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PART II

Statutory Notifications (S. R. O.)

GOVERNMENT OF PAKISTAN
CAPITAL DEVELOPMENT AUTHORITY
(Islamabad Capital Territory)

NOTIFICATION

Islamabad, the 26th June, 2023

S. R. O. 886(I)/2023.—In exercise of the Powers conferred by Section 51 of the Capital Development Authority Ordinance 1960, the Capital Development Authority has been pleased to make the following Regulation namely 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, as being expedient.

2071(1—68)

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1. **TITLE, EXTENT & COMMENCEMENT.**—This Regulations will be called “Regulation for Planning and Development of Private Housing/ Farm Housing, Apartments/Commercial Schemes/Projects in Zones-2, 4 & 5 of Islamabad Capital Territory, 2023”. This is extended to Islamabad Capital Territory (ICT), as envisaged in Capital of the Republic, Determination of Area Ordinance, 1963 and amendments made by the Competent Authority from time to time. This Regulation will commence with immediate effect.

2. **DEFINITIONS.**—For the purpose of this Regulation following definitions are applicable to the terms used. In the Regulation and in the subsidiary instructions that may be issued from time to time, frequently referred terms have the meanings as indicated. Where any term is not defined it shall have ordinary meanings or such as the context may apply.

- i. **Addition/Alteration/Revision in Building Plan:** The changes in already existing building or in approved building plan.
- ii. **Amalgamation:** The joining of two or more adjoining plots into a single plot in accordance with this Regulation.
- iii. **Amenity Plots:** These include plots for religious and educational institutions, hospitals, dispensaries, maternity homes, clinics, libraries, art-galleries, museums, clubs, theatres, community centers, public services, fire stations, research centers, police stations, gymnasiums, amusement parks, transport terminus, public parks, playing fields, open spaces, graveyards, any kind of welfare plot, etc.
- iv. **Apartment:** An independent residential unit in a building consisting of at least one bedroom, a living room, a bathroom, and a kitchenette.
- v. **Arcade:** A covered walk-way or a verandah between the shops and the road or street, parking areas, on which the shops abut, or a covered passage with arches along one or both sides.
- vi. **Authority:** Capital Development Authority (CDA), Islamabad.
- vii. **Basement:** A structure wholly or partly below natural ground level/ approach road level.
- viii. **Building Plan:** A plan showing detailed arrangements for intended building and its use to be constructed on allotted plot.
- ix. **Building Works:** Site excavation, erection or re-erection of a building or making addition/alteration to existing building.

- x. **By-laws:** The regulations approved and notified by the Authority for private Housing/Farm Housing, Apartments/Commercial Schemes/Projects in Zones-2, 4 & 5 of ICT.
- xi. **Commercial Area:** The area where plots are earmarked for shops, showrooms, markets, marts, shopping malls, departmental stores, hotels, motels, guest houses, marriage halls, wedding lawns, marquees, restaurants, cafes, tea houses, banks, insurance companies, Petrol/CNG filling and/or service stations, sites for multi-storeyed building meant for shops, offices and/or residential apartments, sites for multi-storeyed parking, and offices connected with industrial and commercial enterprises, etc.
- xii. **Commercial Building:** A building constructed on plot earmarked for the commercial activities, defined in Clause 2(xi), above.
- xiii. **Corner plot:** A plot abutting on the intersection of two vehicular streets, having minimum width as prescribed and declared by the Authority.
- xiv. **Covered Area:** (For the purpose of determining the floor area), the sum of the gross horizontal areas of the floor/floors, including, verandas, 25 percent of the area covered by pergolas, but excluding shades/projections (not exceeding the maximum permissible limits), prescribed by building regulations or any instrument of law.
- xv. **Completion Certificate:** A certificate issued by the competent authority stating completion of the Housing scheme, project or buildings of all uses.
- xvi. **Designated Zones:** Zone/Sub-zones of Islamabad as devised in Islamabad Capital Territory Zoning Regulation, 1992 and its subsequent amendments, made by the Competent Authority.
- xvii. **Enlisted Architectural and Town Planning Firm/Company:** A firm/company registered with Pakistan Council of Architects and Town Planners (PCATP) in relevant category and enlisted by the CDA.
- xviii. **Existing Building:** A building already existing on the ground on the date of commencement of alteration/addition.
- xix. **Extra Land:** Any piece of land that has been left vacant incidentally, adjacent to any plot(s).
- xx. **Farm Housing Scheme:** A Farm Housing scheme launched by a Private Company or a Co-operative Housing Society in the

- designated Zones/Sub-zones of ICT, with minimum scheme area and plot size, as prescribed by the Authority.
- xxi. **Flats:** Mean block/blocks of buildings consisting of a number of residential units built in a horizontal or vertical manner exclusively designed for human habitation in the Residential/ Commercial Area.
- xxii. **Floor Area Ratio (F.A.R):** Ratio between plot area to the total covered area of a building. It is calculated by dividing the total covered area of a building or buildings on a plot divided by the total area of that plot, as determine by law from time to time.
- xxiii. **Frontage of Corner Plot:** Frontage of plots opening on more than one road will be with reference to the street number as per the possession/site plan.
- xxiv. **Housing:** Agglomeration of dwelling units having access to work, education, shopping and recreational facilities as well as availability of utilities like water supply, sewerage, drainage, telephone, gas, etc. and where the individuals may live along with families.
- xxv. **Height of Building:** Shall be taken as vertical measurement from the crown of front approach road to the highest part of building.
- xxvi. **Housing Scheme:** A scheme launched by a Private Company or a Co-operative Housing Society in the designated Zones/Sub-zones of ICT, with minimum scheme area and plot size, as prescribed by the Authority.
- xxvii. **Housing Project:** A project launched in shape of extension of an existing settlement with less than the area required for a housing scheme or a project for regularizing the existing housing project.
- xxviii. **Islamabad Capital Territory:** Area of Capital Site as envisaged in Capital of the Republic Determination of Area Ordinance 1963 and amendments made by the Competent Authority from time to time.
- xxix. **Layout Plan (LOP):** The plan showing layout of the area, detail of plots in the scheme, plot numbers, sizes of plots, uses of plots, schedule of plots and land use analysis.
- xxx. **Licensed Engineering Firm/Company:** Means a firm/company registered with Pakistan Engineering Council (PEC) and enlisted in CDA.

