

CAPITAL DEVELOPMENT AUTHORITY
PLANNING WING
(Directorate of Housing Societies)

No.CDA/PLW/HS/RP/2/862/2010/LOP/334

Islamabad April 9th 2011

President,
Federal Employees Cooperative Housing Society,
82, Muzzaffar Chambers, Fazal-e-Haq Road,
Jinnah Avenue, Islamabad.

Subject: LAYOUT PLAN APPROVAL OF JINNAH GARDENS-I HOUSING SCHEME
IN MOUZA GAGRI, LOHI BHER AND SIHALA, ZONE-5, ISLAMABAD

Ref: i) Your request for approval of layout plan of Jinnah Garden housing scheme, Zone-V, Islamabad.
ii) CDA/PLW/RP/2/862/2005/216 dated March 09, 2006

I am directed to inform that the layout plan of Jinnah Garden proposed as Phase 1 & 3 sponsored by M/s Federal Employees Cooperative Housing Society (FECHS) over an area measuring 2548.0 kanals in Mouza Gagri, Lohi Bher and Sihala, Zone-V Islamabad, has been examined and approved, in principle, by the Authority subject to certain terms and conditions including the following:

- i) The proposed Jinnah Garden Phase-I and 3 shall be named as Jinnah Gardens-I (Phase I and II)
- ii) Layout of the Jinnah Garden-I Housing scheme over an area measuring 2548.60 Kanals has been approved as no NOC has been issued for any component of proposed scheme. Thus, the whole project has been analyzed as one scheme for the purpose of land use allocation but the same is being approved as Phase-I & II to differentiate the new area from the area previously approved by CDA.
- iii) Land not owned by the Society shown in pink hatching with black boundary has been excluded from the scheme and it is not a part of the approved layout plan.
- iv) The amendment/adjustment plan is to be submitted in respect of small pieces of land, presently not owned by the Society but falling within the layout of the Scheme, within three (03) months from the issue of this letter along with title of these small pieces of land transferred in the name of the Society.
- v) The layout of the proposed apartments is not agreed to as it does not conform to the planning standards. Therefore, detail planning of the area (approximately 40 kanals) earmarked for apartments in the layout plan of the scheme will be submitted to CDA for its approval, as part of the overall scheme.
- vi) A piece of land not owned by the Society is coming in the center of the Green Area planned on the north of and adjoining to the Jinnah Commercial Center. This piece of land would be purchased by the Society and made part of the Green Area.

- vii) The development of the scheme will be taken up only on the land owned and possessed by the society, 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.
- viii) While planning the site for apartments/flats height restrictions of the Civil Aviation Authority (CAA) will be adhered to. The Society would obtain necessary approval/NOC from the concerned Agency/Organization, accordingly.
- ix) The land not owned by the society and falling within the layout of the scheme would neither be encroached nor be planned until it is transferred in the name of the Society. The access to these not owned land pockets will not be blocked.
- x) Submission of relevant sets of drawings including layout plan, layout plan superimposed on Khasra and Survey plans.

2. The examination of revenue papers including Fards, NEC and certified Aks Shajra duly certified by Revenue Deptt, reveals that some small pieces of land, falling within the layout plan are still not owned by the Society and are shown distinctively in the khasra plan and layout plan of the scheme. The layout plan approval has been processed on land owned and possessed by FECHS only. Land measuring (2548.0 Kanals) proposed for the Jinnah Garden-I (Phase-I and II) is shown, contiguously & in compact form, as owned & possessed by M/s FECHS.

i) Following Khasra numbers are **fully owned** by the sponsors and these have been fully included in the Aks shajra:

a) **Mouza Sihala, Tehsil and District Islamabad**

1, 4, 5, 7, 8, 9, 10, 12, 21, 26, 31, 609, 610, 613, 614, 615, 617, 619, 620, 621, 622, 623, 624, 625/2, 5406/678, 687, 703, 711, 712, 714, 715, 716, 718, 721, 722, 724, 726.

b) **Mouza Gagri, Tehsil and District Islamabad**

488, 490, 491, 494, 496, 497, 498, 506, 507, 517, 519, 520, 521, 522, 523, 524, 534, 541, 624/2, 632, 633, 634, 636, 639, 642, 643, 646, 649, 651, 652, 659, 660, 661, 662.

