



**CAPITAL DEVELOPMENT AUTHORITY
PLANNING WING
(HOUSING SOCIETIES DIRECTORATE)**

No. CDA/PLW-HS(RP)2(700)/Phase-VI/2003/Ext/458 Islamabad: 14 May, 2012.

✓ **Mr. Ehsan-Ul-Haq**
GM (Planning & Design)
Bahria Town (Pvt) Ltd
Islamabad.

**Subject: - APPROVAL OF LAYOUT PLAN OF BAHRIA TOWN PHASE-VII
EXTENSION, ZONE-5, ISLAMABAD.**

The undersigned is directed to refer to your letter No.nil dated 22-02-2011 regarding the subject matter and to inform that the layout plan of **"Bahria Town Phase-VII Extension"** over an area measuring 711.3 Kanals bearing khasra No. 3435 in Mouza Kotha Kalan & khasra No. 3237/1, 3405, 3406 in Mouza Humak, located in Zone-5, Islamabad has been approved by the authority. An approved and signed copy of the Layout plan is enclosed herewith for your reference.

2. Land use analysis of the scheme i.e. Phase-VII (Present & extension) over an area measuring 1472.50 kanals is given below:-

LAND USE DISTRIBUTION

S. NO	Land Use	Area (Kanals)			%Age				
		Approved	Extension	Total	Approved	Extension		Total	
1	Residential (Plots)	362.54	371.87	734.43	47.62	52.28	55.13	49.87	51.25
2	Future Residential	-	20.26	20.26		2.85		1.37	
3	Commercial & Parking	16.31	16.81	33.12	2.14	2.36		2.25	
4	Open Space	93.05	51.36	144.41	12.24	7.22		9.81	
5	Public Building	38.1	28.56	66.66	5.00	4.02		4.53	
6	Graveyard	27.84	0.00	27.84	3.65	0.00		1.91	
7	Roads	222.95	222.42	445.37	29.28	31.27		30.25	
Total		761.20	711.30	1472.50	100.00	100.00		100.00	

3. Schedule of plots of the whole scheme over an area measuring 1472.50 kanals(761.20+711.30) is as under:-

SCHEDULE OF PLOTS

S.No	Plot Size	Approved	Extension			Total Plots (Approved & Extension)
			Regular Plots	Odd Plots	Total Plots	
1	50'X90'	201	104	34	138	339
2	65'X70'	0	17	34	51	51
3	32.5' X 70'	266	0	0	0	266
4	30'X75'	135	298	51	349	484
5	35'X70'	0	48	59	107	107
6	37.5'X60'	40	1	1	2	42
TOTAL		642	486	179	667	1,289

4. As provided in sub-Para (ii) of Para-7 of Modalities & Procedures, you are required to complete the following formalities for obtaining NOC from CDA:-

- a) Submit within 45 days a **Certificate from Tehsildar**, ICT certifying your ownership of the land covered by the proposed scheme on one copy of survey plan superimposed on Aks Shajra of the scheme area.
- b) Submit an **undertaking within 15 (fifteen) 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 and development/implementation of the scheme.
- c) 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 the development on the sponsor's request.

OR


Mortgage 20% of the saleable area in the approved layout plan, with the Authority as a guarantee for completing development works/services within the prescribed period i.e., in six years. The mortgage be finalized **within 45 days** from the date of issue of this letter.

- d) **Transfer to the Authority**, free of charge the land for open spaces/parks, graveyard and area under right-of-way of roads, etc. in the scheme **within 45 days** w.e.f., the date of issue of this letter. Specimen of transfer deed is available at Annex-"C" of Modalities & Procedures.
- e) Publish a **public notice** in the National Dailies on the expense of sponsors **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 at Annex-"D" of the Modalities & Procedures.

- f) Publish a **public notice** in the National Dailies at the expense of the sponsors **exhibiting the approved layout plan** of Bahria Town Phase VII extension (711.3 kanals) **Zone-V, Islamabad** along with land use analysis and schedule of plots.
- g) Submit Engineering Designs as provided in Paragraph-11 of Modalities & Procedures for approval of the Authority **within 03 (three) months** from the date of issue of this letter.
- h) The provision of standardized **water supply** and solid waste management in the scheme area will be the responsibility of the sponsor of the scheme.
- i) Submit **Environmental clearance report** within 45 days for the scheme area from Pakistan Environmental Protection Agency, Pak EPA, Islamabad.
- j) Comply with the above mentioned conditions within stipulated periods so as to enable the Authority to proceed further w.r.t., Paragraph-9 of the Modalities & Procedures for issuance of NOC in favor of Bahria Town Phase VII (extended area), Zone-5, Islamabad.
- k) On non adherence to completion of requisite formalities within stipulated time frame (as mentioned above) by the sponsors, the subject approval of layout plan of Phase VII (extended area) would stand withdrawn automatically, without issuance of any notice by the authority.
- l) The graveyard of already approved Bahria Town Phase-VII shall also be used for Bahria Town Phase-VII Extension without any prejudice to any benefit of the proposed residents of Bahria Town Phase-VII extension.

5. This layout plan is being approved on the land certified by Tehsildar, Islamabad as owned & possessed by "Bahria Town (Pvt) Ltd" and is in the form of a contiguous piece of land.

6. This is issued with the approval of the Member (P&D), CDA.


(ASHIQ ALI GHORI)
 Director Housing Societies

Copy to:-

1. D.G (Planning), CDA.
2. Joint Registrar of Companies, SECP,
NIC Building, 63-Jinnah Avenue, Islamabad.
3. P. S. to Chairman, CDA.
4. P.S. to Member (P&D), CDA.
5. Master file.

Director Housing Societies