Licensed Architectural and Town Planning Firm/company: Means a firm/ company registered with P.C.A.T.P (Pakistan Council of Architects and Town Planners) in relevant category and approved/enlisted on panel of CDA, Islamabad.

- xxxvi. **Master Plan:** Master Plan of Islamabad prepared by the CDA and approved by the Federal Government. The Master Plan shows Zone/Sub-zones, broad land uses, major road network, etc. supported by written report explaining the goals, objectives, broad guide lines regarding different land uses, financial analysis, etc.
- xxxvii. **NOC:** No Objection Certificate issued by the Authority to allow the sponsor(s) of the scheme/project to develop the scheme as per approved LOP and detailed Engineering Specifications & Designs.
- xxxviii. **Non-Conforming Use:** The use of a plot or building or structure thereon, other than its designated use, and not conforming to the purpose authorized or permitted under this Regulation or the conditions of allotment.
- xxxix. **Projection:** An outside extension of roof slab or above wall openings from the building line to provide protection from weather and sun.
- xl. **Property/Plot Line:** Part of plot boundary which separates private property from the public property or a private property from another private property
- xli. **Possession:** Handing over of a plot to the member/allottee with dimensions and demarcation of four corners.
- xlii. **Public Building:** A building designed for public use such as hospital/ dispensary, post office, police station, town hall, library, recreational buildings and club, etc.
- Public Sector:** The Federal/Provincial Governments, Ministries, Autonomous Bodies, Attached Departments of the Government, etc.
- xliiii. **Residential Building:** A building authorized for residential occupancy by one or more families.
- xliv. **Residential Plot:** A plot earmarked and allotted exclusively for residential purpose.

- xi. **Scheme Area:** The area within the boundary line of the Scheme in ICT and/or the area shown in the Layout Plan of the Scheme in ICT and including any extension or modification affected therein from time to time, with the approval of Authority.
- xli. **Set Back/Compulsory Open Space:** A space compulsorily required to be left open between the building and the plot line without any obstruction.
- xlii. **Septic Tank:** A tank in which sewage is collected and decomposed before its discharge into a public sewer or Soakage Pit.
- xlili. **Shop-Cum-Flats:** Provision of shops on the ground floor and flats/offices on the subsequent floors in commercial area.
- xliv. **Soakage Pit:** A pit filled with aggregate, boulders or broken bricks and intended for the reception of wastewater or effluent discharged from a Septic Tank.
- xlv. **Storey:** The space between the floor and the ceiling of a building.
- xlvi. **Stores/Godowns:** A building meant stocking/keeping of material/goods. These goods are not of inflammable or objectionable character.
- xlvii. **Trapped Land:** The Land which is surrounded by development and not accessible/ approachable through a road/street of width, prescribed by the Authority.
- xlviii. **Vertical Housing Projects:** A project of housing launched by a Private Company or a Co-operative Housing Society on an area prescribed by the Authority, in designated Zones/Sub-zones of ICT.
- xlxix. **Vehicular Street:** A Street which can carry vehicular traffic and have minimum width, as prescribed by the Authority.
- xlx. **Measurement Units:** For the purpose of this regulation following will be Land Measurement Units in ICT:

Sr. No.	Unit	Definition
1.	01 Square Yard	9 Square Feet [Sq. ft.]
2.	01 Marla	272.25 Sq. ft. = 30.25 Square Yards [Sq. Yd.]
3.	01 Kanal	20 Marlas = 5,445 Sq. ft. = 605 Sq. yd.
4.	01 Acre	8 Kanals = 43,560 Sq. ft. = 4,840 Sq. yd.
5.	01 Hectare	2.47 Acre

3. PROPOSAL FOR HOUSING/FARM HOUSING SCHEME.—

- (i) A Housing/Farm Housing Scheme, Apartments/Commercial Schemes can be sponsored by a Private Company registered with SECP or a Co-operative Society registered with Registrar Co-operatives Societies, Islamabad Capital Territory [ICT], hereinafter referred to as Sponsor, on an area not less than 200 Kanals falling within Zone-2 (as per standard sectoral pattern of Master Plan, as amended), Sector E-11 (as per Zoning Control Policy 2007, as amended), Zone-4 (in designated/permissible Sub-zones, as per Sub-zoning Regulations, 2010, as amended) and Zone-5 (as per Master Plan, as amended).
- (ii) No Scheme shall be proposed and approved, in contradiction, deviation, violations, etc. of the CDA Ordinance, 1960 (as amended), Master Plan of Islamabad, 1960 (as amended), Regulations made thereunder, including, ICT Zoning Regulation, 1992 (as amended) and ICT Building Control Regulation, 2020 (as amended), Policy Decisions of Authority, Decisions of CDA Board, etc.
- (iii) The Regulations related to Housing/Farm Housing Schemes shall not be applicable to ROWs, approved under Master Plan whether acquired or yet to be acquire, thereby overriding any previous decisions/notifications in this regard.
- (iv) The sponsor shall neither advertise nor publicize/sell/allot/transfer the plots/units in the proposed scheme/project in any manner except in accordance with this Regulation.

