

**CAPITAL DEVELOPMENT AUTHORITY****PLANNING WING**

(Directorate of Housing Societies)



No. CDA/PLW-HS(127)/2022/ 1059

Islamabad, August 28, 2023

To

→ **Engineer Muhammad Saleem**
Dy. Chief Executive officer
Bahria Town Private Limited
Islamabad

**Subject: APPROVAL OF LAYOUT PLAN OF COMMERCIAL SCHEME
NAMESLY "BAHRIA PARADISE COMMERCIAL SCHEME -II, ZONE
- V, ISLAMABAD SPONSORED BY M/S BAHRIA TOWN PRIVATE
LIMITED.**

Ref: This office letter no.CDA/PLW/HS-(127)/Com/2020/Vol-I/419.
Dated August 17,2022 regarding the subject matter.

I am directed to inform that your request for the approval of Layout plan of commercial scheme-1 sponsored by M/s Bahria Town Private Limited titled as **Bahria Paradise commercial Scheme-II** in Zone-V, Islamabad, situated in Mouza Khota Kalan on total land measuring 173.66 kanals has been approved by the competent Authority in light of provisions of Gazette Notification vide SRO 886 (1) 2023 dated 07.07.2023. The approved land use analysis and schedule of commercial plots is as under:

(Land Use Analysis)

Sr. No	Land Use	Area In Kanals	Percentage	Standard % by CDA
1	Commercial	73.19	42.14%	Not more than 55 %
2	Public Amenities	34.73	20.00%	Not less than 20%
3	Road and Parking	65.7	37.86%	Not less than 25%
Total		173.66	100	

(Schedule of Plots)

Sr. No	Plot. No	Type of Plot	Size	Street/Road
1	1	Commercial	40' X 65'	Service Road-01
2	2	Commercial	As per scale	Service Road-01
3	4	Commercial	40'X 65'	Service Road-01
4	5	Commercial	40' X 65'	Service Road-01

5	6	Commercial	40' X 65'	Service Road-01
6	7	Commercial	40' X 65'	Service Road-01
7	8	Commercial	40' X 65'	Service Road-01
8	9	Commercial	40' X 65'	Service Road-01
9	10	Commercial	40' X 65'	Service Road-01
10	11	Commercial	40' X 65'	Service Road-01
11	12	Commercial	40' X 65'	Service Road-01
12	13	Commercial	40' X 65'	Service Road-01
13	14	Commercial	40' X 65'	Service Road-01
14	15	Commercial	40' X 65'	Service Road-01
15	16	Commercial	40' X 65'	Service Road-01
16	17	Commercial	40' X 65'	Service Road-01
17	18	Commercial	40' X 65'	Service Road-01
18	19	Commercial	40' X 65'	Service Road-01
19	20	Commercial	40' X 65'	Service Road-02
20	20-a	Commercial	40' X 65'	Service Road-02
21	20-b	Commercial	40' X 65'	Service Road-02
22	21	Commercial	40' X 65'	Service Road-02
23	22	Commercial	1.31 K	Street No-01/Service Road-02
24	22-A	Commercial	7.35 K	Street No-01/Avenue-01
25	23	Commercial	7.45 k	Service Road 02/Street No. 01/Avenue-1
26	27	Commercial	40' X 65'	Service Road-02
27	28	Commercial	40' X 65'	Service Road-02
28	29	Commercial	40' X 65'	Service Road-02
29	30	Commercial	40' X 65'	Service Road-02
30	31	Commercial	As per scale	Service Road-02
31	33	Commercial	40' X 65'	Service Road-02
32	34	Commercial	40' X 65'	Service Road-02

