



CAPITAL DEVELOPMENT AUTHORITY
PLANNING WING
 (Housing Societies Directorate)



No.CDA/PLW/RP-2/HS(1289)/2019/Vol-III / 78.7

Islamabad, October 29, 2020

✓ D.G (Planning & Design),
 Bahria Town (Pvt.) Ltd.
 Sector M, Plot No.65, MR Road,
 Phase-VIII, Bahria Town, Rawalpindi.

Subject: - APPROVAL OF REVISED/EXTENDED/AS BUILT LAYOUT PLAN OF "BAHRIA GARDEN CITY" HOUSING SCHEME SPONSORED BY BAHRIA TOWN (PVT) LTD., FALLING IN MOUZA BIMLA KANET, LOCATED OFF G.T ROAD, ZONE-5, ISLAMABAD.

Ref:-
 i. Your application dated 28-07-2020 regarding the subject matter.
 ii. Clause 8 of S.R.O 64(1)/2020.
 iii. Earlier approved revised/extended Layout Plan of "Bahria Garden City" vide Letter No. CDA/PLW-HS(RP)2/(889)/2019/Vol-IV/164 dated 08-04-2020.

Revised/Extended/As built Layout Plan of "Bahria Garden City" housing scheme sponsored by M/s. Bahria Town (Pvt) Ltd., falling in Mouza Bimla Kanet, located off G.T Road, Zone-5, Islamabad on land measuring 3232.40 Kanals has been examined in the Authority and acceded to. The land of the subject housing scheme falls in Khasra Nos. 8, 9, 365, 544, 553, 554, 557, 558, 559, 560, 561, 562, 564, 570, 571, 572, 575, 579, 580, 583, 596, 601, 615, 616, 617, 618, 619, 621, 623, 625, 626, 627, 628, 635, 636, 637, 638, 639, 641, 642, 645, 647, 648, 649, 650, 651, 652, 653, 657, 658, 660, 664, 666, 668, 672, 677, 678, 680, 684, 686, 690, 691, 697, 699, 700, 704, 706, 714, 794, 800, 803, 807, 808, 810, 811, 813, 815, 819, 821, 826, 827, 828, 831, 845, 912, 913, 914, 915, 916, 917, 918, 923, 924, 927, 928, 929, 930, 932, 933, 935, 936, 937, 940, 941, 945, 949, 960, 961, 969, 973, 974, 976, 978, 981, 982, 983, 986, 987, 988, 1000, 1001, 1007, 1009, 1011, 1015, 1018, 1020, 1021, 1021/1, 1023, 1024, 1027, 1029, 1032, 1071, 1083, 1086, 1087, 1088, 1106, 1108, 1148, 1149, 1157, 1161, 1170, 1173, 1176/1, 1178, 1179, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1195, 1196, 1197, 1198, 1200, 1202, 1204, 1207, 1211, 1216, 1223, 1224, 1225, 1233, 1254, 1255, 1257, 1259, 1260, 1262, 1263, 1268, 701, 2, 3, 27, 334, 336, 352, 354, 355, 361, 363, 364, 370, 462, 462/1, 465, 466, 522, 523, 525, 549, 551, 552, 553/1, 555, 563, 576, 577, 582, 585, 589, 594, 598, 662, 674, 676, 1316 to 1319/705, 814, 824, 835, 836, 910, 911, 920, 996, 1005, 1012, 1016, 1017, 1035, 1064, 1072, 1077, 1082, 1085, 1089, 1090, 1100, 1109, 1112, 1137, 1138, 1139, 1140, 1142, 1311/1194 2/1, 1208, 1209, 1213, 1214, 1239, 1240, 1243, 1245, 1247, 1249, 1250, 1251, 1267, 1269, 1270, 1271, 4, 6, 10, 12, 13, 14, 16, 18, 19, 20, 21, 22, 23, 24, 25, 330, 331, 332, 333, 359, 360, 362, 371, 416, 463, 464, 524.