4. PROPOSAL FOR AFFORDABLE HOUSING PROJECT

- (i) An Affordable Housing Project can be launched by an Individual/Firm/Company or a Co-operative Society having the valid registration with the relevant forum, having ownership of land from 20 Kanals to less than 200 Kanals, in Zone-2, Sector E-11, Zone-4 and Zone-5, as aforesaid.
- (ii) The Regulations related to Housing Projects shall not be applicable to ROWs, approved under Master Plan whether acquired or yet to be acquire, thereby overriding any previous decisions/notifications in this regard.

5. PROPOSAL FOR VERTICAL HOUSING PROJECT

- A. Vertical housing project can be sponsored by a Registered Company with SECP or a Co-operative Society, (hereinafter

referred to as "sponsor"), for an area not less than 20 Kanals and not more than 200 Kanals, in Zone-2, Sector E-11, Zone-4 and Zone-5, as aforementioned Public Sector Projects can be planned and developed for an area more than 200 Kanals.

- B. The Regulations related to Vertical Housing Projects shall not be applicable to ROWs, approved under Master Plan, whether acquired or yet to be acquire, thereby, overriding any previous decisions/notifications in this regard.

6. PROPOSAL FOR COMMERCIAL SCHEME

1. Commercial Scheme can be sponsored by a Registered Company with SECP or Co-operative Society, (hereinafter referred to as "sponsor"), for an area from 100 to 250 Kanals, astride Major Roads, in Zone-2, Sector E-11, Zone-4 and Zone-5, as aforementioned, i.e. Islamabad Expressway, Srinagar (Kashmir) Highway, IJP Road, Murree Road, GT Road, Fateh Jang Road, Park Road, Kuri Road, Lehtrar Road, Simly Dam Road, Kahuta Road, Japan Road, and/ or, as prescribed by the Authority.
2. The Regulations related to Commercial Schemes shall not be applicable to ROWs, approved under Master Plan whether acquired or yet to be acquire, thereby overriding any previous decisions/notifications in this regard.

7. PROPOSAL FOR STANDALONE COMMERCIAL PROJECT.

Standalone Commercial Project can be categorized into three types, in Zone-2, Sector E-11, Zone-4 and Zone-5, as aforementioned, i.e. Islamabad Expressway, Srinagar (Kashmir) Highway, IJP Road, Murree Road, GT Road, Fateh Jang Road, Park Road, Kuri Road, Lehtrar Road, Simly Dam Road, Kahuta Road, Japan Road, and/ or, as prescribed by the Authority, as under:

- A. Standalone Commercial Project on Astride Road can be launched by an Individual/ Firm/Company or a Co-operative Society having valid registration with the relevant forum, having ownership of land **less than 10 Kanals.**
- B. Standalone Commercial Project can be launched by a Firm/Company or a Co-operative Society having the valid registration with the relevant forum, having ownership of **land 10 Kanals to less than 20 Kanals.**
- C. Specialized Mall and Mixed-Use Project can be launched by a Registered Company with SECP or a Co-operative Society

(hereinafter referred to as "Sponsor"), for an area from 20 Kanals to 50 Kanals.

8. **DOCUMENTS TO BE SUBMITTED BY THE SPONSORS.**

The sponsors shall meet the following submission requirements:

A. **Company Documents [Duly Attested]**

- i. Registration Certificate of the Company/Society bearing name/address of the Company/ Society and names of the Directors/Sponsors/Proprietors.
- ii. Article and Memorandum of Association
- iii. CNICs of the Directors/Sponsors/Proprietors of the Company/Society
- iv. Verifiable Financial Document/Last Audited Report
- v. Name of the Focal Person to liaison with CDA on behalf of the Company/Society

B. **Land Documents [In Original]**

- i. Fresh copies of Register Haqdarane-Zameen (Fard) attested by Tehsildar ICT.
- 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"
- iii. Non-Encumbrance Certificate (NEC) from Tehsildar/ Registrar/Sub-registrar/Naib Tehsildar
- iv. Khasra Gardawary for Shamlati land attested by Gardawar/Qanoongo/Naib-Tehsildar

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

- 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 $\frac{1}{2}$ Km all around) and the land use plan of the zone in which it falls.

- 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. The contours with 0.5 meters or 2 feet interval shall be indicated on the plan.
- iii. Three copies of layout plan drawn to a scale of not more than 1:1200 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.
- 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
- v. Aks Shajra of the scheme superimposed on Contour Plan.
- vi. KMZ File showing Co-ordinates and Location of the Scheme/Project on the ICT Zoning Plan, highlighting the Zone/Sub-Zone.
- 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.
- viii. Water Resistivity Survey Report duly prepared by Geological expert/firm showing availability of underground water sufficient to cater future needs of the scheme.
- 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 Third

Party Vetted by Hydrological Expert, registered with PEC and enlisted in CDA

- 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 Annex-M.

