



CAPITAL DEVELOPMENT AUTHORITY
PLANNING WING
(Directorate of Housing Societies)



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No. CDA/PLW-HS-(RP)-2(714)96/Vol-III/832

Islamabad: 21st March, 2023

Mr. Altaf Ahmad Bhat,
President, CBRECHS,
CBR House, Circular Road Block-C, CBR Town (Phase-I),
Zone-5, Islamabad

Subject: APPROVAL OF REVISED, AS-BUILT & EXTENDED LAYOUT PLAN OF CBR TOWN, PHASE-I, BLOCK B, C, D AND EXECUTIVE BLOCK, MOUZA LOHI BHER, ZONE-V, ISLAMABAD.

Ref: Your letter No. CBRECHS/Rev-LOP/4517/22 dated 27-9-2022 and CBR/HS/Rev layout plan/4571/22 and No.CBR/HS/layout plan/4572/22 dated: 14.11.2022 regarding the subject:

I am directed to inform that the revised/as built and extended layout plan of "CBR Town (Phase-I)" Block B, C, D & Executive Block sponsored by M/s. CBRECHS, over an area measuring 1687.85 kanals in Mouza Lohi Bher, Zone-5, Islamabad has been approved by the Authority. An approved and signed copy of the subject Layout Plan is enclosed herewith.

2. Detailed land use analysis and schedule of plots in the approved layout plan is as under:-

LAND USE ANALYSIS

Sr. No.	LAND USE	REVISED LAYOUT PLAN (AS PER MODALITIES & PROCEDURES-2005)			EXTENDED LAYOUT PLAN (AS PER REVISED MODALITIES & PROCEDURES-2020)			CUMULATIVE LAND USE	
		AREA (Kanals)	%Age	CDA required	AREA (Kanals)	%Age	CDA required	AREA (Kanals)	%age
1	Residential Plots	533.66	48.83	NOT MORE THAN 55 %	292.66	49.19	NOT MORE THAN 55 %	826.32	48.96
2	Parks/ Open Spaced / Rivers / Nullah	88.02	8.05	NOT LESS THAN 8 %	60.70	10.20	NOT LESS THAN 10 %	148.72	8.81
3	Commercial	41.86	3.83	NOT MORE THAN 5 %	20.94	3.52	NOT MORE THAN 5 %	62.80	3.72
4	Public Buildings	43.72	4.00	NOT LESS THAN 4 %	30.34	5.10	NOT LESS THAN 5 %	74.06	4.39
5	Graveyard	21.86	2.00	NOT LESS THAN 2 %	11.94	2.01	NOT LESS THAN 2 %	33.80	2.00
6	Roads	363.78	33.29		178.37	29.98		542.15	32.12
TOTAL		1092.90	100.00		594.95	100.00		1687.85	100.00

SCHEDULE OF RESIDENTIAL PLOTS

Sr #	PLOT SIZE	BLOCK NAME				TOTAL
		B	C	D	EXE	
1.	40' x 90'	101	0	0	0	101
2.	40' x 80'	130	369	0	0	499
3.	35' x 70'	38	0	0	0	38
4.	30' x 60'	87	506	328	143	1064
5.	30' x 50'	0	0	0	125	125
6.	25' x 50'	0	10	0	100	110
7.	25' x 45'	0	0	0	133	133
TOTAL		356	885	328	501	2070

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SCHEDULE OF COMMERCIAL PLOTS

SR #	PLOT SIZE	BLOCK NAME				TOTAL
		B	C	D	Exe	
1.	25' x 20'		5			5
2.	25' x 25'		2		14	16
3.	25' x 30'		25			25
4.	30' x 30'		45			45
5.	30' x 40'		47		68	115
6.	30' x 45'	5				5
7.	30' x 50'		17			17
8.	35' x 40'	12	5			17
9.	35' x 45'	7	7			14
10.	40' x 30'		1			1
11.	40' x 50'		4			4
12.	50' x 50'		1			1
13.	60' x 50'		3			3
14.	60' x 45'	1				1
15.	70' x 80'	1				1
16.	Miscellaneous	7	8			15
TOTAL		33	170	0	82	285

3. As provided in sub-Para(ii) of Para-7 of Modalities & Procedures, now you are required to complete the following formalities, towards fulfillment of requirements for issuance of Revised NOC:-

- Execute in the form, provided in "Revised Modalities & Procedures (2020)" as Annexure "A", 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 within 03 years. The mortgage deed shall be executed by the sponsor in the form, provided in "Revised Modalities & Procedures (2020)" as Annexure "B", and be got registered with the Registrar Islamabad, within 45 days after clearance of detailed layout plan of the scheme.
- Certified and sanctioned mutations of Fards and Inteqalat of the land mortgaged and transferred to CDA will be furnished to the authority, accordingly.
- Provision of water supply in the scheme area shall be the responsibility of the

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- f) Transfer to the Authority in the form, provided in "Revised Modalities & Procedures (2020)" 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 masjid, solid waste collection point and STP will not be part of 1% public building area for the purpose of transfer.
- g) A Public Notice, as per specimen, provided in "Revised Modalities & Procedures (2020)" as Annexure "H", shall be published in the press, at the expense of the sponsor regarding the mortgage of plots (extended area) under the saleable area with the Authority by the sponsors within 05 days after mortgage deed has been executed between CDA and the sponsors.
- h) Submit Revised Engineering Designs as provided in Paragraph-12 of the "Revised Modalities & Procedures (2020)" for approval of the Authority within 03 months with effect from the date of issuance of this letter.
- i) 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.
- j) No change in the approved layout plan (revised, as built and extended layout plan) whatsoever will be made by the sponsors of the scheme, without prior approval of the Authority.

4. 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-9 of the Modalities & Procedures i.e. issuance of NOC in favor of "CBR Town Phase-I" Block (B, C, D & Executive Block), Mouza Lohi Bher, Zone-5, Islamabad.

5. Further to it, it is advised not to carry out any development work (on extended area) at site and sale of land/plots of the approved scheme before the revised "NOC" of the scheme is issued by CDA.

6. This revised, as built and extended layout plan is being approved on the land certified by Tehsildar, ICT Islamabad as owned & possessed by "M/s. CBRECHS" and is in the form of a contiguous piece of land.

Encl: One approved and signed/stamped copy of Layout plan


(Muhammad Arshad Chouhan)
Director (Housing Societies)

Copy to: -

1. Member (P&D), CDA.
2. Dy. Commissioner/Registrar Cooperative Societies Department, ICT, Mauve Area, G-11/4, Islamabad
3. DG (Environment), CDA.
4. Dy. DG (Planning), CDA
5. Dy. DG (Building Control), CDA
6. Director Building Control (South), CDA
7. Director Enforcement, CDA
8. Director (I.T), CDA
[With request to upload the attached copy of approved LOP of CBRECHS on CDA Website]
9. General Manager, SNGPL, Sector I-9, Islamabad.
10. General Manager (Operation), Head Office ISECO, G-7, Islamabad.
11. Master File

Director (Housing Societies)