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CAPITAL DEVELOPMENT AUTHORITY
PLANNING WING
(Housing Societies Directorate)

NO.CDA/PLW/HS(213)/2011/Vol-VI/ 720 Islamabad, 14 Oct, 2020

President,
M/s. Services Cooperative Housing Society,
Office No.1, First Floor Blue Area,
Islamabad.

Subject:- **APPROVAL OF REVISED/EXTENDED/AS BUILT LAYOUT PLAN OF CAPITAL ENCLAVE HOUSING SCHEME SPONSORED BY M/S SERVICES COOPERATIVE HOUSING SOCIETY, MEASURING 771.51 KANALS, FALLING IN MOUZA LOHI BHER, ZONE-5, ISLAMABAD.**

Ref:
i- Your application dated 09-04-2020 regarding subject matter.
ii- Public Notice published in 06 (Six) national dailies on 23-04-2020.
iii. Presentation on the proposed project convened in CDA Conference Room dated 13-07-2020.
iv- Clause 8 of S.R.O. 64(I)/2020.

Revised/extended/as built Layout Plan of Capital Enclave housing scheme sponsored by M/s Services Cooperative Housing Society over an area measuring 771.51 Kanals, falling in Mouza Lohi Bher, located at Islamabad Expressway has been examined in the Authority and acceded to. The land falls in Khasra Nos. 67/1, 2342/104, 2341/104, 144, 2112/635, 2111/635, 472, 618, 619, 664, 669, 671, 2118/671, 2119/671, 668/1, 672 to 679, 681, 682, 812, 813, 855, 856, 859, 860, 861, 862, 863, 865, 866, 870, 871, 873, 888, 893, 924, 939, 948, 952, 955, 956, 957, 960, 963, 969, 968,970, 971, 978, 940, 947, 842, 845, 846, 857, 858, 864, 868, 869, 877, 878, 879, 880, 881, 949, 973, 974, 975, 976, 977, 2368/818, 2369/818, 2370/818, 867, 882, 885, 951, 972, 950, 945, 917, 919, 928, 990, 962, 964, 980, 2135/905, 2023/543, 2093/942, 2133/903, 2099/552, 959, 2090/552, 2134/903, 2126/903, 2191/543, 2032/903, 915, 526, 2143/982, 2144/982, 998, 999, 891, 892, 938, 1000, 2131/902, 920, 574, 426, 544, 912, 929, 994, 1179, 527, 553, 890, 2130/902, 906, 910, 986, 583, 958, 959, 961, 966, 967, 911, 847, 851, 2271/852, 2372/852, 853, 854, 658, 660, 252, 2215/537, 2088/538, 612, 509, 2214/537, 2087/538, 661, 236, 255, 937, 936, 581, 2048/213, 2049/213, 2041/213, 581, 2047/213, 2050/213, 2046/213, 2045/213, 935, 191, 475, 485, 239, 234, 367, 2108/609, 2109/609, 242, 643,402, 3037/197, 193, 241, 403, 640, 366, 198, 456, 217, 240, 639, 507, 2036/197, 1175, 230, 595, 192, 2107/609, 809,848, 849, 850, 874, 875, 876, 953, 1025, 1027 and 1029 in Mouza Lohi Bher, Zone-5, Islamabad.

Land use analysis and schedule of residential and commercial plots is as under:-

LANDUSE ANALYSIS

S. No.	Land use	Area (Kanals)	%age
1.	Residential	293.46	38.04
2.	Apartments	23.94	3.10
3.	Commercial	32.24	4.18
4.	Public Buildings	38.63	5.01
5.	Open Space/Park/Playground, etc.	79.44	10.30
6.	Graveyard	15.44	2.00
7.	Roads	288.36	37.37
Total		**771.51**	**100.00**
Un-acquired Pockets		**46.20**	
Grand Total		**817.71**	

SCHEDULE OF RESIDENTIAL PLOTS

S. No.	Category	Blocks			Odd Plots	Total
		A	B	C		
1.	50' x 90'	-	-	66	08	74
2.	40' x 80'	-	103	51	17	171
3.	60' x 86'	-	-	05	10	15
4.	35' x 70'	110	-	-	04	114
5.	35' x 70' (Without Access)	11	-	-	-	11
6.	30' x 60'	23	-	-	-	23
7.	30' x 50'	-	12	-	-	12
8.	20' x 50'	-	03	-	-	03
9.	23' x 50'	-	-	06	-	06
10.	25' x 50'	27	54	39	03	123
11.	25' x 50' (Without Access)	07	-	-	-	07
12.	25' x 40'	-	-	22	-	22
13.	23' x 40'	-	-	42	14	56
14.	30' x 40'	-	01	-	-	01
15.	30' x 35'	-	01	-	-	01
Total		**178**	**174**	**231**	**56**	**639**