9. PLANNING STANDARDS

A. Zones-2 & 5

The land use percentages must remain within the following limits:

Sr. No.	Land Uses	Standard (% age)
1	Residential (Row Housing & Apartments) [apartments 15 to 30% of the residential area]	Not more than 50%
2	Commercial & Parking	Not more than 8%
3	Public Buildings [like school, mosque, dispensary, hospital, community center, post office, library, gym, police station, and drinking water filtration plants, etc.]	Not less than 7%
4	Open/Green Spaces, Parks, Playgrounds	Not less than 10%
5	Graveyards	Not less than 2%
6	Roads/Streets	Not less than 23%

Note

- i. The above percentages will be subject to minor adjustments, keeping in view the sites conditions, special requirements and the land use plan of the zone in which the scheme falls.
- ii. Minimum 15% area under residential plots shall be reserved for affordable housing with minimum 30 feet wide streets. The size of affordable residential plots will be 90 sq. yds to 200 Sq. yds.
- iii. A group of housing schemes/societies/sponsors will be allowed to develop requisite integrated Burial Facility within the ICT limits and within the distance of 15-Km (by road), from their Schemes/Projects.
- iv. For the Commercial Areas, parking shall be provided @ One Car Space (250 Sq. ft.) for 750 Sq. Ft. useable area of all the commercial buildings. The Designated Parking shall not be

less than 3% out of total 8% earmarked for Commercial & Parking.

- v. 50% of the area under public buildings, including schools, hospitals, gym, etc. shall be transferred in the name of CDA, before issuance of NOC.
- 7 The width of the vehicular streets provided in the Layout Plan will not be less than 40 feet. However, minimum width of the vehicular streets abutting residential plots from 90 to 200 Sq. Yds. may be 30 feet.
- 8 In Zone-2, the Layout Plan of the scheme shall conform to Standard Sectoral Pattern of Islamabad.
- 9 Right of Way (R.O.W) of nullahs, etc., shall be clearly identified as per Flood Study Report.

B. Housing/Farm Housing Scheme in Zone-4

The minimum land requirement for Housing/Farm Housing Scheme in permissible Sub-zones of Zone-4 will be 50 Acres (400 Kanals) and the land use percentages must remain within the following limits:

Sr. No.	Land Uses	Standard (%age)
1	Residential ([Housing/Farm Housing] [Apartments will be up to 30% of the residential area])	Not more than 50%
2	Commercial & Parking	Not more than 5%
3	Public buildings [like school, mosque, dispensary, hospital, community center, police station, post office, gym, library, drinking water filtration plants, tube wells, overhead water tanks, public toilets, etc.]	Not less than 5%
4	Open/Green Spaces, Parks, Playgrounds	Not less than 15%
5	Graveyards	Not less than 2%
6	Roads/Streets	Not less than 23%

Note

- i. The above percentages will be subject to minor adjustments, keeping in view the sites conditions, special requirements and the land use plan of the zone in which the scheme falls.
- ii. Housing shall be allowed in permissible Sub-zones of Zone-4 only, as envisaged in ICT Zoning Regulation, 1992 (amended in 2010).

- iii. Minimum 10% area under residential plots shall be reserved for affordable housing with minimum 30 feet wide streets. The size of affordable residential plots will be 90 sq. yds to 200 Sq. yds.
 - iv. A group of housing schemes/societies/sponsors will be allowed to develop requisite integrated Burial Facility within the ICT limits and within the distance of 15-Km (by road), from their Schemes/Projects.
 - v. For the Commercial Areas, parking shall be provided @ One Car Space (250 Sq. ft.) for 750 Sq. Ft. useable area of all the commercial buildings. The Designated Parking shall not be less than 2% out of total 5% earmarked for Commercial & Parking.
 - vi. 50% of the area under public buildings, including schools, hospitals, gym, etc. shall be transferred in the name of CDA, before the case is submitted to CDA Board for issuance of NOC.
- 7 The width of the vehicular streets provided in the Layout Plan will not be less than 40 feet. However, minimum width of the vehicular streets abutting residential plots from 90 to 200 Sq. Yds. can be 30 feet.
- 8 Minimum size of Farm will not be less than 8 Kanals in Sub-zone A, 4 Kanals in Sub-zone-B&C, and 20 Kanals in defined locations of Sub-zone-D; with a maximum 20% ground coverage/covered area of total plot area on each floor *i.e.* (B+G+F).
- 9 R.O.W of nullahs, etc., shall be clearly identified as per Flood Study Report.

10. **SCRUTINY FEE FOR THE DETAILED SCHEME.** A nonrefundable Scrutiny Fee at the rates scheduled in Annex-F, shall be payable through Bank Draft/Pay Order in favor of DDO (Planning), CDA and shall be deposited along with the submission of detailed scheme. The Scrutiny Fee is, subject to revision by the Authority, from time to time. In case of non-compliance of all penal provisions, mentioned in Annex-F, the authorized officer in this behalf, shall cancel the Layout Plan, after issuing notice and providing opportunity, of hearing to the Sponsor and also initiate criminal proceeding provided in CDA Ordinance, 1960.

11. **CLEARANCE OF LAND DOCUMENTS.** Tehsildar of Planning Wing, CDA, will scrutinize the land documents that are provided by the sponsors. The details of land provided by the sponsor along with Khasra Numbers and Certified Aks Shajra, of the Schemes/Projects of 4 Kanals & above, will be published in Two leading National Newspapers [one Urdu and one English] as per specimen at **Annex-D** for inviting public objections, at the cost of the sponsors of the Scheme/Project for 15 days, with the approval of Director General/Dy. DG (Planning). The objections (if any) shall be accompanied by fresh original Fard Jamabandi and original Aks Shajra of the impugned land submitted to relevant Directorate, Planning Wing, CDA, by the complainant, through Registered Post. Tehsildar of the Planning Wing will scrutinize and examine the objections, may refer the case to concerned Director for in person hearing of both the complainant as well as the sponsor and will finally submit his report (depending upon the genuineness of the complainants on the full or partial land clearance within two weeks from the date of closing of the advertisement.

