



**CAPITAL DEVELOPMENT AUTHORITY  
PLANNING WING  
Directorate of Housing Societies**



No. CDA/PLW/HS(862)/2024/21

Islamabad, January 23<sup>rd</sup>, 2025

**The Secretary,**

M/s FECHS,

Main Commercial, Street No. 09, Society Plaza, Near Post Office,  
Korang Town, Islamabad

**Subject:- SHORTCOMINGS IN SUBMISSION OF REQUISITE DOCUMENTS  
REGARDING APPROVAL OF REVISED & EXTENDED COMBINED  
LAYOUT PLAN OF JINNAH GARDEN (PHASE-I & EXTENSION), OVER  
AN AREA MEASURING 6,757 KANALS, ZONE-5, ISLAMABAD**

- Ref:-**
- Please refer to your Office letter No. FECHS/LOP/JG-I/2453/929, dated 31-7-2024.
  - This office letter No. CDA/PLW/HS(862)/2024/418 & 474, dated 08-11-2024 & 11-12-2024.
  - Your Office letter No. FECHS/CDA/PLW/JG-I/COMBINE-LOP/2024, dated 18-12-2024
  - This office letter No. CDA/PLW/HS(862)/2024/15, dated 14-1-2025, regarding the subject matter.

It is informed that that, vide above referred letter dated **18-12-2024**, this office received the request for Approval of Revised & Extended Combined Layout Plan of Jinnah Garden (Phase-I & Extension), over an area measuring 6,757 Kanals, in Zone-5, Islamabad.

2. This Office, vide letter dated 14-01-2025, advised you to deposit the Non-Refundable Scrutiny Fee @ Rs.4,000/- per Kanal, amounting to **Rs.27.028 Million** in the form of Pay Order in the name of DDO (Planning), CDA. But you have deposited Pay Orde of **Rs. 9.528 Million** only, on **22-01-2025**. So, Scrutiny Fee **Rs.17.50 Million**, are still Outstanding.

3. Further, as per the **Clause 8-B** of the "Regulation for Planning and Development of Private Housing/Farm Housing, Apartments/ Commercial Schemes/Projects in Zones-2, 4 & 5 of Islamabad Capital Territory, 2023, framed Under ICT Zoning Regulation, 1992", Gazette Notified vide No. S.R.O 886(I)/2023, dated 07-7-2023, **Land Documents required, and Submission Status** is as under:

**LAND DOCUMENTS [In Original]**

Sr. No.	Documents	Submission Status
i.	Fresh copies of Register Haqdarane-Zameen (Fard) attested by Tehsildar ICT.	Not Submitted
ii.	Aks Shajra/ Khasra Plan, showing clear boundaries of the scheme/project, certified by Tehsildar; certifying the true possession of land owned by the sponsors that, "the land measuring in Mouza——, District Islamabad shown in --- color boundary is owned and possessed by the ————— and is one contiguous piece"	Not Submitted
iii.	Non-Encumbrance Certificate (NEC) from Tehsildar/Registrar/Sub-registrar/Naib Tehsildar	Not Submitted

iv.	Khasra Gardawary for <b>Shamlati Land</b> attested by Gardawar/ Qanoongo/ Naib-Tehsildar	Not Submitted
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4. As per Clause 8-c of the Regulations, *ibid*, the Planning Documents required, and Submission Status, is as under:

#### **PLANNING DOCUMENTS**

**[Duly Signed & Stamped by the Town Planner, duly Registered with PCATP Enlisted in CDA and the Sponsors/Owners]**

Sr. No.	Documents	Submission Status	Remarks
i.	Three copies of the site plan showing location of the scheme at a scale of 1:10,000 with reference to its surrounding areas (within a radius of ½ Km all around) and the land use plan of the zone in which it falls.	Not Submitted	-
ii.	Three copies of survey plan of the site drawn to a scale of not more than 1:1200 showing Khasra numbers, the spot level and physical features such as high-tension lines, water channels, etc. Contours with 0.5 meters or 2 feet interval shall be indicated on the plan.	Not Submitted	-
iii.	Three copies of Layout Plan drawn to a Scale of not more than 1:1,200 showing the Sub-division of land into Plots, and allocation of land for various uses in accordance with the Planning Standards laid down by CDA in these Regulations or any other law for the time being enforced.	Submitted	Pending for Want of Submission & Clearance of Land Documents
iv.	Layout Plan should be prepared and signed by a PCATP Registered Town Planner or Town Planner of a Consulting Firm Registered with PCATP in Town Planning Category enlisted with CDA	Mr. M. Khalid, (PCATP No. P-0305)	CDA Enlistment Needs Renewal
v.	Aks Shajra of the Scheme Superimposed on Contour Plan.	Not Submitted	-
vi.	KMZ File showing Co-ordinates and Location of the Scheme/Project on the ICT Zoning Plan, highlighting the Zone/Sub-Zone	Not Submitted	-
vii.	Layout Plan Concept Report (Total Area of the Scheme, Location, existing topographic features, source of water, Planning Standards, proposed schedule of plots, proposed population, Rainwater harvesting plan for scheme, Traffic Impact Assessment, Emergency & Disaster Management & Solid Waste Management Plan, Sewage Disposal Plan, etc. Without these documents no scheme shall be proceeded for its approval.	Submitted	Pending for Want of Submission & Clearance of Land Documents
viii.	Water Resistivity Survey Report duly prepared by Geological Expert/Firm showing availability of Underground Water sufficient to cater for future needs of the scheme.	Not Submitted	-
ix.	Flood Study Report, if the proposed scheme falls within 500 Meters of Main Water Stream, The Report must be duly prepared by Hydrological Expert/Firm and 3 <sup>rd</sup> Party Vetted by Hydrological Expert, Registered with PEC and Enlisted in CDA	Not Submitted	-
x.	The Town Planner of the Scheme/Project shall provide a Certificate, on Stamp Paper of Rs.100/-, that Layout Plan has been prepared strictly in accordance with the provisions of this Regulation and all the calculations of this LOP are correct. The specimen of Certificate is given at <b>Annex-M</b> .	Not Submitted	-

5. M/s FECHS has to pay CDA, an amount of **Rs.19.281 Million** on Account of Fee/Fine/Penalties (calculated up to 31-12-2013). As per record, the Management of Society has not deposited said Dues/Charges/Penalties.

6. In the light of the position explained above, this Office cannot proceed further for Scrutiny of the Proposed Layout Plan, as aforementioned. You are, therefore advised, in your own interest, to submit the above-mentioned requisites Documents/Plans/Fee, within 15 days of the issuance of this letter. In case of Failure to do so, the Subject Request shall not be processed further and will be taken as **Disposed Of**.

  
(IJAZ AHAMD SHEIKH)  
Director Housing Societies

Copy to:-

1. Member (Planning), CDA
2. Deputy Commissioner, ICT/Registrar Co-operatives, Islamabad.
3. The Secretary,  
Cooperative Department, ICT,  
Mauve area, G-11/4, Islamabad.
4. DG (Resource), CDA
5. DG (Urban Planning), CDA
6. DG (Building & Housing Control), CDA
7. Director Staff to Chairman, CDA
8. Circle Registrar, Co-operative Societies, ICT, Islamabad
9. P. S. to Member (Estate), CDA
10. Master File

  
(ARSLAN ABBAS)  
Town Planner (HS-II)