



CAPITAL DEVELOPMENT AUTHORITY
PLANNING WING(HOUSING SOCIETIES DIRECTORATE)



CDA/PLW/HS-(RP)2(703)/2020/Vol-IV & V 126

Islamabad, March 8 2022

MR. RIZWAN EJAZ

Director

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

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

- Reference;** i) Your applications dated 25-1-2022, regarding Changes in approved LOP.
- ii). This office letter dated 2-4-2020 regarding revised /extended /as built Layout Plan.
- iii). This office letter dated 31-12-2021.
- iv). Modalities and Procedures 2020.

I am directed to inform that your above referred application regarding the subject matter has been examined in the authority and same has been agreed on same land i.e. Scheme area 1030.07 Kannals and 49.12 kanals land along with scheme reserved for embankment land on same terms and conditions as mentioned vide letter dated 2-4-2020 (enclosed) with following improvements /changes in land use (Area under planning); (Plan enclosed)

S No	Area under planning	Area in Kanals	% age	CDA Standards(2020)	Planning
1	Residential	503.58	48.89	55	
2	Residential apartment	40.80	3.96		
3	Commercial/parking	41.62	4.04	5	
4	Public Building	51.48	5.00	5	
5	Grave Yard	2.58	0.25	2	
6	Park /playground /open spaces	93.09	9.04	10	
7	Roads/street	296.92	28.82	23	
Total		1030.07	100	100	

Schedule of plots as under;

SCHEDULE OF RESIDENTIAL PLOTS	
AREA UNDER PLANNING	
SIZE OF PLOTS	NO. OF PLOTS
45' x 71'	02

50' x 100'	10
60' x 90'	06
50' x 90'	168
50' x 80'	02
45' x 80'	02
45' x 70'	12
40' x 80'	95
40' x 75'	02
40' x 65'	01
40' x 60'	04
38' x 75'	02
35' x 70'	147
35' x 60'	12
33' x 75'	48
30' x 90'	03
30' x 80'	02
30' x 65'	28
30' x 60'	360
30' x 45'	01
25' x 50'	14
25' x 45'	28
30' x 50'	01
35' x 90'	01
Odd Shaped Plots	84
TOTAL	1035

SCHEDULE OF RESIDENTIAL APPARTMENTS

S/NO.	AREA UNDER PLANNING		
	SIZE OF PLOTS	NO. OF PLOTS	AREA IN KANAL
1.	75' x 120'	06	9.92
2.	60' x 75'	02	1.65
3.	80' x 140'	02	4.11
4.	70' x 140'	02	3.60
5.	63' x 67'	2	1.55
6.	60' x 150'	01	1.65
7.	79' x 120'	01	1.74
8.	70' x 120'	01	1.54

9.	64' x 75'	01	0.88	
10.	ODD PLOTS	07	14.16	
TOTAL		25	40.80	
DETAIL OF COMMERCIAL AREA AND PARKING				
COMMERCIAL BLOCK-I				
S/NO	LOCATION	SIZE OF PLOTS	NO. OF PLOTS	AREA (K)
1.	STREET NO. 28	30' X 40'	17	3.75
PARKING				1.99
COMMERCIAL BLOCK-II				
2.	STREET NO. 28	30' X 30'	8	1.32
3.	STREET NO. 28	30' X 35'	5	0.96
4.	STREET NO. 28	172'-4" X 102'-4"	1	3.24
PARKING				1.91
COMMERCIAL BLOCK-III				
5.	STREET NO. 23	30' X 50'	8	2.20
6.	STREET NO. 23	60' X 56'-3"	4	2.48
PARKING				5.24
COMMERCIAL BLOCK-IV				
7.	STREET NO. 23	360' X 180'	1	11.90
COMMERCIAL BLOCK-V				
8.	STREET NO. 7	22'-6" X 35'	8	1.16
9.	STREET NO. 7	16' X 20'	3	0.17
PARKING				1.62
COMMERCIAL BLOCK-VI				
10.	PARK ROAD	25' X 40'	1	0.18
PARKING				0.07
COMMERCIAL BLOCK-VII				
11.	GARDEN AVENUE	90' X 80'	1	1.32
COMMERCIAL BLOCK-VIII				
12.	ROAD NO. 29	75' X 110'	2	3.03
	ROAD NO. 29	75' X 120'	3	4.96
TOTAL				47.50
DETAIL OF PUBLIC BUILDINGS				
S/NO.	TYPE	NO. OF PLOTS	AREA (K)	
1.	MASJID/ JANAZA GAH	6	8.32	
2.	SCHOOLS	2	12.51	
3.	PUBLIC BUILDINGS	9	11.27	
4.	S.T.P/ SEPTIC TANK	2	5.86	
5.	SOLID WASTE TRANSFER STATION	1	1.41	
6.	HOSPITALS	7	12.11	
TOTAL		27	51.48	

2. You are also requested to provide 3 copies of said plan along with access charges (fee as determined in regulations).

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

Plan & referred letter are enclosed for ready reference

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

Copy to:-

- i) Director (BC, South), CDA
- ii) Director (IT), CDA
- iii) Director (Enforcement), CDA
- iv) Director (DMA), MCI/CDA.
- v) Director (Law), CDA
- vi) P.S. to Member (P&D), CDA.
- vii) Master File.

Town Planner FSO (HS-II)