All above process shall be completed either way but not beyond period of 6 weeks.

12. **APPROVAL OF LAYOUT PLAN OF THE SCHEME/PROJECT**

- i. The Planning documents will be examined, scrutinized & evaluated by concerned Town Planner/Deputy Director (Planning) in the light of this Regulation and submitted to the concerned Director (after requisite site visit) within seven days.
- ii. Objection(s), if any, in the Layout Plan will be communicated to the Sponsor, by the concerned Director Planning after seeking approval of Director General/Dy. DG Planning, through Registered Post, for rectification within a period of 30 days of issuance of communication, failing which the Scheme/Project will not be processed further till removal/settlement of objections.
- iii. Concerned Director Planning will examine the reports of Tehsildar, Town Planner and/or Deputy Director (Planning) and forward the case to the DG/Dy. DG Planning with clear recommendations in the light of this Regulation within five days after the rectification is submitted by the sponsor.
- iv. In the light of the recommendations of the concerned Director Planning, the DG/Dy. DG Planning will forward the case to the Member (P&D) for taking an appropriate decision, regarding Approval of the Layout Plan within three days of

the forwarding of the recommendations of the concerned Director.

- v. The Member P&D, will approve the Layout Plan or pass appropriate orders, within one week.
- vi. The Layout Plan will be signed by the concerned Director, Deputy Director and/or Town Planner. The Layout Plan approval letter and approved LOP, carrying Landuse Analysis and Schedule of Plots, will be issued to sponsors by the Director concerned within three days.
- vii. The approved Layout Plan will be issued to the sponsors with a stamp clearly indicating that the LOP is approved for the Transfer & Mortgage Deeds, preparation of Detailed Engineering Design and Environmental Clearance of the Scheme/Project, only.
- viii. The approved Layout Plan will be uploaded on CDA Website with the covering letter signed by the concerned Director, within 3 days of issuance. This Layout Plan shall also be published, at the cost of Sponsor, in Two leading National Newspapers [one Urdu and one English], within 7 days of its issuance, for general public's awareness.
- ix. All above processes *i.e.* scrutiny of Layout Plan after the land clearance report and its subsequent approval subject to fulfilment of codal formalities shall be completed either way but not beyond period of 4 weeks.

13. TRANSFER AND MORTGAGE OF LAND IN FAVOUR OF CDA. After the approval of Layout Plan of the Scheme/Project, the sponsor shall:

- i. Execute in the form attached as **Annex-A**, an undertaking regarding acceptance of the conditions relating to planning, designing and implementation of the Scheme/Project;
- ii. 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 Layout Plan of the Scheme/Project;
- iii. In case they do not feel inclined to deposit the development cost of the scheme as per clause (ii) above, mortgage 20% of the saleable area in the Layout Plan with the Authority as a Guarantee for

completing development works/services within the period specified. The mortgage deed shall be executed by the Sponsor in the form attached as **Annex-B** and be got registered with the Registrar, ICT, Islamabad, within 45 days after clearance of detailed layout plan of the Scheme/Project.

- iv. In case the sponsor fail to execute development work within specified time, the authority has a right to sell out mortgage 20% of the Saleable Area and execute development work, through open bidding process and in case saleable amount not sufficient to execute development, the authority shall further has a right to utilize security amount deposited by the sponsor and in case any amount in surplus from development work, it will be returned to the sponsor.
- v. Also Transfer to the Authority in the form annexed as **Annex-C** and free of charge, the land reserved for Parks/Open Spaces, Playgrounds, Graveyard, land under Right-of-Way (R.o.W) of roads/streets and 50% of land earmarked for Public Buildings, etc. in the Scheme/Project, within 45 days of the approval of the Layout Plan of the Scheme/Project.
- vi. The Tehsildar of Planning Wing CDA will ensure that the certified copies of Sanctioned Mutations and Fard Jamabandi of Mortgaged & Transferred Land, in favor of CDA, within 15 days of the execution of Mortgaged & Transfer Deeds by Sponsor.

14. **PUBLIC NOTICE OF PLOTS MORTGAGED WITH CDA IN THE SCHEMES/ PROJECTS.** A Public Notice, as per specimen attached, as **Annex-H**, shall be published in at the expense of Sponsor, and with the approval of Director General/Dy. DG (Planning), regarding the mortgage of plots under saleable area with the Authority, in Two leading National Newspapers [one Urdu and one English], and uploaded on CDA Website, for awareness of the general public, within 7 days after Mortgage Deed has been executed between CDA and the Sponsor.

15. **APPROVAL OF ENGINEERING DESIGNS AND DETAILED SPECIFICATIONS OF THE SERVICES/UTILITIES**

- (i) After the approval of Layout Plan of the Scheme/Project, the Sponsor shall prepare, within a period of three months, the Engineering Design and Specification of the services and utilities and make a presentation to a Panel of Engineering Experts of CDA (as given **Annex-I**), for approval of Engineering Designs and detailed specifications of services/utilities in the Scheme/Project.

