

**CAPITAL DEVELOPMENT AUTHORITY**  
(Regional Planning Directorate)

No.CDA/PLW- RP-2(700)/ 95/A/Vol-III/ 1400

Islamabad, August 30, 2000.

To

The Chief Executive,  
Bahria Town (Pvt) Ltd.  
60, Imran Khan Avenue, Chaklala Scheme-III,  
Rawalpindi.

**SUBJECT:- CLEARANCE OF DETAILED LAYOUT PLAN OF BAHRIA TOWN SCHEME COMPRISING PHASE-II, III, V & VI (EXCLUDING PHASE-III E, IV AND VI E) AT MAUZA KOTHA KALAN, ZONE 5, ISLAMABAD.**

Please refer to your letter No. NIL dated 11-7-2000, 20-7-2000 and the Agreement dated 23-6-2000 regarding the subject matter.

2. I am directed to inform that the layout plan of Bahria Town over an area measuring 2501 Kanals (2500 Kanals 18 Marlas) i.e. 312.5 acres bearing Khasra Nos. 298, 301, 324, 325, 326, 327, 330, 331, 332, 358, 367, 368, 369, 370, 370/1, 371, 373, 374, 376, 377, 378, 379, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 416, 418, 419, 420, 421, 422, 423, 424, 425, 427, 429, 438, 439, 440, 441, 442, 443, 3038, 3039, 3040, 3042, 3043, 3044, 3045, 3046, 3047, 3048, 3049, 3055, 3057, 3058, 3059, 3060, 3066, 3564, 3565, 3567, 3619, 3620, 3621, 3638, 3639, 3640, 3641, 3642, 3736, 3737, 3738, 3739, 3740, in village Kotha Kalan in Zone-5, Islamabad, comprising phase-II, III, V & VI, bounded by Main Buleward in the south, Safari Park on the north, Right of way of Soan Highway on the north-west, Kurang Nullah and excluded phase-III E on the west and lower part of civic centre excluding phase-III E, phase IV, phase VI E and two unacquired pockets in east and north west flanks, duly indicated in broken blue line on the enclosed plan at 1:1000, has been examined and cleared. An approved and signed copy of the layout plan is enclosed herewith for your reference. Details about the land uses and residential plots in the approved plan are as under:-

| Land Uses                 | Area in Kanals | %age          |
|---------------------------|----------------|---------------|
| Residential Area          | 1023.64        | 40.87         |
| Reserved Residential Area | 42.25          | 1.69          |
| Commercial Area           | 115.67         | 4.61          |
| Public Building Area      | 100.91         | 4.02          |
| Open Spaces and Parks     | 200.38         | 8.00          |
| Graveyard                 | 50.10          | 2.00          |
| Roads                     | 968.05         | 38.81         |
| <b>Total</b>              | <b>2501.00</b> | <b>100.00</b> |

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**Residential Plots Distribution**  
**Plot Sizes**

| Areas     | 500 Sq. Yards | 250 Sq. Yards |
|-----------|---------------|---------------|
| Phase-II  | 145           | 026           |
| Phase-III | 544           | 004           |
| Phase-V   | 247           | 262           |
| Phase-VI  | 133           | 023           |
| Total     | 1069          | 315           |
| %age      | 77.24         | 22.76         |

3. As provided in sub-para (ii) of para 7 of Modalities and Procedures you are requested to complete the following formalities towards fulfillment of requirement for issuance of NOC:-

- (a) Submit an undertaking as per specimen at Annexure 'A' in the Modalities and Procedures regarding acceptance of the conditions relating to planning, designing and implementation of the scheme.
- (b) Deposit 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.
- (c) In case you do not feel inclined to deposit the development cost of the scheme you are required to mortgage 30% of the saleable area in the approved detailed layout with the Authority as a guarantee for completing development works/services within the prescribed period. Specimen mortgage deed is available as Annexure 'B' of Modalities and procedures.
- (d) Transfer to the Authority 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 Annexure 'C' of Modalities and Procedures.
- (e) A public Notice shall be published in the national dailies at your expense regarding mortgage of plots under saleable area with the Authority within five days after mortgage deed has been executed. Specimen of Public Notice is available as Annexure 'D' of the Modalities and Procedures.

4. You are requested to comply with the above mentioned conditions within stipulated period so as to enable the Authority to take further action towards clause-9 of the Modalities and Procedures i.e. issuance of NOC in respect of the Bahria Town Housing Scheme.

5. You are advised not to carry out any development work at site before the 'NOC' of the scheme is issued by CDA.

( SHAFIQ ALI SIDDIQUI )  
Director Regional Planning

Enclosure: One approved copy of Layout Plan.  
Copy to:-

1. D. G (Environment), CDA
2. Dy. D.G (Services), CDA
3. Director Enforcement, CDA
4. Registrar Companies, ICT, Islamabad.
5. Deputy Commissioner, ICT, Islamabad.
6. Dy. Director BCS-I, CDA.

7. AMT, CDA

Director Regional Planning

Received  
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