



CAPITAL DEVELOPMENT AUTHORITY
PLANNING WING
(Housing Societies Directorate)



NO.CDA/PLW/HS(209)/2020/363

Islamabad, July: 22 2020

Sardar Nasir (Director), M/s. Grace Valley (Pvt,) Ltd,
Main T Chowk, Opp: Islamabad Express Highway,
G.T Road, **Islamabad.**

Subject: - **APPROVAL OF REVISED/EXTENDED LAYOUT PLAN OF GRACE VALLEY HOUSING SCHEME, SPONSORED BY M/S. GRACE VALLEY (PVT,) LTD MOUZA RAWAT & KORTANA G.T ROAD, ZONE-5, ISLAMABAD.**

- Ref:
- i- Your application dated 29/05/2020 regarding subject matter.
 - ii- Presentation on the proposed project convened in CDA Conference Room dated 1/7/2020.
 - iii. SRO No. 64(I)/2020, the revised Modalities & Procedures -2020.
 - iv. Public notices for verification of land ownership & possession in (6) Six National Dailies i.e. The News Lahore, Dawn Rawalpindi, The Nation Lahore, Dunya Lahore, 92 Islamabad, 92 Lahore, Dunya Islamabad and Dunya Lahore dated 26/3/2018.

Revised & Extended Layout Plan of Grave Valley housing scheme sponsored by M/s. Grace Valley (Pvt,) Ltd on land measuring 436 Kanals in mouza Rawat, Zone-5, Islamabad has been examined in the Authority & accessed to. The land measuring 436 Kanals for the proposed housing scheme falls on Salam inside / Partial inside / Salam Outside Malkiati /bakhana kasht mushtri / Shamlati Khasra Nos. 66, 67, 226, 227, 228, 250, 309, 310, 311, 312, 314, 358, 359, 470, 472, 473, 474, 478, 479, 480, 482, 483, 485, 489, 729, 748, 749, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 770/1, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 809, 821, 828, 956, 502, 504, 505, 506, 507, 508, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1014, 1015, 1016 & 1020 in Zone-5, Islamabad. Previously Layout Plan of Grace Valley Housing Scheme was approved on land measuring 404.68 kanals on 11/7/2012. The approval was cancelled/withdrawn by CDA on 7/11/2017. The land use analysis and schedule of Plots is as under:-

LANDUSE ANALYSIS OF LAYOUT PLAN

Sr. No.	Land use	Area in Kanals	%age	CDA's %age
1.	Residential	Row Housing	188.78	43.30
		Apartments	16.28	55.0
		Parking	4.56	
2.	Roads.	130.27	29.88	Min 23
3.	Commercial & Parking.	15.56	3.57	Max 5
4.	Public Buildings & Parking.	22.25	5.1	5
5.	Park/Green Area/Open Space/Nullah, etc.	49.54	11.36	Min 10
6.	Graveyard.	8.82	2.01	2
TOTAL		436.0	100.0	100.00

(68)

SCHEDULE OF RESIDENTIAL PLOTS

S. No.	BLOCKS	50'x90'	35'x70'	35'x68'	35'x65'	35'x60'	35'x45'	27'x50'	25'x50'	25'x45'	Odd Shape	Total
1.	A-BLOCK	55	16	06	--	--	--	--	--	--	--	77
2.	B-BLOCK	--	--	--	60	--	72	--	05	87	--	224
3.	C-BLOCK	--	03	05	29	11	34	24	10	133	--	248
4.	ODD SHAPE PLOTS-A	--	--	--	--	--	--	--	--	--	13	13
5.	ODD SHAPE PLOTS-B	--	--	--	--	--	--	--	--	--	28	28
6.	ODD SHAPE PLOTS-C	--	--	--	--	--	--	--	--	--	64	64
TOTAL		55	19	11	89	11	106	23	15	220	105	654

SCHEDULE OF COMMERCIAL PLOTS

S. No.	COMMERCIAL AREA	45'x45'	40'x45'	35'x45'	31'x58'	30'x30'	20'x23'	Total
1.	Commercial Complex.	--	03	--	07	--	--	10
2.	Business Bay.	03	--	08	--	--	09	20
3.	Central Commercial.	--	--	--	--	10	--	10
TOTAL		03	03	08	07	10	09	40

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.
- 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/land under saleable area with the Authority within (5) five days after mortgage deed has been executed. Specimen of Public Notice is available as **Annex-"D"** of the Modalities & Procedures.

- (69)
- f) Submit Engineering Designs 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**.
- h) You will construct access road from GT Road upto Scheme area before the issuance of No Objection Certificate (NOC).

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 Grace Valley housing scheme.

4. You are advised not to carry out 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. Grace Valley (Pvt.) Ltd. and in the form of contiguous piece of land.

Encl: A copy approved plan is attached.

22/7/2020
(ABDUL HAQUE BROHI)
Dy. Director (HS-II)

Copy to:-

1. Director (Housing Societies), CDA.
2. Director Roads (South), CDA.
3. Director Building Control-II, CDA.
4. Director Enforcement, CDA.
5. Director (I.T), CDA. (w.r.t to update that status of approval on CDA's Website)
6. P.S to Member (P&D), CDA.
7. **General Manager SNGPL**, Plot Nos. 28-29, Sector I-9, Islamabad.
8. **General Manager Operations (IESCO)**.
Head Office, G-7/4, **Islamabad.**
9. **Joint Registrar of Companies**,
Securities & Exchange Commission of Pakistan, (Companies
Registration office) State Life Building, 1ST Floor, Blue Area,
Islamabad.
10. Master File.

22/7/2020
Dy. Director (HS-II)