



CAPITAL DEVELOPMENT AUTHORITY
PLANNING WING (Housing Societies Directorate)



No. CDA/PLW/HS-(RP)2(703)/2020/Vol-IV & V/320 Islamabad, June 20, 2022

MR. RIZWAN EJAZ

Director

M/s River Garden Housing Scheme,
(Renaissance Developers (Pvt), Ltd.
Khan Chamber, 60 Caning Road,
Saddar, Rawalpindi.

Subject:- **MINOR CHANGES IN APPROVED LOP OF RIVER GARDEN HOUSING SCHEME , ZONE-V, ISLAMABAD.**

Ref:- i) Your application/Letter No. RDPL/37/22 dated 9-3-2022.
ii) This office letter No 156 dated 2-4-2020
iii) This office letter No 126 dated 8-3-2022

I am directed to enclose herewith copy of approved layout plan of River Gardens Housing Scheme with signed and stamp for further process

2. This is issued with the approval of Director (Housing Societies Directorate), CDA.

Encl: as above:

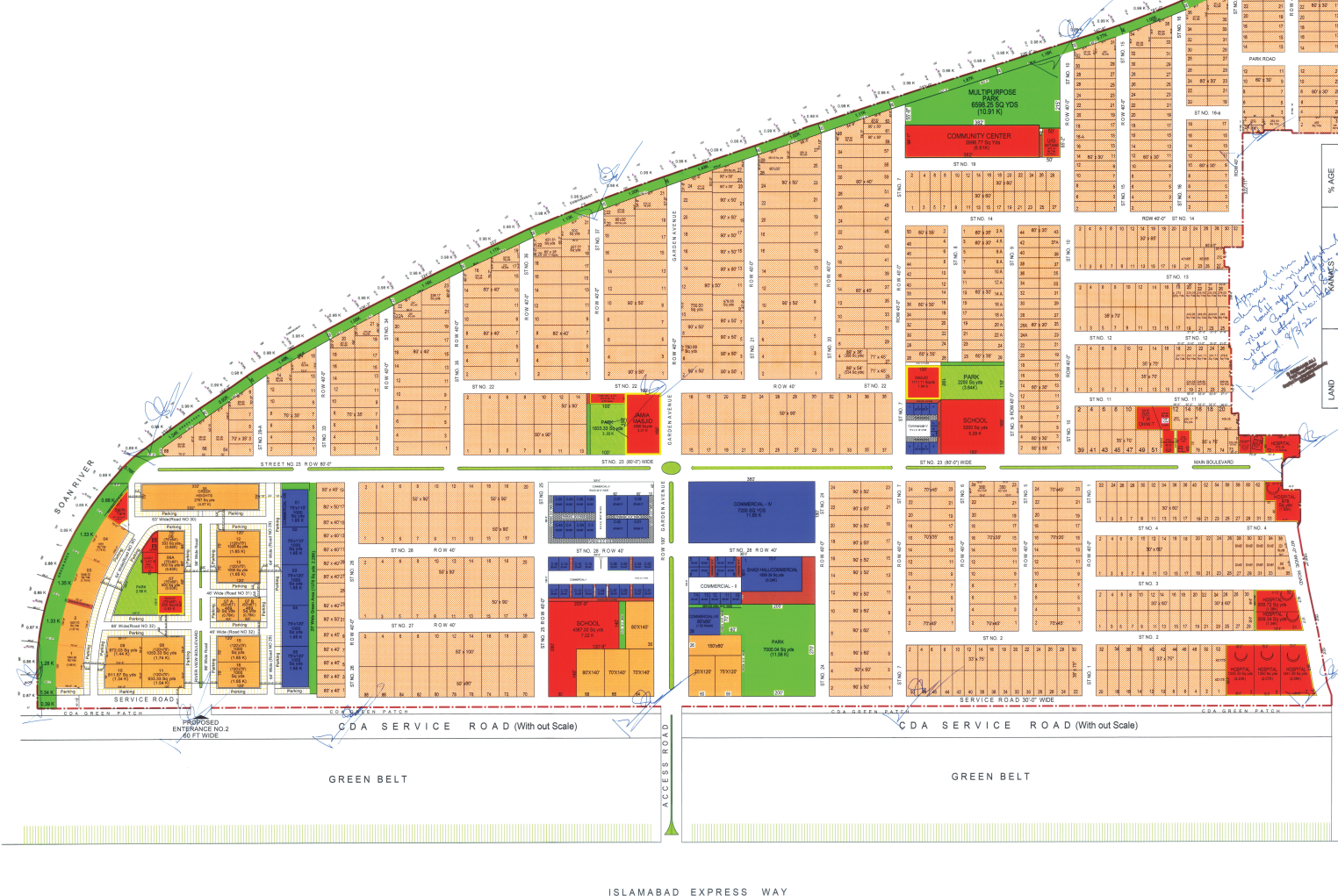
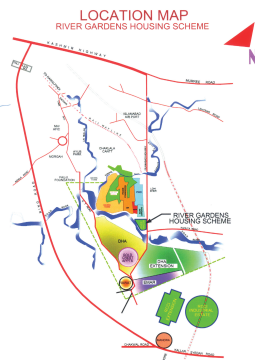
(S Roshan Ali Shah)
FSO/Town Planner (HS-II)

Copy to:-

- i) Director (IT), CDA w.r.t upload approved Layout plan for awareness of general public)
- ii) Director (BC-South), CDA
- iii) Director (Enforcement), CDA
- iv) Director (HS), CDA
- v) Master File.

