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CAPITAL DEVELOPMENT AUTHORITY

PLANNING WING

(Directorate of Housing Societies)



No. CDA/PLW-HS(127)/2022/1058

Islamabad, August 28, 2023

To

Engineer Muhammad Saleem
Dy. Chief Executive officer
Bahria Town Private Limited
Islamabad

Subject: **APPROVAL OF LAYOUT PLAN OF COMMERCIAL SCHEME
NAMEDLY "BAHRIA PARADISE COMMERCIAL SCHEME -IV, ZONE
- V, ISLAMABAD SPONSORED BY M/S BAHRIA TOWN PRIVATE
LIMITED.**

Ref: This office letter no.CDA/PLW/HS-(127)/Com/2020/Vol-I/421.
Dated August 17,2022 regarding the subject matter.

I am directed to inform that your request for the approval of Layout plan of commercial scheme sponsored by M/s Bahria Town Private Limited titled as **Bahria Paradise commercial Scheme-IV** in Zone-V, Islamabad, situated in Mouza Kotha Kalan on total land measuring 243.34 kanals has been approved by the competent Authority in light of provisions of Gazette Notification vide SRO 886 (1) 2023 dated 07.07.2023. The approved land use analysis and schedule of commercial plots is as under:

(Land Use Analysis)

Sr. No	Land Use	Area in Kanals	Percentage	Standard % CDA
1	Commercial	104.66	43.01%	Not more than 55 %
2	Public Amenities	50.77	20.86%	Not less than 20%
3	Road and Parking	87.9	36.13%	
Total		243.34	100	

(Schedule of Plots)

Sr. No	Plot. No	Type of plot	Size	Street/Road	Remarks
1	09	Commercial	30' x 80'	St-06	
2	10	Commercial	As per scale	St-06	
3	12	Commercial	30' x 80'	St-06	

4	13	Commercial	30' x 80'	St-06	
5	14	Commercial	30' x 80'	St-06	
6	15	Commercial	30' x 80'	St-06-A/08	
7	16	Commercial	30' x 80'	St-06-A/08	
8	17	Commercial	30' x 80'	St-06-A/08	
9	18	Commercial	30' x 80'	St-06-A/08	
10	19	Commercial	30' x 80'	St-06-A/08	
11	20	Commercial	As per scale	St-06-A/08	
12	23	Commercial	As per scale	St-08	
13	27-A	Commercial	8.73 K	St-08	
14	29-A	Commercial	8.46 K	St-09/10	
15	29-B	Commercial	0.59 K	St-10	
16	30	Commercial	30' x 80'	St-06-A/08	
17	31	Commercial	30' x 80'	St-06-A/08	
18	32	Commercial	As per scale	St-06-A/08	
19	34	Commercial	30' x 80'	St-06-A/08	
20	35	Commercial	30' x 80'	St-06-A/08	
21	36	Commercial	30' x 80'	St-07/08	
22	37	Commercial	30' x 80'	St-07/08	
23	38	Commercial	As per scale	St-07/08	
24	40	Commercial	30' x 80'	St-07/08	
25	41	Commercial	30' x 80'	St-07/08	
26	42	Commercial	30' x 80'	St-07/08	
27	43	Commercial	6.52 k	St-01/6-A	
28	59	Commercial	30' x 80'	St-03/08	
29	60	Commercial	30' x 80'	St-03/08	
30	61	Commercial	30' x 80'	St-03/08	
31	62	Commercial	30' x 80'	St-03/08	
32	63	Commercial	As per scale	St-03/08	

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33	65	Commercial	As per scale	St-03/08	
34	67	Commercial	As per scale	St-03/08	
35	69	Commercial	30' x 80'	St-03/08	
36	70	Commercial	30' x 80'	St-08/Cornice Road	
37	71	Commercial	As per scale	St-05/Cornice Road	
38	73	Commercial	As per scale	St-05/Cornice Road	
39	75	Commercial	30' x 80'	St-05/Cornice Road	
40	76	Commercial	30' x 80'	St-05/Cornice Road	
41	77	Commercial	As per scale	St-05/Cornice Road	
42	84	Commercial	As per scale	St-02	
43	89	Commercial	As per scale	St-02	
44	92	Commercial	As per scale	St-02	
45	95	Commercial	30' x 80'	St-02	
46	99	Commercial	6.96 K	St-04/05	
47	114	Commercial	30' x 80'	St-04	
48	115	Commercial	30' x 80'	St-04	
49	116	Commercial	30' x 80'	St-04	
50	117	Commercial	As per scale	St-04	
51	121	Commercial	As per scale	St-04	
52	123	Commercial	As per scale	St-04	
53	153	Commercial	30' x 70'	St-11	
54	154	Commercial	30' x 70'	St-11	
55	155	Commercial	30' x 70'	St-11	
56	166	Commercial	As per scale	St-13	
57	168	Commercial	30' x 70'	St-13	
58	169	Commercial	30' x 70'	St-13	