OR get a Third-Party Validation of Engineering Designs & Specifications prepared by the consultants registered with PCATP/PEC and enlisted with CDA, as per specimen of Certificates at Annex-K, to be provided on Stamp Paper of Rs.100/-). Third party vetted Engineering Designs & Specifications and Hydrological Studies/Flood Study Report, will be presented to the Panel of Engineering Experts and forwarded to Design Wing, CDA, for vetting so that case for NOC can be forwarded to the CDA Board.

- (ii) The Designs and Specifications of the services proposed to be provided in the Scheme shall be prepared by a Well-reputed Firm of Consulting Engineers registered with Pakistan Engineering Council (PEC) in accordance with accepted norms and practices of engineering and the guidelines given in Clause-16.
- (iii) Two copies of the Engineering Designs and Detailed Specifications, as approved by the Panel of Experts referred to in sub-paragraph (i) above shall be submitted to the DG/Dy. DG (Planning) CDA, for final approval.
- (iv) 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. Similarly, for rectification and resubmission of corrected version of Engineering Design, two week time from the date of issuance of CDA's letter indicating deficiencies would be allowed. In case the Sponsors fail to submit the Revised Design in time, a fine of Rs.10,000 per week or as revised from time to time would be applicable, as provided on Annex-F: In case of non-compliance, the authority or its officer may take action under these Regulations.
- (v) The approval of the Engineering Designs and Detailed Specifications by the "Panel of Experts" and then DG/Dy. DG (Planning) shall not absolve the Sponsors and their consultants from the responsibility of proper design based on sound Engineering Practices.
- (vi) Traffic Impact Assessment, Emergency & Disaster Management Plan, Solid Waste Management Plan, Sewage Disposal Plan, etc. will be got vetted from the concerned Directorates of CDA.

16. ENGINEERING DESIGN GUIDE LINES

(i) Water Supply

The sponsors shall make their own independent arrangement for Water Supply according to the following standards:

Sr. No.	Items	Standards
a	Average water consumption per capita per day	60 gallons
b	Max. Daily Demand	90 gallons
c	Peak Hours Flow	200 gallons
d	Consumption for non-residential area per acre/day	1,000 gallons
e	Fire demand/G.P.M.	2,000 to 4,000 gallons as per standards of national board of fire authorities of USA
f	Primary School	8 gallons per capita per day for 15% of total population of the scheme.
g	Colleges	8 gallons per capita per day for 5% of the population of the scheme.
h	Hotels/Motels	600 gallons per 1,000 Sft. per day.
i	Offices	200 gallons per 1,000 sft. per day.
j	Hospitals	150 gallons per capita per day.
k	Mosques	3 gallons per "Namazee" for 20 percent of total population of the scheme

(ii) Roads

(a) Pavement

The pavement design of all roads shall be carried out in accordance with "AASHTO Design Manual 1986" and as amended from time to time. All the roads shall have a minimum of 1.6 inches thick asphalt concrete wearing surface in addition to adequate base and sub-base courses. The minimum width of pavement shall be 18 feet. For 30 feet wide road, pavement shall be 16 feet.

(b) Geometries

As per applicable AASHTO Standards.

(iii) **Sanitary Sewer System**

The scheme would have its own independent Sewerage Treatment System which should be capable of taking 80 percent of the water consumption. RCC pipes shall be used for conveying the sewage. The minimum diameter of the sewer shall be 6 inches. The disposal of sewage shall be made through the trunk sewer, which will terminate at a Sewerage Treatment Plant for primary treatment.

Septic Tank is compulsory for all domestic, commercial or institutional building. No sewage waste will be disposed in existing Nullah or water streams, without treatment. Treated sewage must be recycled and reused for irrigation/gardening purposes.

(iv) **Storm Water Drainage**

- | | |
|-----------------------------------|-------------------|
| (a) Max. Rainfall Intensity. | 3 inches per hour |
| (b) Impermeability factor. | 0.8 |
| (c) Min. diameter of storm sewer. | 12 inches. |

Hydrology/Flood Study Report must be submitted over the period of 50 years for all Nullahs.

(v) **Electricity**

The distribution network of Electricity shall be underground in all Schemes/Projects, except in Affordable Housing Projects.

(vi) **Sui Gas and Telephone:**

The Sponsors would provide infrastructure of Gas lines and fiber optic cables; according to standards followed by SNGPL, PTCL and other service providers, as may be allowed by competent authority.

(vii) **Solid Waste Management System:**

The sponsors would provide a comprehensive Solid Waste Management Plan, along with the Layout Plan of the Scheme/Project. The plan should identify the final disposal site for solid waste along with its dumping process. Minimum 1 Kanal site is to be reserved for transitional solid waste disposal system in each

Scheme up to 1,000 Kanals. One Kanal each will be provided in addition to it for each additional 1,000 Kanal of the Scheme.

- (viii) Civil works in the scheme will be timely verified by C.E. Lab or Private building research centers suggested by C.E. Lab of CDA.
- (ix) Monthly Report regarding development of Scheme area be provided duly signed by Consulting Town Planning Firm registered with PCATP.

17. PROCESSING FEE FOR ENGINEERING DESIGNS/ DETAILED SPECIFICATIONS. The sponsor shall be required to deposit a fee for the processing and approval of engineering designs by the Panel of Experts at the rate of Rs.1000/- per Kanal or as revised from time to time by the CDA, and provided in **Annex-F**.

18. ENVIRONMENTAL CLEARANCE FROM EPC, CDA /PAK EPA. The sponsors of the Schemes/Projects shall provide to CDA the Environmental Clearance from the Environmental Protection Cell (EPC), CDA/Pakistan Environmental Protection Agency (Pak-EPA), before the submission of case to CDA Board for Approval of NOC.