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33	35	Commercial	As per scale	Service Road-02
34	1	Commercial	40' X 65'	Street No-01-A
35	2	Commercial	40 X 65'	Street No-01-A
36	3	Commercial	As per scale	Street No-01-A
37	5	Commercial	40' X 65'	Street No-01-A
38	6	Commercial	40' X 65'	Street No-01-A
39	7	Commercial	40' X 65'	Street No-01-A
40	8	Commercial	40' X 65'	Street No-01-A
41	9	Commercial	40' X 65'	Street No-01-A
42	10	Commercial	40' X 65'	Street No-01-A
43	10-a	Commercial	40' X 65'	Street No-01-A
44	11	Commercial	40' X 65'	Street No-01-A
45	12	Commercial	40' X 65'	Street No-01-A
46	13	Commercial	40' X 65'	Street No-01-A
47	14	Commercial	40' X 65'	Street No-01-A
48	17-a	Mosque	1.01 K	Street No-01-C
49	18	Commercial	30' x 55'	Street No-01-C
50	19	Commercial	30' x 55'	Street No-01-C
51	20	Commercial	30' x 55'	Street No-01-C
52	21	Commercial	30' x 55'	Street No-01-C
53	22	Commercial	30' x 55'	Street No-01-C
54	23	Commercial	30' x 55'	Street No-01-C
55	24	Commercial	30' x 55'	Street No-01-C
56	25	Commercial	30' x 55'	Street No-01-C
57	26	Commercial	30' x 55'	Street No-01-C
58	27	Commercial	30' x 55'	Street No-01-C
59	28	Commercial	30' x 55'	Street No-01-C
60	29	Commercial	30' x 55'	Street No-01-B
61	30	Commercial	30' x 55	Street No-01-B
62	31	Commercial	As per scale	Street No-01-B

63	33	Commercial	30' x 55'	Street No-01-B
64	34	Commercial	30' x 55'	Street No-01-B
65	35	Commercial	30' x 55'	Street No-01-B
66	36	Commercial	30' x 55'	Street No-01-B
67	37	Commercial	30' x 55'	Street No-01-B
68	38	Commercial	30' x 55'	Street No-01-B
69	39	Commercial	30' x 55'	Street No-01-B
70	40	Commercial	30' X 60'	Street No-01-D
71	41	Commercial	30' X 60'	Street No-01-D
72	42	Commercial	30' X 60'	Street No-01-D
73	43	Commercial	30' X 60'	Street No-01-D
74	44	Commercial	30' X 60'	Street No-01-D
75	45	Commercial	30' X 60'	Street No-01-D
76	46	Commercial	30' X 60'	Street No-01-D
77	47	Commercial	30' X 60'	Street No-01-D
78	48	Commercial	30' X 60'	Street No-01-D
79	49	Commercial	30' X 60'	Street No-01-D
80	50	Commercial	30' X 60'	Street No-01-D
81	51	Commercial	30' X 60'	Street No-01-D
82	52	Commercial	30' X 60'	Street No-01-D
83	53	Commercial	30' X 60'	Street No-01-D
84	54	Commercial	30' X 60'	Street No-01-D
85	95-Z1	Commercial	0.42 k	Road 6
86	95-Z2	Commercial	2.21 K	Road 7
87	95-Z3	Commercial	3.32 K	Road 7
88	1	Commercial	40' X 65'	Circulation Lane-01
89	2	Commercial	40' X 65'	Circulation Lane-01
90	3	Commercial	40' X 65'	Circulation Lane-01
91	4	Commercial	40' X 65'	Circulation Lane-01
92	5	Commercial	40' X 65'	Circulation Lane-01

