



CAPITAL DEVELOPMENT AUTHORITY
PLANNING WING
(Housing Societies Directorate)



NO.CDA/PLW/HS(90) Paradise City/2019/12

Islamabad, 06 January, 2021

Mr. Sardar Khan Niazi,
Chief Executive,
Paradise City Pvt., Ltd.,
Unit # 347, Westridge-1,
Rawalpindi.

Subject:- PROVISIONAL APPROVAL OF LAYOUT PLAN OF PARADISE CITY HOUSING SCHEME SPONSORED BY M/S PARADISE CITY (PVT.), LTD. MEASURING 1900 KANALS, FALLING IN MOUZA BADHANA AND NAUGAZI, ZONE-2, ISLAMABAD.

Ref: i- Your application dated 23-11-2020 regarding subject matter.
ii- Public Notice published in 06 (Six) national dailies on 27-04-2020.
iii. Presentation on the proposed project convened in CDA Conference Room dated 27-08-2020.
iv- Clause 8 of S.R.O. 64(I)/2020.

Revised Layout Plan of Paradise City Housing Scheme sponsored by M/s Paradise City (Pvt.) Ltd. over an area measuring 1900 Kanals, falling in Mouza Badhana and Naugazi, in Sector F-16, F-17 and G-17 has been examined in the Authority and cleared/approved provisionally 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 is as follow:-

Mouza Bhadana Kalan

Salam Inside, Salam Purchased

Khewat Numbers: 55, 313, 315, 341, 438,

Khasra Numbers: 14, 15, 22, 28, 29, 30, 34, 36, 38, 43, 51, 52, 88, 93, 94, 95, 96, 97, 98, 99, 100, 101, 103, 104, 105, 107, 108, 448, 451, 453, 454, 455, 457, 459, 460, 461, 475 (Total Area = 642K-19M)

Partially Inside, Partially Purchased

Khewat Numbers: 02, 03, 04, 19, 36, 37, 53, 61, 66, 68, 101, 132, 207, 222, 231, 244, 281/1, 313, 315, 373, 375, 383, 408, 431

Khasra Numbers: 47, 87, 89, 90, 91, 109, 130, 137, 140, 142, 331, 332, 333, 411, 416, 417, 423, 424, 426, 427, 428, 429, 442, 444, 449, 452, 463, 474, 474/1, 476, 477, 478, 483, 484, 486, 487, 488, 489, 492, 493, 494 (Total Area = 414K-15M)

Salam Inside, Partially Purchased

Khewat Numbers: 18, 19, 281/1, 366, 408

Khasra Numbers: 31, 32, 33, 37, 131, 132, 133, 134, 414, 415, 422, 425, 464, 468 (Total Area = 47K-06M)

Balhaz Khewat Salam Inside/Partially Inside/Salam Outside

Khewat Number: 313

Khasra Numbers: 92 & 430 (Salam inside boundary line), 351, 377, 402 (Salam outside boundary line)

Total Area = 81K-09M

Khasra Numbers: 141 & 467 (Salam inside boundary line) and 839 (Salam outside boundary line)

Total Area = 37K-14M

Khasra Numbers: 456 & 470 (Salam inside boundary line), 471 (Partially inside boundary line) and 462, 465, 466 & 469 (Salam outside boundary line)

Total Area = 01K-09M

Khewat Numbers: 20/21

Khasra Numbers: 138 (Salam inside boundary line) and 139 (Partially inside boundary line)

Total Area = 03K-06M

Khewat Number: 380

Khasra Numbers: 18 & 21 (Partially inside boundary line) and 19 & 20 (Salam outside boundary line)

Total Area = 11K-06M

Khewat Number: 460 (Shamlati)

Khasra Numbers: 446 (Salam inside boundary line), 447 (Partially inside boundary line), 152, 159, 164, 618, 619, 835, 620, 874, 955, 971, 978, 982, 1000, 1021, 1029, 1063/1, 1297, 1298, 1330, 1426, 203, 979, 1171, 1020, 1023, 961, 201, 66, 150, 1170, 954, 916, 1210, 957, 960, 956, 965, 962, 967, 953, 980, 983, 977, 155, 158, 154, 157, 153, 156, 151, 235, 348 (Salam outside boundary line)

Total Area = 101K-04M

Mouza Naugazi

Salam Inside, Salam Purchased

Khewat Numbers: 176, 178, 187, 206, 239, 308, 321

Khasra Numbers: 458, 488, 494, 523, 607, 609, 614 (Total Area = 107K-19M)

Partially Inside, Partially Purchased

Khewat Numbers: 52, 54, 55, 58, 63, 96, 180, 206, 208, 215, 217, 234, 236, 243, 249, 266, 303, 310, 311

Khasra Numbers: 434, 435, 452, 454, 455, 480, 482, 484, 493, 495, 496, 513, 514, 515, 517, 519, 527, 528, 531, 536, 538, 539, 552, 571, 604, 606, 611, 624 (Total Area = 170K-17M)

Salam Inside, Partially Purchased

Khewat Numbers: 206, 208, 212

Khasra Numbers: 489, 490, 491, 492, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 520, 521, 522, 524, 525, 526 (Total Area = 139K-02M)

Bal haz Khewat Salam Inside/Partially Inside/Salam Outside

Khewat Number: 72

Khasra Numbers: 440, 612, 613, 622 & 623 (Salam inside boundary line) and 299 (Salam outside boundary line)

Total Area = 15K-04M

Khewat Number: 76

Khasra Numbers: 621 (Salam inside boundary line) and 620 (Partially outside boundary line)