Town Planner FSO (HS-II)

PROPOSED MINOR CHANGES IN REVISED / EXTENDED/
AS BUILT APPROVED LAYOUT PLAN
RIVER GARDENS HOUSING SCHEME



RIVER GARDENS HOUSING SCHEME ISLAMABAD			
SCHEME AREA	1030.07 Kanals		
	AREA UNDER PLANNING	% AGE W.R.T TOTAL AREA	CDA PLANNING STANDARDS
LAND USE	KANALS		
Residential	503.58	48.89	Not more than 55 %
Residential Apparts (Not more than 15 %)	40.80	3.96	Not less than 10 %
Park / Play Ground / Open Space	93.09	9.04	Not less than 23%
Roads / Street	286.92	28.62	Not less than 2%
Grave Yard	2.56	0.25	Total 2.38%
Commercial / Parking	41.62	4.04	Not more than 5 %
Public Bldg	51.48	5.00	Not less than 5 %
Total	1030.07	100.00	

DETAIL OF COMMERCIAL AREA AND PARKING			
COMMERCIAL BLOCK-I			
S/NO	LOCATION	SIZE OF PLOTS	NO. OF PLOTS
1	STREET NO. 28	30' x 40'	17
PARKING			
2	STREET NO. 29	30' x 30'	6
3	STREET NO. 28	30' x 35'	5
4	STREET NO. 28	172'-4" x 102'-4"	1
PARKING			
5	STREET NO. 23	30' x 50'	6
6	STREET NO. 23	60' x 56'-3"	4
PARKING			
7	STREET NO. 21	360' x 180'	1
COMMERCIAL BLOCK-IV			
8	STREET NO. 7	22'-0" x 33'	8
9	STREET NO. 7	16' x 20'	3
PARKING			
10	PARK ROAD	29' x 40'	1
PARKING			
11	GARDEN AVENUE	90' x 90'	1
COMMERCIAL BLOCK-VII			
12	ROAD NO. 29	75' x 110'	2
13	ROAD NO. 29	75' x 120'	3
TOTAL			

SCHEDULE OF RESIDENTIAL PLOTS		
AREA UNDER PLANNING		
SIZE OF PLOTS	NO. OF PLOTS	
45' x 71'	02	
50' x 100'	02	
50' x 90'	08	
50' x 80'	168	
50' x 80'	02	
45' x 80'	02	
45' x 70'	15	
40' x 80'	85	
40' x 75'	02	
40' x 65'	01	
40' x 60'	04	
38' x 75'	02	
30' x 75'	147	
30' x 60'	12	
30' x 70'	48	
30' x 50'	03	
30' x 40'	02	
30' x 60'	28	
30' x 60'	380	
30' x 40'	01	
28' x 50'	14	
28' x 40'	26	
30' x 80'	01	
30' x 80'	01	
30' x 90'	84	
30' x 90'	1035	

DETAIL OF PUBLIC BUILDINGS			
S/NO	TYPE	NO. OF PLOTS	AREA (K)
1	MASJID / ANJARA GAH	2	8.32
2	SCHOOLS	9	12.81
3	PUBLIC BUILDINGS	9	11.27
4	S.T.P SEPTIC TANK	2	5.86
5	SOLID WASTE TRANSFER STATION	1	1.41
6	HOSPITAL	1	12.11
TOTAL			

SCHEDULE OF RESIDENTIAL APARTMENTS		
AREA UNDER PLANNING		
SIZE OF PLOTS	NO. OF PLOTS	AREA IN KANAL
75' x 120'	06	9.92
60' x 75'	02	1.85
50' x 140'	02	4.11
70' x 140'	02	3.60
65' x 67'	02	1.54
60' x 150'	01	1.62
75' x 120'	01	1.74
75' x 120'	01	1.64
64' x 75'	01	0.88
000 PLOTS	07	14.16
TOTAL	25	40.80

Owner / Sponsorer: **RENAISSANCE DEVELOPERS (PVT.) LTD.**
Khan Chamber 60-Canning Road,
Saddar Rawalpindi.
Ph # UAN 051-111-289289

Planned & Designed By: **METROPOLITAN ARCHITECTS PLANNERS & SURVEYORS**
J-3 (MAPS HOUSE), LIAQUAT BAGH STOP, MURREE ROAD, RAWALPINDI.
PH # 051-531263
Cell # 0300-5014057-56

LEGEND
BOUNDARY OF REVISED PLAN

Scale: 1:1000
Date:
Drawing No.

LEGEND
RESIDENTIAL
RESIDENTIAL APARTMENTS
COMMERCIAL

PUBLIC BUILDING
PARKS / PLAY GROUND
OPEN SPACES

CERTIFICATE BY TOWN PLANNER
IT IS CERTIFIED THAT PLAN HAS BEEN SIGNED BY THE UNDERSIGNED WHICH CARRIES THE AREAS UNDER ALL LAND USES & TRULY MENTIONED IN THE SCHEDULE AS AFFIXED.

Seal & Sig. of Town Planner: