



CAPITAL DEVELOPMENT AUTHORITY
PLANNING WING
(Housing Societies Directorate)



No.CDA/PLW-HS(318)/2018/Part-III/ 875

December 15, 2020

Mr. Sardar Fahad Yaqoob,
Director Brothers Construction YK (Pvt) Ltd.,
Brothers Plaza, Street No. 05, Gulrez-II,
High Court Road, Rawalpindi.

Subject: - **APPROVAL OF DETAILED LAYOUT PLAN OF "AL-MAKKAH CITY" HOUSING SCHEME SPONSORED BY M/S BROTHERS CONSTRUCTION YK (PVT) LTD., MEASURING 408.43 KANALS, FALLING IN MOUZA LIDHIOT, ZONE-5, ISLAMABAD.**

Ref:-
i. Your application dated 07-12-2020 regarding the subject matter.
ii. Clause 8 of S.R.O. 64(I)/2020.
iii. Presentation convened on 06-11-2020 regarding the subject matter.
iv. Public Notice advertised in the press dated 24-10-2019.

Detailed Layout Plan of "Al-Makkah City" housing scheme sponsored by M/s. Brothers Construction YK (Pvt) Ltd. on land measuring 408.43 Kanals has been examined in the Authority and acceded to. The land of the subject housing scheme falls in Salam & Partial Khasra Nos. 454, 455, 457, 463 to 466, 468, 470, 494 to 503, 596 to 601, 616, 641, 643 to 645, 648 to 653, 658, 660 & 662 according to Salam & Partial Khewat Nos. in Mouza Lidhiot, Zone-V, Islamabad.

2. Revenue Department, ICT Administration, Islamabad has certified the land under "Al-Makkah City" housing scheme in above mentioned Khasra Nos. as owned and possessed by M/s Brothers Construction YK (Pvt) Ltd.
3. Detailed land use analysis and schedule of residential and commercial plots are as under:-

LAND USE ANALYSIS

Sr. No.	Land use	Area (Kanals)	%Age	Required Percentage
1.	Residential	166.66	40.81	55(Max)
2.	Apartments	22.77	5.58	
3.	Commercial	14.48	5.00	5 (Max)
4.	Parking	5.94		
5.	Amenities	21.06	5.16	5 (Min)
6.	Parks/Green	40.88	10.00	10 (Min)
7.	Graveyard	8.20	2.00	2 (Min)
8.	Roads	128.44	31.45	26 (Min)
TOTAL		408.43	100.00	100

40/c

SCHEDULE OF RESIDENTIAL PLOTS

Sr. No.	Plot Size	Blocks			TOTAL
		A	B	C	
1.	50' X 90'	01	32	--	33
	ODD	11	23	--	34
2.	45' X 90'	--	04	--	04
	ODD	--	04	--	04
3.	35' X 70'	--	29	--	29
	ODD	--	26	--	26
4.	30' X 60'	19	--	02	21
	ODD	02	--	01	03
5.	30' X 58'	--	03	--	03
	ODD	--	03	--	03
6.	28.6' X 55'	--	108	04	112
	ODD	--	17	02	19
7.	25' X 50'	65	--	10	75
	ODD	06	--	01	07
8.	25' X 45'	--	--	45	45
	ODD	--	--	16	16
TOTAL		104	249	81	434

SCHEDULE OF COMMERCIAL PLOTS

Sr. No.	Plot Size	Blocks			TOTAL
		A	B	C	
1.	30' X 50'	18	--	--	18
2.	30' x 35'	--	18	--	18
3.	ODD	06	10	--	16
TOTAL		24	28	--	52

4. Detailed Layout Plan of "Al-Makkah City" housing scheme has been approved by the Authority subject to following terms and conditions:-
- Sponsor may purchase land approximately 2 Kanals from Japan Road up to scheme area **within 45 days** from the date of issuance of this letter or shall pay the cost of acquisition of land from Japan Road up to scheme area by CDA and the acquired land shall directly be transferred in the name of Authority prior NOC.
 - Sponsor shall submit penalty/fine amounting to PKR 3,084,300/- in lieu of start of developments without obtaining NOC without approval of Engineering Designs from CDA @Rs. 10,000/- per Kanal **within 45 days** after clearance of detailed Layout Plan of the scheme, failing which shall result in withdrawal/cancellation of the approval without any prior Notice.
 - 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;
 - 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 within stipulated time

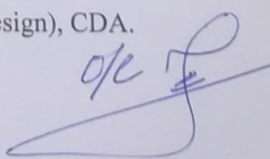
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period. The mortgage deed shall be executed by the sponsor in the form attached as **Annexure "B"** and be got registered with the Registrar Islamabad, within 45 days after clearance of detailed Layout Plan of the scheme;

- f) A Public Notice, as per specimen attached, as **Annexure "H"**, shall be published in the press, at the expense of the sponsors, regarding the mortgage of plots under saleable area with the Authority by the sponsors within 05 days after mortgage deed has been executed between CDA and the sponsors;
- g) Also transfer to the Authority in the form annexed as **Annexure "C"** 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 mosques, solid waste collection point and STP will not be part of 1% public building area for the purpose of transfer.
- h) 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.
- i) 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;
- j) 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;
- k) 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;
- l) 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.
- m) Sponsor is liable to submit any outstanding fees/penalties/dues as per relevant rules and regulations of the Authority.

- 5. You are advised to comply with the above mentioned terms & conditions within stipulated period so as to enable the Authority to take further action towards paragraph 10 of S.R.O. 64(I)/2020 i.e. issuance of NOC in respective of "Al-Makkah City" housing scheme.
- 6. You are advised neither to carry out any development works at the site nor to undertake marketing of the scheme before "NOC" is issued by CDA.
- 7. This issues with the approval of Member (Planning & Design), CDA.

Encl: A copy of approved Layout Plan is attached.


(AZAM ALI)
Town Planner (HS)

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 Chairman, CDA.
9. P.S. to Member (P&D), CDA.
10. Joint Registrar of Companies,
Securities & Exchange Commission of Pakistan,
Companies Registration office,
State Life Building, 1st Floor, Blue Area, Islamabad.
11. Mr. Taimoor Ul Haq,
Consulting Town Planner,
House No. 01, Street No. 34,
Opposite I&T Center, Bela Road, Sector G-10/1, Islamabad.
12. Master File.

Town Planner (HS)