550, 565, 566, 567, 568, 569, 573, 574, 578, 584, 586, 587, 591, 592, 593, 595, 599, 603, 604, 607, 608, 610, 611, 612, 613, 614, 629, 630, 631, 632, 633, 634, 640, 643, 646, 654, 655, 659, 663, 665, 667, 669, 673, 681, 682, 687, 688, 689, 692, 694, 695, 696, 698, 702, 703, 715, 795, 796, 798, 799, 801, 802, 809, 817, 818, 820, 822, 823, 832, 834, 925, 931, 934, 939, 942, 943, 944, 946, 947, 948, 950, 951, 952, 953, 954, 955, 956, 957, 958, 962, 963, 964, 965, 966, 967, 968, 970, 971, 972, 975, 977, 979, 980, 984, 989, 990, 991, 992, 993, 994, 995, 998, 999, 1002, 1003, 1004, 1006, 1008, 1014, 1019, 1022, 1025, 1028, 1030, 1031, 1065, 1067, 1068, 1069, 1069/1, 1069/2, 1076, 1084, 1104, 1105, 1107, 1115, 1117, 1118, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1141, 1143, 1144, 1145, 1146, 1147, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1158, 1159, 1160, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1169/1, 1171, 1174, 1172, 1175, 1176, 1180, 1181, 1183, 1191, 1192, 1193, 1313/1194/1, 1314/1194/2/2, 1201, 1203, 1205, 1206, 1210, 1212, 1221, 1222, 1226, 1227, 1228, 1234, 1235, 1236, 1237, 1238, 1248, 1256, 1258, 1261, 1264, 1265, 1266, 1111, 1119, 590 & 783.

2. Revenue Department, ICT Administration, Islamabad has certified the land under "Bahria Garden City" in above mentioned Khasra Nos. as owned and possessed by Bahria Town (Pvt) Ltd.

3. Land use analysis and schedule of residential and commercial plots is as under:-

LANDUSE ANALYSIS

S. No.	Land use		Area (Kanals)	%age	CDA's %age
1.	Residential	Plots	742.15	34.91	Max 55
		Apartments / Condominium	386.23		
2.	Future Use Area		242.30	7.50	
3.	Commercial.		161.62	5.00	Max 5
4.	Public Buildings.		176.25	5.45	Min 5
5.	Open Space		45.20	19.87	Min 10
6.	Golf Course.		596.93		
7.	Graveyard.		67.65	2.09	Min 2
8.	Roads / Parking.		814.07	25.18	Min 26
TOTAL			3232.40	100.00	100

SCHEDULE OF RESIDENTIAL PLOTS

S. No.	Category	Regular Plots	Odd Plots	Total
1.	75'x120'	----	61	61
2.	60'x100'	7	326	333
3.	35'x75' / 35'x70'	101	169	270
TOTAL		108	556	664

SCHEDULE OF COMMERCIAL PLOTS

S. No.	Plot Size	Total
1.	20' x 30'	27
2.	30' x 35'	7
3.	30' x 40'	112
4.	30' x 50'	52
5.	30' x 56'	53
6.	40' x 60'	23
7.	40' x 61'	52
8.	Bulk	9
TOTAL		335

4. The Layout Plan of the 'Bahria Garden City housing scheme has been approved by the Authority subject to the following terms and conditions:-

- Execute in the form as **Annexure "A"**, an undertaking within 07 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 06 years. 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;
- 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.
- After the clearance of detailed Layout Plan of the scheme, the sponsors shall prepare, within a period of three months, the engineering design and specification of the services and utilities and make a presentation to a panel of engineering experts nominated by The CDA, for approval of engineering designs and detailed specifications of services/utilities in the scheme. Or get a third party validation of Engineering Designs prepared by the approved consultants, submitted by the sponsors from the list of consultants on the panel of CDA.
- Design of Sewerage Treatment Plant (STP) to be provided in the scheme, would be submitted in the Authority within 02 months from the date of issuance of this letter;

- g) Submit schedule of completion of development works/services within 02 months in the Authority from the date of issuance of this letter;
- h) Submit Building Plans in the concerned Building Control Dte. of CDA for scrutiny and approval;
- 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) Sponsor shall not undertake any sort of marketing activity and sale and purchase of properties before obtaining No Objection Certificate (NOC) from the Authority;
- k) Sponsor is liable to submit any outstanding fees/penalties/dues as per relevant rules and regulations.

5. This issues with the approval of Member (Planning & Design), CDA.

Encl: A copy of approved Layout Plan is attached.



(AZAM ALI)
Town Planner (IIS)

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 Member (P&D), CDA.
9. **Joint Registrar of Companies,**
Securities & Exchange Commission of Pakistan,
Companies Registration office,
State Life Building, 1st Floor, Blue Area, Islamabad.
10. Master File.



Town Planner (IIS)