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	CAPITAL DEVELOPMENT AUTHORITY PLANNING WING (Housing Societies Directorate)	
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NO.CDA/PLW-HS(90)/2010-A/Vol-IV/04

Islamabad, January 1, 2021

Chief Executive Office,
M/s. Twin City Housing (Pvt) Ltd.,
First Floor, 12-D, SNC Center,
Fazal-e-Haq Road, Blue Area,
Islamabad.

Subject:- **APPROVAL OF REVISED/EXTENDED/AS BUILT LAYOUT PLAN OF MARGALA VIEW HOUSING SCHEME, D-17/2, SPONSORED BY M/S TWIN CITY HOUSING (PVT) LTD., MEASURING 1912.02 KANALS, FALLING IN MOUZA PASWAL AND MOUZA SARAI MADHO, ZONE-2, ISLAMABAD.**

Ref: i- Your application dated 26-02-2020 regarding subject matter.
ii- Public Notice published in 06 (Six) national dailies on 29-05-2020.
iii. Presentation on the proposed project convened on 12-10-2020.
iv- Paragraphs 8 & 24 of S.R.O. 64(I)/2020.

Revised/extended/as built Layout Plan of Margalla View Housing Scheme sponsored by M/s Twin City Housing (Pvt) Ltd. over an area measuring 1912.02 Kanals, falling in Mouza Paswal and Mouza Sarai Madho, located at Zone-2, Islamabad has been examined in the Authority and acceded to. The land falls in Khasra Nos., 867, 868, 869, 870, 894, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 951, 952, 953, 954, 955, 956, 963, 964, 965, 966, 967, 968, 970, 971, 972, 973/1, 974, 865/1, 872/1, 897/1, 886/1, 916/1, 975/1, 976/1 in Mouza Paswal, and Khasra No's 70, 84, 88, 94, 123, 126, 135, 202, 203, 206, 256, 257, 261, 263, 265, 285, 287, 177, 189 in Mouza Sarai Madho, Zone-2, Islamabad.

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

LAND USE ANALYSIS

Sr. No.	Description	Area (Kanals)	Percentage		CDA Standard
1.	Residential	912.96	47.50	50.75	MAX 55%
	Apartment Site	57.28	3.00		
2.	Commercial	72.40	---	3.79	MAX 5%
3.	Public Buildings	98.11	---	5.13	MIN 5%
4.	Parks, Green/Open spaces	133.00	6.96	8.32	MIN 8%
	Riverine Area (Excluding Greenbelt)	26.0	1.36		
5.	Road/Parking	612.27	---	32.01	MIN 26%
6.	Graveyard	---	---	---	MIN 2%
Total		1912.02	100%		---
* Graveyard located outside Scheme Area (40K)					
* S.T.P located Outside Scheme Area (8K)					
* Northern and Western Strips Area/ROW (300') 262.02 Kanal					
* Un purchased Area (10.12K)					

SCHEDULE OF RESIDENTIAL PLOTS

Sr. No.	Plot Size	Numbers
1.	70' x 130'	19
2.	71.5' x 127.25'	18
3.	70' x 137.5'	20
4.	60' x 120'	02
5.	60' x 115'	16
6.	60' x 90'	02
7.	50' x 100'	16
8.	50' x 90'	334
9.	40' x 90'	02
10.	40' x 80'	230
11.	35' x 80'	06
12.	30' x 80'	87
13.	30' x 70'	621
14.	30' x 53'	173
15.	Odd Plots	32
Total		1578

SCHEDULE OF COMMERCIAL PLOTS

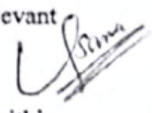
Sr. No.	Plot Size	Numbers	Sr. No.	Plot Size	Numbers
1	7.66 Kanal	01	13	46'x80'	05
2	ODD Size	28	14	52'x66'	01
3	90'x84'	01	15	42'x66'	05
4	90'x80'	02	16	30'x60'	06
5	90'x78'	02	17	30'x120'	01
6	60'x120'	01	18	58'x38'	01
7	75'x80'	02	19	45'x45'	08
8	80'x70'	04	20	38'x120'	01
9	90'x60'	05	21	105'x38'	01
10	65'x76'	04	22	30'x40'	01
11	50'x50'	15	23	30'x38'	01
12	60'x45'	02			
Total					98

2. The proposed revised/extended/as built Layout Plan of "Margalla View" housing scheme submitted by the sponsors is in accordance with the planning standards as per paragraph 5 of S.R.O. 64(I)/2020.

3. It is hereby informed that following formalities are required to be completed as per paragraph 8 (iii) and paragraph 9 of S.R.O. 64(I)/2020 for obtaining 'No Objection Certificate' (NOC) of the scheme:-

- The remaining land in RoWs of Principal Road and 18th Avenue will be purchased before processing of NOC;
- Execute in the form as Annexure "A", an undertaking within 15 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;

- d) 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 stipulated time period. 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;
- e) A Public Notice, as per specimen attached, as **Annexure "H"**, shall be published in the press, at the expense of the sponsors, regarding the mortgage of plots under saleable area with the Authority by the sponsors **within 05 days** after mortgage deed has been executed between CDA and the sponsors;
- f) 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.
- g) After the clearance of detailed Layout Plan of the scheme, the sponsors shall prepare, **within 03 months**, the engineering design and specifications of the services and utilities and make a presentation to a panel of engineering experts nominated by CDA, for approval of engineering designs and detailed specifications of services/utilities in the scheme.
- h) Submit design of Sewerage Treatment Plant (STP) to be provided in the scheme, in the Authority **within 02 months** from the date of issuance of this letter;
- i) The sponsors shall provide a comprehensive Solid Waste Management Plan as per approved Layout Plan of the scheme. The plan should identify the final disposal site for solid waste along with its dumping process;
- j) Conduct test bore holes at the sites recommended by ERS Report and provide the relevant information at most **within 03 months** from the date of issuance of this letter;
- k) 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**.
- l) Sponsor is liable to submit any outstanding fees/penalties/dues as per relevant rules and regulations of the Authority.



5. 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 10 of S.R.O. 64(I)/2020 i.e. issuance of NOC in respective of "Margalla View" housing scheme.

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

Encl: A copy of approved Layout Plan is attached.


(USAMA YOUNAS)
Town Planner (HS)

Copy to:-

1. Director (Housing Societies), CDA.
2. Director (Regional Planning), CDA.
3. Director (Master Planning), CDA.
4. Director (TE & TP), CDA.
5. Director Roads (South), CDA.
6. Director Building Control-II, CDA.
7. Director (DMA), MCI.
8. Director Enforcement, CDA.
9. Director (I.T), CDA.
10. P.S. to Chairman, CDA.
11. P.S. to Member (P&D), CDA.
12. Joint Registrar of Companies,
Securities & Exchange Commission of Pakistan,
Companies Registration office,
State Life Building, 1st Floor, Blue Area, Islamabad.
13. Master File.

Computer Dta. CDA
By. No. 4.384.
Dated: 04.1.2024




01/07/24
Town Planner (HS)