



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



NO.CDA/PLW/HS(RP)2(700)/2003/ 87

Islamabad, Feb: // 2020

Mr. Ehsan ul Haq,
D.G (Planning & Design),
Bahria Town (Pvt,) Ltd.
Sector M, Plot No.65, MR Road,
Phase-VIII, Bahria Town, Rawalpindi.

Subject: - **APPROVAL OF REVISED & EXTENDED LAYOUT PLAN OF
BAHRIA TOWN (PHASE-VII), MOUZA KOTHA KALAN AND
BIMLA KANET, ZONE-5, ISLAMABAD.**

Ref: **i-** Your application dated 4/12/2019 regarding subject matter.
ii- Land Ownership & Possession verified through Public Notice dated 4/1/2020 (The News, Dunya News, 92 News, Express Tribune).
iii- Presentation on the proposed project convened in CDA Conference Room dated 4/2/2020.
iv- As per Regulations 5/11/2019.

Revised & Extended Layout Plan of Bahria Town (Pvt,) Ltd. (Phase-VII) sponsored by M/s. Bahria Town (Pvt) Ltd on land measuring 879.53 Kanals in Mauza Kotha Kalan and Bimla Kanet, Zone-5, Islamabad has been examined in the Authority. The land measuring 879.53 Kanals for the proposed housing scheme falls on Khewat Nos. 211, 233, 239, 354, 354, 354, 364, 366, 371, 387, 419, 440, 441, 464, 472, 481, 485, 498, 499, 517, 531, 580, 580, 580, 580, 581, 581, Khasra No. 637, 1316/705, 1317/705, 1317/705, 1318/705, 1319/705, 706, 710, 711, 714, 714, 715, 715, 716, 717, 718, 719, 719, 722, 723, 724, 725, 726, 727, 728, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 1311/743, 1311/743, 1311/743, 1312/743, 1312/743, 1312/743, 1312/743 and 793 Khewat No. 307 to 318 Khtooni No. 477 to 488 Qitta 14 Khasra No. 3435 (min) shamlat in Zone-5, Islamabad. The detail of land uses of earlier approved & revised extended schedule of residential Plots are as under:-

EARLIER APPROVED LAYOUT PLAN

S.No	Land use	Area in Kanals	%age	CDA's %age
1.	Residential Area Reserved Residential.	358.43 2.02	47.08 0.26	55
2.	Commercial Area.	16.31	2.14	5
3.	Public Buildings	35.73	4.69	4
4.	Parks ,Open Spaces,etc.	88.68	11.65	8
5.	Graveyard.	25.71	3.38	2
6.	Roads.	234.32	30.78	26
Total Area		761.20	100.00	100.00

SCHEDULE OF PLOTS

Size of plots	No. of Plots
50'x90'	201
32.5'X70'	266
30'X75'	128
37.5'X60'	39
Total	634

REVISED/EXTENDED LAYOUT PLAN

S.No	Land use	Area in Kanals	%age	CDA's %age
1.	Residential Area Reserved Residential	444.01	50.48	55
2.	Commercial Area	18.93	2.15	5
3.	Public Buildings	36.99	4.21	4
4.	Parks + Open Spaces/Play Ground, etc.	87.28	9.92	8
5.	Graveyard	25.07	2.85	2
6.	Roads+ Parking	267.27	30.72	26
Total Area		879.53	100.00	100.00

SCHEDULE OF PLOTS

S.NO	Size of plots	No. of Plots
1.	50'x90'	188
2.	32.5'X70'	267
3.	30'X75'	298
4.	37.5'X60	50
5.	65'X70'	03
Total		806

2. As provided in sub-para (ii) of Para-7 of Modalities & Procedures, you are required to complete the following formalities, towards fulfillment of requirement for issuance of "NOC".

- a) Submit an undertaking within 15 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 & Implementation of the Scheme (already completed).
- b) 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.
- c) 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 details 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.

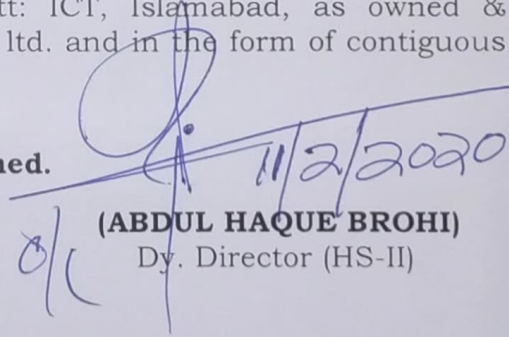
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- d) Transfer to the Authority free of charge the land for open spaces, parks, graveyard, right of way of roads, etc. in the layout plan **within 45 days** w.e.f the date of issue of this letter. Specimen of transfer deed is available as **Annex-"C"** of Modalities & Procedures (already completed).
- e) 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 as **Annex-"D"** of the Modalities & Procedures.
- f) Submit Engineering Design as provided in Paragraph-11 of Modalities & Procedures for approval of the Authority **within 03 (three) months** with effect from the date of issue of this letter (already completed).
- g) 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.**

3. You are advised to comply with the above mentioned conditions within stipulated period so as enable the authority to take further action towards Paragraph-9 of Modalities & Procedures i.e. issuance of No Objection Certificate (NOC) in respect of Bahria Town (Phase-VII).

4. You are advised not to carryout any development work at site before the NOC of the scheme issued by CDA.

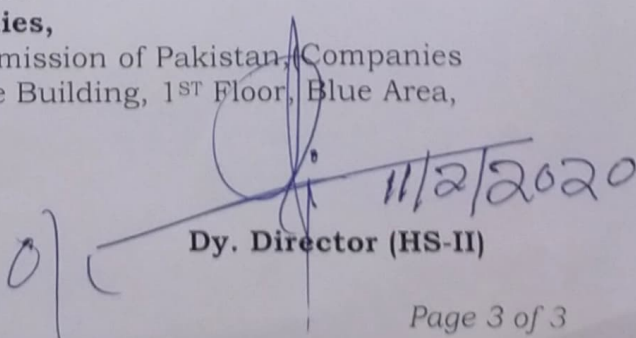
5. This Revised & Extended Layout Plan is being approved on the land Certified by Revenue Deptt: ICT, Islamabad, as owned & possessed by M/s. Bahria Town (Pvt.) Ltd. and in the form of contiguous piece of land.

Encl: A copy approved plan is attached.


(ABDUL HAQUE BROHI)
Dy. Director (HS-II)

Copy to:-

1. Director (Housing Societies), CDA.
2. Director (TE & TP), CDA.
3. Director Roads (South), CDA.
4. Director Building Control-II, CDA.
5. Director (DMA), MCI.
6. Director Enforcement, CDA.
7. Director (I.T), CDA.
8. P.S to Member (P&D), CDA.
9. **General Manager SNGP**, Plot Nos.28-29, Sector I-9, Islamabad.
10. **General Manager Operations (IESCO)**.
Head Office, G-7/4 Islamabad.
11. **Joint Registrar of Companies**,
Securities & Exchange Commission of Pakistan (Companies
Registration office) State Life Building, 1ST Floor, Blue Area,
Islamabad.
12. Master File.


Dy. Director (HS-II)