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REGISTERED

CAPITAL DEVELOPMENT AUTHORITY
(PLANNING WING)
(Regional Planning Directorate)

No.CDA/PLW/RP-2(431)/88/ *425*

Islamabad, Feb 27, 2007

To,

Mr. Muhammad Zaheer
General Secretary, AGOCHS,
Flat No.1, 1st Floor, 2000 Plaza
I-8 Markaz,
Islamabad.

Subject:- LAYOUT PLAN APPROVAL OF ACCOUNTS GROUP OFFICERS COOPERATIVE HOUSING SCHEME-I (AGOCHS-I) MOUZA LOHI BHER, ZONE-V, ISLAMABAD SPONSORED BY ACCOUNTS GROUP OFFICERS COOPERATIVE HOUSING SOCIETY (REGD), ISLAMABAD.

Please refer to letter referenced as OGOCHS/CDA/2007, dated February 24, 2007 relating to the subject matter.

2. I am directed to inform that the Layout Plan of Accounts Group Officers Cooperative Housing Scheme-I (AGOCHS-I), over an area measuring 1114.14 kanals i.e 139.26 acres, Village Lohi Bher, Zone-V, Islamabad has been approved by the authority. As per verification report by Tehsildar Islamabad, regarding land ownership & possession, the scheme area has been measured at site as 1116 kanals (comprising 850 kanals as Shamlat-e-Deh & 266 kanals as Gher Mumkin Soan). Out of 1116 kanals, an area measuring 45 kanals & 15 marlas stands mutated (vide inteqalat numbers 1669, 1672, 1674, 1678, 1685, 1687, 1688, 1689, 1691, 1692, 1695, 1696, 1698), 804 kanals 5 marlas as Shamlat-e-Deh (vide inteqalat/khasra No. 2234/2189/1684) and 266 kanal as Shamlat-e-Deh in Khasra No. 1711. An approved and signed copy of the layout plan is enclosed herewith for your reference. The land information is as under:

S.No	Area of land	Inteqal/Khasra No
i-	804 kanals & 5 Marlas	2234/2189/1684.
ii-	45 kanals & 15 Marlas	1669, 1672, 1674, 1678, 1685, 1687, 1688, 1689, 1691, 1696, 1698.
iii-	266 Kanals	Khasra No 1711. Inteqal No. not mentioned.
Total Area: 1116 kanals		

3. Detailed land use analysis and schedule of plots in the approved plan are as follows:

LAND USE: AGOCHS-I

Land Use	Area in kanals	% age	CDA standard %age
Residential	468.10	53.66	55
Commercial	33.29	3.82	05
Amenities	35.83	4.08	04
Parks/Green	72.86	8.35	08
Grave yard	28.00	3.22	02
Roads	234.43	26.88	26
Total	872.31	99.91	100
Area under Soan River	242.20 kanals		
Total	1114.51 kanals		

SCHEDULE OF PLOTS

Plot category	Plots		Total
	Block-A	Block-B	
50' x 90'	237	336	573

4. An area measuring 28 kanals in Block B of layout Plan of AGOCHS-I has been approved for the graveyard of the housing scheme. The neighbouring CBR Town sponsored by Central Board of Revenue Cooperative Housing Society will share an area of 14 kanals for graveyard and Sewerage Treatment Plant in Block-B of AGOCHS-I as per the land sharing agreement between CBRECHS & AGOCHS, duly attested by Assistant Registrar Cooperative Societies Department, Islamabad. The approval of Layout Plan has been finalized due to the land sharing agreement between AGOCHS & CBRECHS & submission of integrated Layout plan of AGOCHS-I & CBR Town for the compactness of the scheme area.

5. An area measuring 242.20 kanals (Gher Munkin Soan, as this area falls in River Soan) adjacent to Block B in the scheme area has been approved as green area. This area would be transferred to CDA alongwith area under Roads, Parks, Graveyard etc.

6. The development will be taken up only to the extent of 872.31 kanals and prior approval will be required for any addition/alteration/modification in the scheme area.

7. Flat site shall be planned keeping in view the height restrictions of Civil Aviation Authority and CDA byelaws.

8. The Project Report for the area earmarked for flats of the scheme area be provided within two months from the date of issue of this letter.

9. The disposal mechanism for allotment of flats will be got approved from the Authority.

10. The design of Sewerage Treatment Plant (STP) to be provided in the scheme will be submitted to CDA within two months time from the issue of this letter.

11. In the light of provisions of Para-7 & 9 of Modalities & Procedures, you are required to complete the following formalities, towards fulfillment of requirement for issuance of NOC:-

- a) Submit an undertaking within 15 (fifteen) days from the date of issue of this letter as per specimen at Annex-"A" in the Modalities & Procedures regarding acceptance of the conditions relating to planning, designing and implementation of the scheme.
- b) Submit an undertaking within 15 (fifteen) days from the date of issue of this letter to sign an agreement with the sponsors of AGOCHS-I regarding development of land uses shared between both the Societies as per approved layout plans. The agreement be submitted within one month, accordingly.
- c) Deposit within 45 days 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 on your request.

OR

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 detail layout plan with the Authority as a guarantee for completing development works/services within the prescribed period i.e. in three years.

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Specimen mortgage deed is available as Annex-"B" of Modalities & Procedures. The mortgage be finalized within 45 days from the date of issue of this letter.

- d) Transfer to the Authority free of charge 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 Annex-"C" of Modalities & Procedures.
- e) A Public notice shall be published in the national dailies at your expense regarding mortgage of plots sunder saleable area with the Authority within five days after mortgage deed has been executed. Specimen of Public Notice is available as Annex "D" of the Modalities & Procedures.
- f) Submit Engineering Design as provided in paragraph-11 of Modalities & Procedures for approval of the Authority within 03 (three) months from the date of issue of this letter.
- g) Environmental clearance from Pakistan Environmental Protection Agency, Pak EPA, Islamabad.

Encl: One approved copy of Layout plan

NB222
(AYUB TARIQ)

Director (Regional Planning)

Copy to:-

1. D.G.(Environment), CDA.
2. Dy. Commissioner ICT, Islamabad.
3. Circle Registrar, Cooperative Housing Societies, F-8 Markaz, Islamabad.
4. P.S. to Member (Planning & Design), CDA.
5. Master File.

NB222
Director (Regional Planning)