SCHEDULE OF COMMERCIAL PLOTS

S. No.	Category	Blocks			Total
		A	B	C	
1.	666 Sq. Yds.	01	-	-	01
2.	45'x 62'	01	-	-	01
3.	30' x 50'	68	-	-	68
4.	30' x 40'	08	-	-	08
5.	30' x 35'	02	-	-	02
6.	30' x 30'	-	-	59	59
Total		**80**	**-**	**59**	**139**

3. The proposed revised/extended/as built Layout Plan of Capital Enclave submitted by the sponsors is in accordance with the planning standards as per Clause 5 of S.R.O. 64(I)/2020.

4. It is hereby informed that following formalities are required to be completed as per Clause 8 (iii) and Clause 9 of S.R.O. 64(I)/2020 for obtaining 'No Objection Certificate (NOC) of the scheme:-

a) Execute in the form, attached as **Annexure "A"**, an undertaking regarding acceptance of the conditions relating to planning, designing and implementation of the scheme;

b) Deposit the entire development cost of the scheme with the Authority. The amount of development cost shall be assessed by the Authority; on the basis of prevailing cost of development. The amount shall be deposited **within 45 days** of the clearance of detailed layout plan of the scheme;

c) In case you do not feel inclined to deposit the development cost of the scheme, mortgage 20% of the saleable area in the detailed Layout Plan with the Authority as a 'Guarantee' for completing development works/services **within 03 years**. The mortgage deed shall be executed by the sponsor in the form attached as **Annexure "B"**, and be got registered with the Registrar Islamabad, **within 45 days** after clearance of detailed layout plan of the scheme;

d) Also transfer to the Authority in the form annexed as **Annexure "C"**, and free of charge, the land reserved for open spaces/parks, graveyard, only 1% of the scheme area reserved for public buildings, and land under right of way of roads, etc. in the scheme**, within 45 days** of the clearance of the detailed layout plan of the scheme. Plots under masajid, solid waste collection point and STP will not be part of 1% public building area for the purpose of transfer.

e) A Public Notice, as per specimen attached as **Annexure "H"**, shall be published in the press, at the expense of the sponsors, regarding the mortgage of plots under the saleable area with the Authority by the sponsors **within 05 days** after mortgage deed has been executed between CDA and the sponsors.

f) Submit Engineering Designs as provided in Clause 12 of the "Revised Modalities & Procedures (2020)" for approval of the Authority **within 03 months** with effect from the date of issuance of this letter.

g) 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.**

h) Sponsor shall not undertake any sort of marketing activity and sale and purchase of properties before obtaining No Objection Certificate (NOC) from the Authority;

i) Sponsors shall not undertake development works at the site before the issuance of NOC by the Authority.

j) Sponsor shall submit outstanding dues/fees/penalties as per relevant rules and regulations in the Authority.

5. You are advised to comply with the above mentioned conditions within stipulated period so as to enable the authority to take further action towards Clause 10 of "Revised Modalities & Procedures (2020)" i.e. issuance of No Objection Certificate (NOC) in respect of 'Capital Enclave' housing scheme.

6. This issues with the approval of Member (Planning & Design), CDA.

Encl: A copy of approved Layout Plan is attached.

o/c

(AZAM ALI)
Town Planner (HS)

Copy to:-

1. Director (Housing Societies), CDA.
2. Director (TE & TP), CDA.
3. Director Roads (South), CDA.
4. Director Building Control-II, CDA.
5. Director (DMA), MCI.
6. Director Enforcement, CDA.
7. Director (I.T), CDA.
8. Registrar Cooperatives,
   Mauve Area, Sector G-11/4, Islamabad
9. Circle Registrar Cooperatives, ICT.
   F-8 Markaz, Sector F-8, Islamabad.
10. P.S to Member (P&D), CDA.
11. Master File.

o/c

Town Planner (HS)