Total Area = 08K-15M

Khewat Number: 78

Khasra Numbers: 617 & 619 (Salam inside boundary line) and 618 (Partially inside boundary line)

Total Area = 24K-02M

Khewat Number: 207

Khasra Numbers: 486, 518, 615 & 630 (Salam inside boundary line), 616 & 629 (Partially inside boundary line) and 603, 647, 650, 651, 652, 653 & 654 (Salam outside boundary line)

Total Area = 60K-15M

Khewat Number: 235

Khasra Numbers: 438 & 540 (Salam inside boundary line) and 439 & 444 (Partially inside boundary line)

Total Area = 07K-16M

Khewat Number: 239

Khasra Numbers: 441 (Salam inside boundary line) and 443 (Partially inside boundary line)

Total Area = 11K-00M

Khewat Number: 259

Khasra Numbers: 430 (Salam inside boundary line), 416 (Partially inside boundary line) and 325, 412, 413, 414, 415, 417, 418 & 419 (Salam outside boundary line)

Total Area = 23K-12M

Khewat Number: 242

Khasra Numbers: 436 (Salam inside boundary line), 437, 442 & 445 (Partially inside boundary line) and 364 (Salam outside boundary line)

Total Area = 11K-05M

Khewat Number: 322

Khasra Numbers: 459 (Salam inside boundary line), 456 & 457 (Partially inside boundary line)

Total Area = 18K-04M

Khewat Number: 324

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Khasra Numbers: 453 & 487 (Salam inside boundary line), 294 (Partially inside boundary line) and 288, 300, 301, 302, 396, 426 & 448 (Salam outside boundary line)
 Total Area = 08K-08M
 Khewat Number: 216
 Khasra Numbers: 511 & 512 (Salam inside boundary line), 485 (Partially inside boundary line)
 Total Area = 22K-11M

3. 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	813.57	46.36	55 (Max)
2	Commercial	86.94	4.95	5 (Max)
3	Public Facilities	87.70	5	5 (Min)
4	Parks/Open spaces	176.88	10.08	10 (Min)
5	Graveyard	35.10	2	2 (Min)
6	Roads	509.81	29.05	23 (Min)
7	Link Road in RoW areas	45.00	2.56	-
8.	Sub-Total	1755	-	-
9.	Principal Road RoW area	145	-	-
Total		1900	100	100

SCHEDULE OF RESIDENTIAL PLOTS

Percentages of Residential Land uses		
Types of Residential Areas	Areas (Kanals)	Percentages (%)
Residential Plots	691.57	85
Residential Apartments	122	15
Total	813.57	100

TYPES OF RESIDENTIAL PLOTS

Sr. No.	Types of Plots (feet)	Numbers of Plots	Area (Kanals)
1	50X90	212	175.20
2	40X80	173	101.08
3	35X70	51	22
4	30X60	168	55.53
5	25X50	224	51.42
6	25X45	38	7.85
7	25X40	245	45
8	Irregular	359	233.49
9	Total	1470	691.57

SCHEDULE OF COMMERCIAL PLOTS

S. No.	Block NO.	Plot Size in Kanals
1.	A	15.56
2.	A	6.39
3.	A	8.26
4.	A	4.46
5.	B	1.32
6.	B	1.54
7.	C	2.74
8.	C	6.74
9.	C	6.31
10.	C	7.46

11.	D	10.01
12.	D	2.29
13.	E	2.94
14.	F	3.83
15.	F	1.61
16.	G	3.86
17.	H	1.62
Total		86.94

5. The proposed Layout Plan of Paradise City 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:-
- 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;
 - 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;
 - 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;
 - 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.
 - 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.
 - 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.
 - 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;

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- h) 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;
 - i) 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;
 - j) 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.
 - k) Sponsor is liable to submit any outstanding fees/penalties/dues as per relevant rules and regulations of the Authority.

7. This provisional approval of Layout Plan has been processed on land certified by Revenue Department, ICT Administration, Islamabad as owned and possessed by M/s Paradise City Pvt. Ltd under "Paradise City" housing scheme in above mentioned Khasra Numbers.

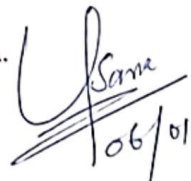
8. It is advised to comply with the above mentioned conditions within stipulated period so as to enable the authority to take further action towards Clause 10 of "Revised Modalities & Procedures (2020)" i.e. issuance of No Objection Certificate (NOC) in respect of 'Paradise City Housing Scheme'.

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.

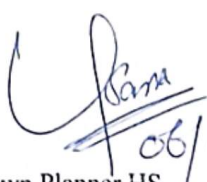
11. This issues with the approval of Member (Planning & Design), CDA.

Encl: A copy of approved Layout Plan is attached.

o/c  06/01/2021
(USAMA YOUNAS)
Town Planner HS

Copy to:-

1. Director (Housing Societies), CDA.
2. Director (Regional Planning), CDA.
3. Director (Master Planning), CDA.
4. Director (TE & TP), CDA.
5. Director Roads (South), CDA.
6. Director Building Control-II, CDA.
7. Director (DMA), MCI.
8. Director Enforcement, CDA.
9. Director (I.T), CDA.
10. P.S. to Member (P&D), CDA.
11. Joint Registrar of Companies,
Securities & Exchange Commission of Pakistan,
Companies Registration office,
State Life Building, 1st Floor, Blue Area, Islamabad.
12. Master File.

o/c  06/01/2021
Town Planner HS