



CAPITAL DEVELOPMENT AUTHORITY
PLANNING WING
(Directorate of Housing Societies)

REGISTERED



No.CDA/PLW-HS/RP-2(700)/2003/Vol-IX/1423

Islamabad, 8th Dec 2010.

✓
Mr. Ehsan-Ul-Haq
General Manager (Planning & Design)
Expressway, Sector-E, Safari Homes Phase-VIII,
Bahria Town, Rawalpindi.

Subject: APPROVAL OF LAYOUT PLAN OF BAHRIA TOWN PHASE III-E & IV IN ZONE-5, ISLAMABAD

Please refer your letter No.P&D/CDA/2010/0033, dated 14-10-2010 regarding the subject matter.

2. I am directed to inform that the layout plan of Bahria Town Phase III-E & IV Housing Scheme, Zone-5 Islamabad, over an area measuring 2998.98 kanals in Mouza Kotha Kalan and Mouza Humak Zone-5, Islamabad has been approved by the Authority. The area proposed in Mouza Kotha Kalan for the scheme bears khasra Nos. 387,388, 389, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 2666, 2667, 2668, 2669, 4290/2670, 2985, 2988, 2989, 2992, 2993, 2994, 2995, 2996, 2997, 2998, 2999, 3000, 3002, 3003, 3004, 3005, 3006, 3010, 3011, 3012, 3013, 3015, 4111/3019, 3020, 3022, 3023, 3024, 3025, 3026, 3027, 3028, 3029, 3030, 3032, 3033, 3034, 3036, 3037, 3048, 3068, 3069, 3070, 3071, 3072, 3074, 3075, 3078, 3498, 3499, 3501, 3502, 3502/1, 3503, 3504, 3505, 3506, 3507, 3509, 3511, 3513, 3514, 3515, 3516, 3517, 3518, 3519, 3520, 3521, 3523, 3524, 3526, 3527, 3528, 3529, 3530, 3531, 3534, 3536, 3537, 3538, 3539, 3542, 3545, 3546, 3549, 3550, 3551, 3552, 3553, 3554, 3555, 3556, 3557, 3558, 3560, 3561, 3562, 3563, 3564, 3566, 3568, 3569, 3570, 3571, 3572, 3573, 3575, 3576, 3577, 3578, 3579, 3582, 3583, 3585, 3587, 3588, 3589, 3590, 3591, 3592, 3593, 3594, 3595, 3596, 3597, 3598, 3599, 3600, 3601, 3602, 3603, 3604, 3605, 3606, 3607, 3608, 3609, 3610, 3611, 3612, 3614, 3615, 3618, 3619, 4380/3621, 4381/3621, 3622, 3624, 3625, 3626, 3627, 3628, 3629, 3630, 3631, 3632, 3633, 3634, 3635, 3636, 3637, 3638, 3639, 3640, and in Mouza Humak, bears Khasra No.s 1, 3, 4, 6, 7, 10, moreover partial ownership of khasra No.s in Mouza Kotha Kalan is 3613, 3574, 3508, 3500, 3512, 3540, 2990, 3532, 3541, 3016, 3613, 3017, 3031, 2987, 2984, 3001, 3077, 3510, 3525, 3586, 3533, 3535, 3548, 3522, 3543, 3580, 3623, and in Mouza Humak 5, 11, 12, 13, 14 Teh & Distt Islamabad. An approved and signed copy of the layout plan is enclosed herewith for your record.