ii) Following Khasra numbers are **partially owned** by the sponsors and these have been partially included in the Aks shajra:

a) **Mouza Sihala, Tehsil and District Islamabad**

2, 3, 6, 11, 13, 14, 15, 16, 17, 18, 19, 20, 22, 23, 24, 25, 27, 28, 29, 30, 32, 35, 36, 37, 38, 39, 45, 46, 605, 606, 607/2, 608, 611, 612, 616, 618, 626/2, 627/2, 5399/679, 5390/679, 684, 685, 686, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 704, 5400/705, 707, 713, 717, 719, 720, 723, 725, 727, 728, 729, 730, 731, 732, 733, 736, 738, 743, 5396/771, 5306/772, 5402/706, 5395/769.

b) **Mouza Gagri, Tehsil and District Islamabad**

383, 384, 385, 386, 387, 388, 390, 391, 400, 401, 402, 404, 440, 489, 492, 495, 499, 500, 501, 502, 503, 504, 508, 509, 510, 512, 513, 514, 515, 516, 518, 525, 526, 527, 528, 529, 530, 531, 532, 533, 535, 536, 537, 538, 539, 540, 542, 544.

545, 546, 615/2, 616/2, 619, 621/2/2, 622, 623/2, 625, 626/2, 627, 628, 629, 630, 631, 635, 637, 638, 640, 641, 644, 645, 647, 648, 653, 654, 655, 656, 657, 658, 663.

c) **Mouza Lohi-Bher, Tehsil and District Islamabad**

818, 882, 951, 961, 962, 964, 966, 967, 969, 970, 972, 973, 974, 975, 976, 977, 980, 2143/982, 2144/982, 1005, 1006, 1007, 1008, 1009.

3. A copy of the approved layout plan duly signed is enclosed. Detailed land use analysis and schedule of plots in the approved layout plan is as under:

a) **LAND USE ANALYSIS**

Sr. No.	LAND USE	AREA IN KANALS	LANDUSE PERCENTAGE IN THE LOP	LANDUSE %AGE AS PER MODALITIES & PROCEDURES
1	Residential	1105.90	43.40	55 (Max)
2	Commercial/Parking	127.00	4.98	5 (Max)
3	Public Buildings	102.40	4.02	4 (Min)
4	Park/Green	220.00	8.63	8 (Min)
5	Graveyard	57.40	2.25	2 (Min)
6	Roads/Streets	935.60	36.72	26 (Min)
7	Total Area	2548.30	100.00	

b) **SCHEDULE OF RESIDENTIAL PLOTS**

Sr. No.	PLOT SIZE	NUMBER OF PLOTS
1.	50' X 90'	129
2.	40' X 80'	396
3.	30' X 60'	1453
4.	35' X 72'	267
5.	55' X 65'	18
6.	43' X 52'	08
7.	Odd Size	135
	Total Plots	2397

4. As provided in sub para (ii) of para-7 of Modalities & Procedures, you are required to complete the following formalities, towards fulfillment of requirements for grant of NOC for development of the scheme:

- Submit within 10 days 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 of this letter as per the specimen available 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.
- d) **Transfer to the Authority**, free of charge, the land for open spaces/parks, graveyard, utilities and public buildings 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 the Modalities & Procedures.
- e) A **public notice** shall be published in the National Dailies on the expense of 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.
- f) A **public notice** shall be published in the National Dailies at the expense of sponsors **exhibiting the approved layout plan of Jinnah Garden-I (Phase-I and II) Zone-V, Islamabad** along with land use analysis and schedule of plots.
- g) 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.
- h) The provision of the **water supply and solid waste management** in the scheme area will be the responsibility of the sponsor of the scheme.
- i) Submit **Environmental clearance** for the scheme area from Pakistan Environmental Protection Agency (Pak EPA), Islamabad.

5. You are advised to comply with the above mentioned conditions within stipulated timeframe so as to enable the Authority to proceed further as per paragraph-9 of the Modalities & Procedures.

Encl: as above

Copy to:

- 1) Director General (Planning), CDA.
- 2) Circle Registrar, Cooperative Societies Deptt, ICT Islamabad.
- 3) Director Enforcement, CDA.
- 4) PS to Chairman, CDA.
- 5) PS to Member P&D, CDA.
- 6) Master File.

*for necessary
action please
4/4/14*

MBZ22
(AYUB TARIQ)
Director Housing Societies

Director Housing Societies