19. ISSUANCE OF NOC

- (i) The NOC, conveying the Final Approval of the Layout Plan of the Schemes/Projects will be issued to the Sponsor after completion of following pre-requisites:
 - (a) Registration of the Mortgage & Transfer Deeds, their Mutation and Issuance of Fard Jamabandi in the name of CDA
 - (b) Meeting the objection(s), if any, received in response to the Public Notice of Mortgaged Plots
 - (c) Approval of Engineering Designs and Detailed Specifications
 - (d) Environmental Clearance from EPC CDA/Pak-EPA.
- (ii) Issuance of NOC for the Housing/Farm Housing, Affordable Housing Project, Commercial Schemes and Vertical Housing Projects (of 100 Kanals & above), will be approved by the CDA

Board. The Issuance of NOC for Vertical Housing Projects (of less than 100 Kanals) and Standalone Commercial Projects, will be approved by the Member (P&D).

20. AMENDMENTS/REVISION OF LAYOUT PLAN OF SCHEMES/PROJECTS. The Layout Plan may be reviewed at any time before the Authority shall approve the issuance of NOC. In case the revision is proposed after the issuance of NOC, same shall only be considered within following framework:

- a. Revision in the already approved Layout Plan will be permissible. During the submission of Amended/Revised Layout Plan of any Scheme/Project, provided that the consent of Stakeholders/Allottees is documented in the Authority.
- b. The Sponsor shall notify the proposed Amendment/Revision in the Layout Plan for the allottees/members through a Public Notice, to be published in Two leading National Newspapers [one in Urdu and other in English], and also uploaded on the CDA Website, as per specimen of CDA (Annex-L).
- c. The Allottees/Transferee/Members of the Society being affected by the Proposed Amendment/Revision of the Scheme, as indicated above, may submit, through Registered Post, their Objections/Claims for the Satisfactory Resolution of the same on prescribed Performa, to the Sponsor of Scheme/Project with a copy of the same to Objection/Claim to the Director Planning concerned within 15 Days of the Issuance of Public Notice failing which, it will be assumed that Allottees/Transferee/Members have No Objection on the Proposed Revised & Extended Layout Plan of the Scheme.
- d. The Sponsor shall satisfy their objections and submit report to concerned Director Planning. The Director Planning will intimate the reply/resolution of the Sponsor to the persons who have raised objections.
- e. If the allottee/member is not satisfied with the reply/resolution of the sponsor he may file an appeal against the decision to the Member Planning and Design. The decision of Member P&D in this regard will be final.
- f. The revision shall conform to the Standard Planning Parameters viz a viz Public Amenities and Green Areas, etc.
- g. Following objections shall be considered reasonable:

1. The Revised Plan of the Scheme is violating the Standard Landuse distribution of Scheme/Project, as notified by the Authority.
2. The proposed revision has rendered any corner plot into a non-corner plot.
3. The proposed revision has changed the status of any plot from abutting on major road to street.
4. The allottee/transferee/member of the scheme shall be entitled to following compensation on the objections considered reasonable:
 - i. 10% refund, of the existing Market Value, in case of changing the status from corner to non-corner
 - ii. 7% refund, of the existing Market Value, in case of changing the statue of Park/ Green Facing.
 - iii. 7% refund, of the existing Market Value, in case of changing the statue from Major Road to Street
 - iv. 12.5% refund, of the existing Market Value, in case of changing the status from Major Road and Park Facing, both.
- h. No revision shall be allowed in case of violations of CDA's notified standards of Landuse of the scheme.
- i. Re-numbering of plots/streets in already approved Layout Plan of the Scheme shall not be considered as Revision/Amendment in the LOP. The Authority subject to certification from the Sponsor of the Scheme/Project in this regard, shall accord approval and completion for building plans on such plots.

21. COMPLETION PERIOD OF THE SCHEME

- (i) The sponsors shall be required to complete the development works of the Scheme within the time indicated as under:

Sr. No.	Area of Scheme (Acres)	Completion Period
a.	Up to 100 acres	Three years
b.	More than 100 to 200 acres	Four years

Sr. No.	Area of Scheme (Acres)	Completion Period
c.	More than 200 to 400 acres	Five years
d.	More than 400 acres	Six years

- (iii) If the completion of the scheme is delayed beyond the completion period specified in sub-paragraph (i) above, the Sponsor shall pay the Extension Charges at the rates specified in Annex-F. No further extension beyond six years will be allowed.
- (iv) Extension in Development Period will be given only on explainable reasons and be notified by the and sponsors & CDA on their website
- (v) The validity of the NOC shall automatically, be deemed to have been Cancelled/ Withdrawn, in case the Sponsors do not complete at least 50% of development works within three years from the date of issuance of the NOC.
- (vi) The issuance of Completion Certificate, of the Development Works, for the Housing/ Farm Housing, Commercial Schemes and Vertical Housing Projects (of 100 Kanals & above), will be approved by the CDA Board. The Issuance of Completion Certificates, of the Development Works, for Vertical Housing Projects (of less than 100 Kanals) and Standalone Commercial Projects, will be approved by the Member (P&D).
- (vii) The aforementioned Completion Certificates, of the Development Works, of Schemes/Projects will be issued by the CDA Board & Member (P&D), on the recommendations of Development Works Committee, as aforesaid.

22. INTIMATION OF WORK SCHEDULE TO CDA BY THE SPONSOR

- (i) The sponsors shall submit to the Director (Planning) the Detailed Work Schedule in respect of Implementation of the Scheme.
- (ii) Monthly Progress Report shall be submitted to the Director (Planning) till the completion of the Scheme.

