



**CAPITAL DEVELOPMENT AUTHORITY
PLANNING WING
(Housing Societies Directorate)**



No.CDA/PLW/HS(RP)2(431)/2004/Vol-V/ 876

December 7, 2020

Ch. Muhammad Afzal,
Administrator AGOCHS,
AGOCHS-II, Opposite DHA-II (Gate No. 04),
Main G.T. Road, Islamabad.

Subject: -

APPROVAL OF REVISED/AS BUILT LAYOUT PLAN OF "AGOCHS-II" HOUSING SCHEME SPONSORED BY M/S ACCOUNTS GROUP OFFICERS COOPERATIVE HOUSING SOCIETY, FALLING IN MOUZA RAWAT, BANGREEL KHURD, KORTANA & HUMAK, ZONE-V, ISLAMABAD.

Ref:-

- i. Your application dated 23-11-2020 regarding the subject matter.
- ii. Clause 8 & 24 of S.R.O. 64(I)/2020.
- iii. Presentation convened on 20-05-2020 regarding the subject matter.

Revised/As built Layout Plan of "AGOCHS-II" housing scheme sponsored by M/s. Accounts Group Officers Cooperative Housing Society over land measuring 3517 Kanals has been examined in the Authority and acceded to. The land of the subject housing scheme falls in Khasra Nos. 2, 3, 4, 6, 17, 20, 58, 74, 75 & 76 in Mouza Rawat, Khasra Nos. 12, 15, 17 & 35 in Mouza Bangreel Khurd, Khasra Nos. 142 & 336 in Mouza Kortana and Khasra No. 3237 in Mouza Humak.

2. Revenue Department, ICT Administration, Islamabad has certified the land under "AGOCHS-II" housing scheme in above mentioned Khasra Nos. as owned and possessed by Accounts Group Officers Cooperative Housing Society.
3. Detailed land use analysis and schedule of residential and commercial plots are as under:-

LAND USE ANALYSIS

Sr. No.	Land Use		Revised LOP			Approved in 2006	Difference
			Area (Kanals)	%age		%age	%age
1.	Residential	Plots	1580.32	44.93	52.90	52.62	+0.28
2.		Apartments	280.18	7.97			
3.	Park/Green		314.69	8.95		8.95	---
4.	Commercial		175.61	4.99		4.96	+0.03
5.	Public Buildings		175.85	5.00		4.90	+0.10
6.	Graveyard		70.99	2.02		2.01	+0.01
7.	Roads/		919.36	26.14		26.50	-0.36
Total			3517.0	100		100	---

SCHEDULE OF RESIDENTIAL PLOTS

Sr. No.	Plot Category	Blocks								Total
		A	B	C	D	E	F	G	H	
1.	60'x60'	-	-	-	44	-	-	-	-	44
2.	60'x75'	-	-	-	8	3	-	-	-	11
3.	50'x90'	127	40	349	73	238	319	68	28	242
4.	50'x80'	-	2	2	-	-	-	-	-	4
5.	45'x100'	-	11	9	3	-	13	-	12	48
6.	45'x80'	-	-	4	-	2	5	-	-	11
7.	40'x80'	-	-	-	49	36	17	14	53	169
8.	40'x70'	-	-	-	-	-	7	35	16	59
9.	40'x60'	14	-	-	-	-	2	-	-	16
10.	35'x70'	-	-	-	24	373	-	16	66	479
11.	30'x60'	-	-	-	13	7	-	14	19	53
12.	27'x50'	-	-	-	-	-	-	2	9	11
13.	Odd	3	2	15	20	19	5	26	18	116
Total		144	55	379	234	678	368	178	227	2263

SCHEDULE OF COMMERCIAL PLOTS

Sr. No.	Plot Category	Blocks									Total
		CC	A	B	C	D	E	F	G	H	
1.	60'x45'	14	-	-	-	-	-	-	-	-	14
2.	50'x45'	09	-	09	-	-	-	-	-	-	18
3.	40'x45'	44	-	09	-	05	-	-	-	-	58
4.	30'x45'	32	-	02	-	-	07	-	-	-	41
5.	30'x40'	13	-	23	-	-	-	10	-	03	49
6.	30'x30'	-	-	60	-	-	-	-	-	-	60
7.	25'x45'	-	-	02	05	-	-	-	-	-	07
8.	Misc.	-	01	06	-	-	-	-	-	-	07
Total		112	01	111	05	05	07	10	-	03	254

4. Revised/As built Layout Plan of the "AGOCHS-II" housing scheme has been approved by the Authority subject to following terms and conditions:-

- a) Sponsor shall submit penalty/fine amounting to PKR 35,170,000/- in lieu of start of developments without obtaining NOC prior approval of Engineering Designs from CDA @Rs. 10,000/- per Kanal within 45 days after clearance of detailed Layout Plan of the scheme, failing which shall result in withdrawal/cancellation of the approval without any prior Notice.
- b) 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;
- c) 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

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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) In case the sponsor fails to submit the engineering design within the stipulated period of three months they may be permitted additional time subject to the payment of a monthly fine @ 25% of the original scrutiny fee for this purpose;
- j) 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;
- k) 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;
- l) 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.
- m) Sponsor shall not undertake any sort of marketing activity and sale and purchase of properties before obtaining No Objection Certificate (NOC) from the Authority;
- n) 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 "AGOCHS-II" housing scheme.

6. You are advised not to carry out any development works at site nor undertake marketing of the scheme before "NOC" is issued by CDA.

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7.

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

Encl: A copy of approved Layout Plan is attached.

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(AZAM ALI)
Town Planner (HS)

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 Chairman, CDA.
9. P.S. to Member (P&D), CDA.
10. Registrar Cooperatives,
Mauve Area, Sector G-11/4, Islamabad
11. Circle Registrar Cooperatives, ICT.
F-8 Markaz, Sector F-8, Islamabad.
12. Mr. Waqas Amer,
Suite No. 08, First Floor, Jamal Plaza,
F-10 Markaz, Islamabad.
13. Master File.

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Town Planner (HS)