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93	6	Commercial	40' X 65'	Circulation Lane-01
94	7	Commercial	40' X 65'	Circulation Lane-01
95	8	Commercial	40' X 65'	Circulation Lane-01
96	9	Commercial	40' X 65'	Circulation Lane-01
97	10	Commercial	40' X 65'	Circulation Lane-01
98	11	Commercial	40' X 65'	Circulation Lane-01
99	12	Commercial	40' X 65'	Circulation Lane-04
100	13	Commercial	40' X 65'	Circulation Lane-04
101	14	Commercial	40' X 65'	Circulation Lane-04
102	15	Commercial	40' X 65'	Circulation Lane-04
103	16	Commercial	40' X 65'	Circulation Lane-04
104	17	Commercial	40' X 65'	Circulation Lane-04
105	18	Commercial	40' X 65'	Circulation Lane-04
106	19	Commercial	40' X 65'	Circulation Lane-04
107	20	Commercial	40' X 65'	Circulation Lane-04
108	21	Commercial	40' X 65'	Circulation Lane-03
109	22	Commercial	40' X 65'	Circulation Lane-03
110	23	Commercial	40' X 65'	Circulation Lane-03
111	24	Commercial	40' X 65'	Circulation Lane-03
112	25	Commercial	40' X 65'	Circulation Lane-03
113	26	Commercial	40' X 65'	Circulation Lane-03
114	27	Commercial	40' X 65'	Circulation Lane-02
115	27-A	Commercial	0.86 K	Central Lane/Avenue-01/Marine Drive
116	28	Commercial	40' X 65'	Circulation Lane-02
117	29	Commercial	40' X 65'	Circulation Lane-02
118	30	Commercial	40' X 65'	Circulation Lane-02
119	31	Commercial	40' X 65'	Circulation Lane-02
120	32	Commercial	40' X 65'	Circulation Lane-02
121	33	Commercial	40' X 65'	Circulation Lane-02

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122	34	Commercial	40' X 65'	Circulation Lane-02
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2. As Provided in S.R.O 886(I)/2023 Dated 7th July 2023 , you are required to complete the following formalities, towards fulfillment of requirements for issuance of NOC: -

- a) Execute in the form as **Annexure "A"**, an undertaking within 15 days regarding acceptance of the conditions relating to planning, designing and implementation of the scheme.
- b) Commercialization charges amounting to Rs. 7500 per sq yds of the saleable area (as per the actual size of the plot) to be deposited in shape of Bank Draft / Pay Order in favour of DDO (Planning), CDA
- c) Warranting the development of infrastructure, the sponsor shall Mortgage of 20% saleable commercial areas or Bank Guarantee/ Insurance Guarantee from AA rating company of 5% of the cost of project as already decided by the Board decision dated 05-08-2020.
- d) Transferring all the land under roads and public amenities in the name of CDA as per the specimen laid out in Revised Modalities and Procedures (2020) framed under ICT Zoning Regulations, 1992 (as amended) for development of Private Housing/Farm Housing
- e) Schemes in Zones 2, 4 & 5 of Islamabad Capital Territory Zoning Plan
- f) *Dedicating 2 fully equipped vehicle for fire and emergency services
- g) Submission of Building Plan in the Building Control Directorate, for all the projects in accordance with the Building Control Regulations 2020.
- h) The FAR will be 1:6 as per the approved commercial scheme parameters vide SRO 886 (1) 2023 dated 7th July 2023
- 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) In case the sponsor fails to submit the engineering design within the stipulated period of three months they may be permitted additional time subject to the payment of a monthly fine @ 25% of the original scrutiny fee for this purpose;



- l) 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.
- m) 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.
- n) 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.
- o) Sponsor shall not undertake any sort of marketing activity and sale and purchase of properties before obtaining No Objection Certificate (NOC) from the Authority.
- p) Sponsor is liable to submit any outstanding fees/penalties/dues as per relevant rules and regulations of the Authority.

3. 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 N.O.C.

4. This layout plan is being approved on the land certified by Naib Tehsildar, Islamabad as owned & possessed by "M/s. Bahria Town Private Limited" and is in the form of a contiguous piece of land.

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

Encl: (Approved copy of Layout Plan)

(SHAOOR AHMED)

Town Planner (Housing Societies)

Copy to:

1. DDG (Planning), CDA
2. Director Building Control-South, CDA
3. Director (Enforcement), CDA
4. Director (IT), CDA
(with request to upload the approved layout plan on CDA's website)
5. Joint Registrar of Companies,
Security & Exchange Commission of Pakistan,
State life Building, 1st Floor Blue Area, Islamabad
6. General Manager, SNGPL, Sector I-9, Islamabad.
7. General Manager (Operation), Head Office ISECO, G-7, Islamabad
8. P.S. to Member (P&D), CDA
9. Master File

Town Planner (Housing Societies)