

CAPITAL DEVELOPMENT AUTHORITY
(PLANNING WING)
(Directorate of Housing Societies)

No. CDA/PLW/HS(RP)2(875)/2005/ 71

Islamabad, Feb 23, 2009.

Mr. Raja Muhammad Kamal,
President,
Senate (Sectt) Employees Cooperative Housing Society (Regd),
Flat No. 18 & 20, 2nd Floor, Twin City Plaza
I-8 Markaz,
Islamabad.

SUBJECT: LAYOUT PLAN APPROVAL OF SENATE AVENUE HOUSING SCHEME, ZONE-V, ISLAMABAD.

- Reference:
- i- Meeting of the Sub Committee of Standing Committee on Law, Justice Human Rights & Parliamentarians Enclave held on Feb 10 & Feb 20, 2009 in Parliament House Islamabad.
 - ii- Public Notice advertised in national dailies, regarding land owned & possessed by SSECHS for Senate Avenue Housing Scheme.
 - iii- Letter No. 1(12)09 dated 21-02-2009, by President SSECHS.
 - iv- Aks Shajra of the scheme duly certified by NaibTehsildar, Islamabad furnished by SSECHS on 21-02-2009.
 - v- Previous layout plan approval of the scheme over an area measuring 405.5 kanals issued in June 2007.

2. I am directed to inform that the Layout Plan of **Senate Avenue** Housing Scheme over an area measuring 679 kanals and 18 Marlas, located in Zone-V, Islamabad has been cleared by the authority. According to Fards of the proposed land the land proposed for the Layout Plan of the scheme owned by SSECHS in Mouza Herdogeher, Zone-V, Islamabad is detailed as under:

Khewat No.	No Khasra	Area K-M	Khewat No.	No Khasra	Area K-M
8	319/1, 562 (qatta 02)	1-11	88	Qatta 03	27-06
22	132	4-02	89	Qatta 02	19-15
33	322	9-04	90	Qatta 05	11-04
40	376	1-10	91	Qatta 02	1-07
41	330	4-11	92	383	3-15
42	809/101, 808/101 qatta 02	163-04	95	Qatta 09	97-07
45	406, 432 (qatta 02)	4-06	97	Qatta 02	0-12
62	Qatta 07	28-19	107	Qatta 03	3-12
63	372, 395 qatta 02	08-07	132	Qatta 02	8-17
65	70/02	70-18	133	1, 21 Qatta 02	12-05
67	Qatta 02	05-08	137	Qatta 17	02-05
68	Qatta 05	29-16	137	Qatta 17	1-0
69	Qatta 02	09-04	139	137	1-15
71	49	03-17	142	6	4-17
72	Qatta 05	10-19	142	8	14-14
74	Qatta 02	10-10	142	12	6-16
75	Qatta 7	39-06	148	Qatta 03	20-10
77	Qatta 02	16-01	149	Qatta 02	10-04
81	Qatta02	5-06	167	382	0-1
82	60	2-07	168	Qatta 02	0-2
83	Qatta03	7-14	169	Qatta 07	0-2
86	375	2-0	171	Qatta 04	0-3

3. Detailed land use analysis and schedule of plots in the cleared Layout plan are as under:-

Land Use Analysis

S.No.	Land Use	Area in kanals as per previous approval June 2007	Area in Kanals as per revised Layout Plan	%age of land uses	Standard (as per CDA design criteria)
1.	Residential	203.53	364.77	53.65	55 % (max)
2.	Commercial & Parking	16.92	24.52	3.61	05 % (max)
3.	Roads/ Streets	114.37	185.14	27.23	26 %
4.	Graveyards	08.53	13.61	2.00	02 %
5.	Open/Green spaces/parks.	46.48	57.63	8.48	08 %
6.	Public buildings like School, masjid, Dispensary, Hospital, Community Centre.	28.32	34.23	5.03	04 %
Total:		406.15	679.90	100	100

Schedule of Plots

S.No	Plot size	No of plots	% age
1	500 sq yds	259	45.52
2	355.55 sq yds	48	08.44
3	272.22 sq yds	68	11.95
4	200 sq yds	194	34.09
Total		569	100

4. The development of the scheme will be taken up only to the extent of 679.90 kanals, 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.

5. While planning the site for apartments/flats height restrictions of CAA will be adhered to & necessary approvals/NOCs of the Authority will be obtained, accordingly.

6. In the light of provisions of Modalities & Procedures and references for the clearance of layout plan, you are required to complete the following formalities, towards fulfillment of requirements for issuance of NOC:-

- a) Submit an undertaking within 15 (fifteen) days from the date of issue of this letter as per specimen at Annex-"A" in the Modalities & Procedures regarding acceptance of the conditions relating to planning, designing and implementation of the scheme.