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59	170	Commercial	As per scale	St-08-A	
60	172	Commercial	30' x 80'	St-08-A	
61	173	Commercial	30' x 80'	St-08-A	
62	174	Commercial	30' x 80'	St-08-A	
63	175	Commercial	30' x 80'	St-08-A	
64	176	Commercial	30' x 80'	St-08-A	
65	177	Commercial	30' x 80'	St-08-A	
66	178	Commercial	30' x 80'	St-08-A	
67	179	Commercial	30' x 80'	St-08-A	
68	180	Commercial	30' x 80'	St-08-A	
69	181	Commercial	30' x 80'	St-08-A	
70	182	Commercial	As per scale	St-08-A	
71	186	Commercial	30' x 80'	Cornice Road	
72	187	Commercial	30' x 80'	Cornice Road	
73	188	Commercial	As per scale	Cornice Road	
74	191	Commercial	30' x 70'	Cornice Road	
75	192	Commercial	30' x 70'	Cornice Road	
76	193	Commercial	As per scale	Cornice Road	
77	194-a	Commercial	30' x 60'	Cornice Road	
78	194-b	Commercial	30' x 60'	Cornice Road	
79	194-c	Commercial	30' x 60'	Cornice Road	
80	194-d	Commercial	30' x 60'	Cornice Road	
81	194-e	Commercial	30' x 60'	Cornice Road	
82	194-f	Commercial	30' x 60'	Cornice Road	
83	194-g	Commercial	30' x 60'	Cornice Road	
84	194-h	Commercial	30' x 60'	Cornice Road	
85	194-i	Commercial	30' x 60'	Cornice Road	
86	194-j	Commercial	30' x 60'	Cornice Road	
87	194-k	Commercial	30' x 60'	Cornice Road	
88	194-l	Commercial	30' x 60'	Cornice Road	

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89	195	Commercial	40' x 70'	Circulation/Cornice Road	
90	195-a	Commercial	40' x 70'	Circulation/Cornice Road	
91	196	Commercial	As per scale	Circulation/Cornice Road	
92	198	Commercial	As per scale	Circulation/Cornice Road	
93	200	Commercial	As per scale	Circulation/Cornice Road	
94	202	Commercial	40' x 70'	Circulation/Cornice Road	
95	205	Commercial	As per scale	Circulation/Cornice Road	
96	208	Commercial	40' x 70'	Circulation/Cornice Road	
97	209	Commercial	40' x 70'	Circulation/Cornice Road	
98	210	Commercial	As per scale	Circulation/Cornice Road	
99	215	Commercial	40' x 70'	Circulation/Cornice Road	
100	216	Commercial	40' x 70'	Circulation/Cornice Road	
101	217	Commercial	40' x 70'	Circulation/Cornice Road	
102	218	Commercial	40' x 70'	Circulation/Cornice Road	
103	219	Commercial	40' x 70'	Circulation/Cornice Road	
104	220	Commercial	40' x 70'	Circulation/Cornice Road	
105	221	Commercial	40' x 70'	Circulation/Cornice Road	
106	222	Commercial	40' x 70'	Circulation/Cornice Road	
107	223	Commercial	As per scale	Circulation/Cornice Road	
108	226	Commercial	40' x 70'	Circulation/Cornice Road	

2. As Provided in S.R.O 886(I)/2023 Dated 7th July 2023 , you are required to complete the following formalities, towards fulfillment of requirements for issuance 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.
- Commercialization charges amounting to Rs. 7500 per sq yds of the saleable area (as per the actual size of the plot) to be deposited in shape of Bank Draft / Pay Order in favour of DDO (Planning), CDA
- Warranting the development of infrastructure, the sponsor shall Mortgage of 20% saleable commercial areas or Bank Guarantee/ Insurance Guarantee from AA rating company of 5% of the cost of project as already decided by the Board decision dated 05-08-2020.

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- d) Transferring all the land under roads and public amenities in the name of CDA as per the specimen laid out in Revised Modalities and Procedures (2020) framed under ICT Zoning Regulations, 1992 (as amended) for development of Private Housing/Farm Housing Schemes in Zones 2, 4 & 5 of Islamabad Capital Territory Zoning Plan
- e) Dedicating 2 fully equipped vehicle for fire and emergency services
- f) Submission of Building Plan in the Building Control Directorate, for all the projects in accordance with the Building Control Regulations 2020.
- g) The FAR will be 1:6 as per the approved commercial scheme parameters vide SRO 886 (1) 2023 dated 7th July 2023
- h) 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.
- i) 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;
- j) 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;
- k) 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.
- l) 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.
- m) 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.
- n) Sponsor shall not undertake any sort of marketing activity and sale and purchase of properties before obtaining No Objection Certificate (NOC) from the Authority.
- o) Sponsor is liable to submit any outstanding fees/penalties/dues as per relevant rules and regulations of the Authority.

3. You are advised to comply with the above-mentioned conditions within stipulated period so as to enable the Authority to take further action towards, issuance of N.O.C.



4. This layout plan is being approved on the land certified by Naib Tehsildar, Islamabad as owned & possessed by "M/s. Bahria Town Private Limited" and is in the form of a contiguous piece of land.

5. This issues with the approval of Member (P&D), CDA

Encl: (Approved copy of Layout Plan)

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(SHAOOR AHMED)

Town Planner (Housing Societies)

Copy to:

1. DDG (Planning), CDA
2. Director Building Control-South, CDA
3. Director (Enforcement), CDA
4. Director (IT), CDA
(with request to upload the approved layout plan on CDA's website)
5. Joint Registrar of Companies,
Security & Exchange Commission of Pakistan,
State life Building, 1st Floor Blue Area, Islamabad
6. General Manager, SNGPL, Sector I-9, Islamabad.
7. General Manager (Operation), Head Office IESCO, G-7, Islamabad
8. P.S. to Member (P&D), CDA
9. Master File

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Town Planner (Housing Societies)