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

LAND USE ANALYSIS

S.No.	Land Use	Area (in Kanals)	Percentage	CDA Standard
1	Residential	1606.93	53.58	55(Max)
2	Commercial/Parking	82.24	2.74	5 (Max)
3	Public Buildings	119.90	4.00	4 (Min)
4	Park/Green	241.93	8.07	8(Min)
5	Graveyard	63.64	2.12	2 (Min)
6	Roads/Streets	884.34	29.49	26 (Min)
7	Total Area	2998.98	100.00	

SCHEDULE OF PLOTS

S.No.	Plot Size	Number of plots
1	30'x75'	1831
2	50'x60'	7
3	50'x75'	29
4	50'x90'	835
5	45'x100'	2
6	55'x90'	26
Total		2730

4. The approval of layout plan is subject to the following terms and conditions:-
- The development of the scheme will be taken up only to the extent of 2998.98 kanals after grant of NOC from the Authority, and prior approval will be required for any addition/alteration/modification in the layout plan of the scheme area.
 - While planning the site for apartments/flats, height restrictions of CAA will be adhered to & necessary approvals/NOCs of the Authority would be obtained, accordingly.
 - The un-acquired pockets of land within the scheme area if any would neither be encroached nor be planned. The approach to these un-acquired pockets will not be blocked.
 - In the light of provisions of Modalities & Procedures framed under ICT Zoning Regulation 1992 for development of Private Housing Schemes in Zone-II and V of Islamabad Capital Territory Zoning Plan, the sponsors is required to complete the following formalities for issuance of NOC:-
 - Submit a **certificate from Tehsildar, ICT**, certifying sponsor's ownership of the land covered by the proposed scheme on one copy of survey plan superimposed on Aks Shajra of the scheme area.
 - Submit an **undertaking within 15 (fifteen) days** from the date of issue this letter as per specimen at Annex-"A" in the "Modalities & Procedures" regarding acceptance of the conditions relating to planning, designing and development/implementation of the scheme.
 - 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 the sponsor's request.

OR

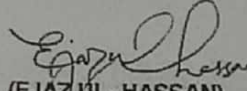
Mortgage, 20% of the saleable area in the approved layout plan, with the Authority as a guarantee for completing development works/services within the prescribed period i.e., in six years. The mortgage be finalized **within 45 days** from the date of issue of this letter.

 - Transfer to the Authority**, free of charge the land for open spaces/parks, graveyard, and area under right-of-way of roads, etc. in the scheme **within 45 days** w.e.f. the date of issue of this letter. Specimen of transfer deed is available at Annex-"C" of Modalities & Procedures.
 - A **public notice** shall be published in the national dailies on the expense of the sponsors **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 at Annex "D" of the Modalities & Procedures.
 - A **Public notice** shall be published in the national dailies at the expense of the sponsors **exhibiting the approved layout plan** of "Bahria Town Phase-III & IV Islamabad" Housing Scheme along with land use analysis.
 - Submit Engineering Designs 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.
 - The provision of **water supply** in the scheme area will be the responsibility of the sponsors of the scheme.
 - Submit **Environmental clearance** for the scheme area from Pakistan Environmental Protection Agency, Pak EPA, Islamabad.
 - The sponsors will comply with the above mentioned conditions within stipulated periods so as to enable the Authority to proceed further w.r.t. paragraph-9 of the Modalities &

Procedures i.e. issuance of NOC in favour of Bahria Town Phase-III & IV, Islamabad, housing scheme, Mouza Kotha Kalan and Mouza Humak, Zone-V, Islamabad.

- k). The sponsors will refrain from carrying out any development work at site and sale of land/plots of the approved housing scheme before the "NOC" of the scheme is issued by CDA.
- l). In case of any claim of land on any part of the scheme, its resolution is entirely the responsibility of sponsors of the scheme. To this effect an undertaking is to be submitted clearly stating that CDA would not be responsible to resolve any land dispute.
- m). In case of violation of any above terms and conditions, the NOC shall be liable to cancellation.

Encl: One approved copy of Layout plan


(EJAZ UL- HASSAN)
Deputy Director HS-II

Copy to:-

1. Dy. D.G (Planning), CDA.
2. Joint Registrar of Security Exchange Commission of Pakistan ,
(Companies Registration Office), State Life Building,
First Floor Blue Area, Islamabad.
3. P. S. to Chairman, CDA.
4. P.S. to Member (P&D), CDA.
5. Mr. Malik Riaz Hussain
Chairman Bahria Town,
Corporate Head Office, Phase-II, Bahria Town Rawalpindi.
6. Master file.

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Deputy Director HS-II