- b) 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 your request.

OR

- In case you do not feel inclined to deposit the development cost of the scheme you are required to mortgage 20% of the saleable area in the approved detail layout plan with the Authority as a guarantee for completing development works/services within the prescribed period i.e. in three years. Specimen mortgage deed is available as Annex-"B" of Modalities & Procedures. The mortgage be finalized within 45 days from the date of issue of this letter. The mortgaged deed previously registered may be cancelled or a rectification deed may be executed, accordingly.
- c) Transfer to the Authority, free of charge the land for open spaces/parks, graveyard, 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 Modalities & Procedures. Previous transfer deed may be cancelled or a rectification deed may be executed.
- d) Fards and Inteqalats of the land mortgaged and transferred to CDA will be furnished to the Authority, accordingly.
- e) A Public notice shall be published in the national dailies at your expense 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 your expense exhibiting the approved layout plan of "Senate Avenue" along with land use analysis and schedule of planned plots.
- g) Submit Engineering Design including specifications of the sewerage treatment plant, services & utilities of the scheme area 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) Environmental clearance from Pakistan Environmental Protection Agency, Pak EPA, Islamabad.

7. You are advised to comply with the above mentioned conditions within stipulated period so as to enable the Authority to proceed further w.r.t, paragraph-9 of

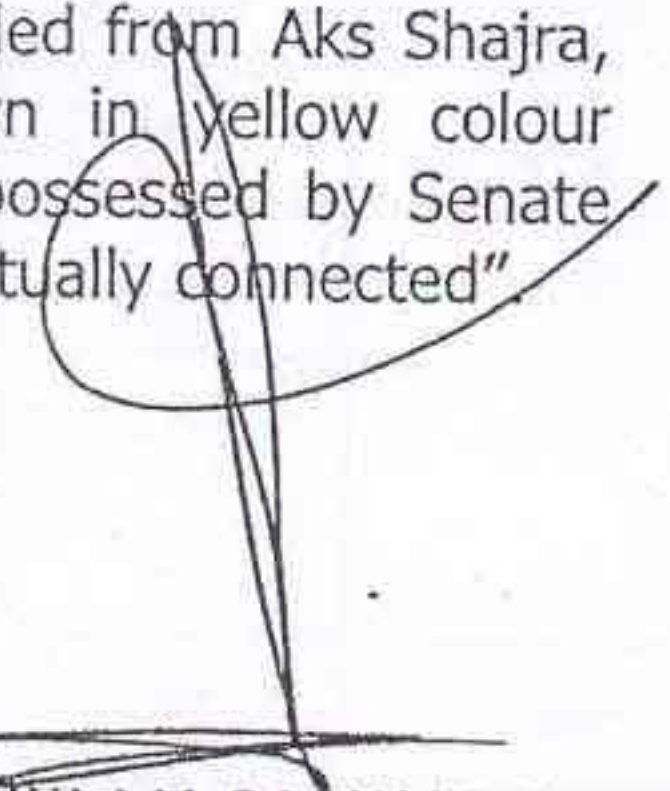
the Modalities & Procedures i.e., issuance of NOC in favor of Senate Avenue, Housing scheme, Mouza Herdogher, Zone-V, Islamabad.

8. You are advised not to carry out any development work at site before the "NOC" of the scheme is issued by CDA.

9. As per the certification of the Revenue Deptt ICT, area under Senate Avenue is mutually connected and compact/contiguous. The certification issued by Naib Tehsildar, Islamabad has been also been considered by the Authority for processing of layout plan approval/clearance:

"As per report consolidated by Halqa Gardawar dated 19-02-2009 and attested by the undersigned (on 20-02-2009) compiled from Aks Shajra, Patwari Halqa Mouza Herdogher, the area shown in yellow colour measuring 679 kanals & 18 Marlas is owned and possessed by Senate Housing Society and the said khasra numbers are mutually connected"

Encl: One approved copy of Cleared Layout plan.


(GHULAM SARWAR SANDHU)
DDG (Housing & Development Planning)

Copy to:-

1. Member (Planning & Design), CDA.
2. Member (Environment), CDA.
3. Dy. Commissioner ICT, F-8 Markaz, Islamabad.
4. Circle Registrar, Cooperative Societies Department, F-8 Markaz, Islamabad.
5. Secretary/JS; Senate Standing Committee on Law, Justice, Human Rights & Parliamentary Affairs, Parliament House, Islamabad.
6. P.S. to Chairman, CDA.
7. File No. CDA/PLW-RP-2(872)/2004.
8. File No. CDA/PLW/HS-RP2(669)94/Vol-III.
9. Master File.