
TOTAL		32	19	51

5. The proposed Revised/Extended Layout Plan of Supreme Court Employees Cooperative Housing Scheme submitted by the sponsors is in accordance with the planning standards as per Clause 5 of S.R.O. 64(I)/2020.

6. It is hereby informed that following formalities are required to be completed as per paragraph 8 (iii) and paragraph 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"** of Modalities & Procedures 2020 for development of private housing schemes, 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. The mortgage deed shall be executed by the sponsor in the form attached as **Annexure "B"** of Modalities & Procedures 2020 for development of private housing schemes, 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"** in Modalities & Procedures 2020 for development of private housing schemes, 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"** of Modalities & Procedures 2020 for development of private housing schemes, 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) The sponsor of the scheme are advised to submit scrutiny fee Rs. 392,370/- (@ of Rs. 3300/- per kanal of the extended area of Society) in favor of DDO Planning CDA, as per CDA board decision dated 24-12-2020 for approval of Revised Layout Plan for an extended area.
- g) The site of Grave yard being out-side of society area, will be surveyed to confirm on-site possession and development of the same through DD L/S, CDA prior to NOC.
- h) The bye-laws for Commercial, Public Buildings and apartment sites will be latter on worked out by H/S, CDA and Sponsors will be informed accordingly prior to NOC.
- i) After the clearance of detailed Layout Plan of the scheme, the sponsors shall prepare, within 03 months, the engineering design and specifications of the services and utilities and make a presentation to a panel of engineering experts nominated by CDA, for approval of engineering designs and detailed specifications of services/utilities in the scheme.

- j) Submit design of Sewerage Treatment Plant (STP) to be provided in the scheme, in the Authority within 02 months from the date of issuance of this letter;
- k) The sponsors shall provide a comprehensive Solid Waste Management Plan as per approved Layout Plan of the scheme. The plan should identify the final disposal site for solid waste along with its dumping process;
- l) Conduct test bore holes at the sites recommended by ERS Report and provide the relevant information at most within 03 months from the date of issuance of this letter;
- m) 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.
- n) Sponsor is liable to submit any outstanding fees/penalties/dues as per relevant rules and regulations of the Authority.

7. This provisional approval of Revised/Extended Layout Plan has been processed on land certified by Revenue Department, ICT Administration, Islamabad as owned and possessed by M/s Supreme Court Employees Cooperative Housing Society under "Supreme Court Employees Cooperative" housing scheme in above mentioned Khasra Numbers.

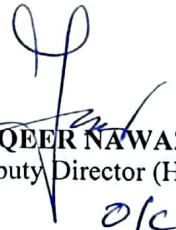
8. It is advised to comply with the above mentioned conditions within stipulated period so as to enable the authority to take further action towards Clause 10 of "Revised Modalities & Procedures (2020)" i.e. issuance of No Objection Certificate (NOC) in respect of 'Supreme Court Employees Cooperative Housing Society.

9. Further to it, it is advised neither to carry out any development works at the site nor to undertake marketing of the scheme before "NOC" is issued by CDA.

10. The land under right of way R.o.W will be procured and kept intact at site as per provisions of Master Plan.

11. This issues with the approval of Member (Planning & Design), CDA.

Encl: A copy of approved Layout Plan is attached.


 (TAUQEER NAWAZ AWAN)
 Deputy Director (HS), CDA
 o/c

Copy to:-

1. Deputy DG, Planning, CDA
2. Director (Housing Societies), CDA.
3. Director (Regional Planning), CDA.
4. Director (Master Planning), CDA.
5. Director (TE & TP), CDA.
6. Director Roads (North), CDA.
7. Director Building Control-II, CDA.
8. Director (DMA), MCI.
9. Director Enforcement, CDA.
10. Director (I.T), CDA.
11. Registrar Cooperatives Punjab,
Poonch House near Chauburji, Multan Road, Lahore.
12. Circle Registrar Cooperatives, Rawalpindi,
Siddiqui Chowk, Saidpur Road, Rawalpindi.
13. DO Cooperative, Rawalpindi
Saidpur Road, Rawalpindi
14. P.S. to Member (P&D), CDA.
15. Master File.


 Deputy Director (HS), CDA
 o/c