



CAPITAL DEVELOPMENT AUTHORITY

PLANNING WING

(Directorate of Housing Societies)



No. CDA/PLW-HS(127)/2022/1057

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
NAMELY "BAHRIA PARADISE COMMERCIAL SCHEME -III, ZONE
- V, ISLAMABAD SPONSORED BY M/S BAHRIA TOWN PRIVATE
LIMITED.**

Ref: This office letter no.CDA/PLW/HS-(127)/Com/2020/Vol-I/420.
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-III** in Zone-V, Islamabad, situated in Mouza Kotha Kalan on total land measuring 226.91 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	90.88	40.05%	Not more than 55 %
2	Public Amenities	45.38	20%	Not less than 20%
3	Road and Parking	90.7	39.95%	Not less than 25%
Total		226.91	100	

(Schedule of Plots)

Sr. No.	Plot. No	Type of plot	Size	Street/Road	Remarks
1	1	Commercial	As Per Scale	Street No. 05	
2	3	Commercial	30'x80'	Street No. 05	
3	4	Commercial	As Per Scale	Street No. 05	

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4	6	Commercial	As Per Scale	Street No. 05/08	
5	22	Commercial	16.08 k	Street No. 08	
6	95-A	Commercial	1.34 k	Mall Avenue 2/ Access Road	
7	95-A-1	Commercial	3.11 K	Mall Avenue 2	
8	95-B	Commercial	5.86 K	Mall Avenue 2/ Access Road	
9	95-C	Commercial	6.17 K	Mall Avenue 2	
10	95-D	Commercial	5.35 K	Mall Avenue 2	
11	95-E	Commercial	4.78 K	Mall Avenue 2 / Mall Avenue	
12	95-F	Commercial	5.38 K	Cornice Road / Mall Avenue	
13	95-G	Commercial	6.42 K	Cornice Road	
14	95-H	Commercial	12.48 K	Cornice Road/ Access Road	
15	95-J	Commercial	4.68 K	Mall Avenue 2	
16	95-K	Commercial	4.16 K	Mall Avenue 2	
17	95-L	Commercial	4.07 K	Mall Avenue 2	
18	95-M	Green	3.88 K	Mall Avenue 2	
19	95-N	Green	4.95 K	Mall Avenue 2 / Mall Avenue	
20	195-b	Commercial	40'x60'	Circulation Strip 01/Cornice Road	
21	195-c	Commercial	40'x60'	Circulation Strip 01/Cornice Road	
22	195-d	Commercial	40'x60'	Circulation Strip 01/Cornice Road	
23	195-e	Commercial	40'x60'	Circulation Strip 01/Cornice Road	
24	195-f	Commercial	40'x60'	Circulation Strip 01/Cornice Road	
25	195-g	Commercial	40'x60'	Circulation Strip 01/Cornice Road	

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26	195-h	Commercial	40'x60'	Circulation Strip 01/Cornice Road	
27	195-i	Commercial	40'x60'	Circulation Strip 01/Cornice Road	
28	195-j	Commercial	40'x50'	Circulation Strip 01/Cornice Road	
29	195-k	Commercial	40'x50'	Circulation Strip 01/Cornice Road	
30	195-l	Commercial	40'x50'	Circulation Strip 01/Cornice Road	
31	195-m	Commercial	40'x50'	Circulation Strip 01/Cornice Road	
32	195-n	Commercial	40'x50'	Circulation Strip 01/Cornice Road	
33	195-o	Commercial	40'x50'	Circulation Strip 01/Cornice Road	
34	195-p	Commercial	40'x50'	Circulation Strip 01/Cornice Road	
35	195-q	Commercial	40'x50'	Circulation Strip 01/Cornice Road	
36	195-r	Commercial	40'x50'	Circulation Strip 01/Cornice Road	
37	195-s	Commercial	40'x50'	Circulation Strip 01/Cornice Road	
38	195-t	Commercial	40'x50'	Circulation Strip 01/Cornice Road	
39	195-u	Commercial	40'x50'	Circulation Strip 01/Cornice Road	
40	195-v	Commercial	40'x40'	Circulation Strip 02/Ancillary Avenue	
41	195-w	Commercial	40'x40'	Circulation Strip 02/ Ancillary Avenue	
42	195-x	Commercial	40'x40'	Circulation Strip 02/ Ancillary Avenue	
43	195-y	Commercial	40'x40'	Circulation Strip 02/ Ancillary Avenue	

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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: -

- a) 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.
- b) 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
- c) 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.
- 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.

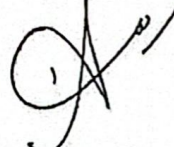
3. You are advised to comply with the above-mentioned conditions within stipulated period so as to enable the Authority to take further action towards, issuance of N.O.C.

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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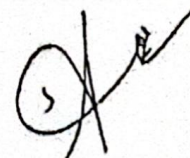


(SHAOOR AHMED)
Town Planner (Housing Societies)

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 ISECO, G-7, Islamabad
8. P.S. to Member (P&D), CDA
9. Master File

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Town Planner (Housing Societies)