23. **COMMENCEMENT OF DEVELOPMENT WORK.** The Sponsor shall mobilize their resources to start implementing the Scheme within a period of six months after the issuance of the letter of approval of Engineering Designs and Detailed Specifications by the CDA.

24. **INSPECTION BY THE AUTHORIZED OFFICER OF THE CDA DURING THE COURSE OF EXECUTION OF THE SCHEME.** The scheme shall be opened for inspection by the CDA Officers/Officials during the entire period of its execution.

25. **RECORDING OF INSPECTION NOTES BY THE OFFICERS OF THE CDA ON THE DEVELOPMENT WORKS.**

- (i) The authorized officers (s) of CDA will record their observations on the works in progress regarding quality and quantity of work being undertaken in a scheme and will ensure that their instructions are complied with by the sponsors. A copy of each observation shall be handed over to the Sponsor for record and another copy, duly signed by the Sponsors or their Engineer Incharge at site, will be kept in the CDA's record.
- (ii) In case the Sponsors fail to abide by the instructions contained in the Inspection Note, CDA shall take appropriate measures to rectify the situation, which may include getting the work done at the risk and cost of the sponsors by disposing of plots mortgaged with the CDA. In case the development cost exceeds the amount deposited by the sponsors with the CDA or the sale proceeds of the mortgaged plots, the same shall be recoverable by the CDA from the Sponsor or the allottees of plots in the Scheme as Arrears of Land Revenue under the CDA Ordinance, 1960.
- (iii) The Sponsor would obtain test reports regarding quality of civil works from CE Lab, CDA or other relevant forums/panel of labs recommended by CE Lab as and when required (during the execution of civil works).

26. **PAYMENT OF INSPECTION/MONITORING FEE TO CDA.** The Sponsors shall pay to the CDA, @ Rs.500 per Kanal, as revised from time to time, on account of Inspection/Monitoring Fee during the execution stage of the Scheme.

27. **IMPLEMENTATION OF SCHEME BY CDA ON BEHALF OF SPONSOR.** CDA may take up Planning, Design and Implementation of the Scheme/Project, if requested by the Sponsor, on payment of Departmental

Charges @ 15% of the total cost of the Scheme. The rate of Departmental Charges is subject to revision by the CDA from time to time.

28. **RELEASE OF MORTGAGED PLOTS**

- i. The plots mortgaged with the CDA by the Sponsor will be released after the CDA Development Works Committee has certified that the development works have been completed as per Approved Layout Plan, Engineering Design & Detailed Specifications, and Schedule. The Development Works Committee is given at **Annex-J**.
- ii. Third Party Validated Development Works Report, prepared by the Consultants registered with PCATP & PEC (in relevant code & category) and enlisted with CDA, for ascertaining the quantum of development works in Private Housing Schemes/Projects, will be accepted by CDA. The report in this regard will be prepared as per Works Performas and Certificates specified by the DG/Dy. DG (Planning). The Consultants will make presentation to the CDA Development Works Committee, which will forward its recommendation to the DG/Dy. DG (Planning) for decision.
- iii. Mortgaged Plots will be redeemed proportionate to development carried out in the Scheme area. On every 10% of development of the Scheme area, 10% of the Mortgaged Plots will be redeemed. The form of Redemption Deed is appended as **Annex-E**.

29. **CONNECTION OF SERVICES OF A PRIVATE SCHEME/PROJECT WITH CDA'S SERVICES NETWORK.** CDA in its discretion may permit the Sponsor of a Scheme/Project to connect the services within the Scheme with the overall network of services, if available, in the area. Such connection will be allowed by CDA subject to payment of charges as may be prescribed from time to time.

30. **DEFAULT IN COMPLETION OF SCHEME**

- (i) CDA shall assume the control of the Scheme/Project, in case it is satisfied that the Sponsor is incapable of completing the Scheme, after expiry of the Extended Period of Completion.
- (ii) In the event of CDA assuming control of the Scheme/Project, it shall sell the plots mortgaged with it in the Scheme privately, through Public Auction or Private Contract in order to accumulate funds for the completion of the remaining development works in the Scheme, to the extent of amount received from such sale.

31. CHANGE OF NAME OF HOUSING SCHEME/PROJECT

- a. The request of Sponsor to change the name of the Scheme/Project can be considered by CDA after submitting following documents:
- i. Affidavits/Undertaking/Indemnity Bonds by new management of the company regarding security of money/liabilities interest/protection of allottees. The Management, with new name, shall own the previous allotments, possession and ownership of all previous allottees.
 - ii. Disputes/liabilities, interest, litigation, etc. of the allottees/stakeholders, if any shall be settled.
 - iii. Public notices may be published in Two leading National Dailies [one in Urdu & other in English] and also up-loaded on CDA Website.
 - iv. Original resolution passed by the Board/Company/Society regarding the change of name of the Scheme/Project.
 - v. Memorandum and Article of Association of company regarding change of name of the project.
 - vi. Undertaking by the Sponsor regarding acceptance of liabilities and assets of the Scheme/Project before and after the change of name of the Scheme/Project, including all kind of dues of CDA and private individual outstanding against previous name.
- b. Subsequent to vetting/clearance from Law Wing, CDA, following formalities will be completed to complete the procedure of change of name of Layout Plan of the Scheme.
- i. Revised Mortgage and Transfer deeds in the name of CDA, with the new name of Scheme/Project.
 - ii. Public Notices by CDA, at the expense of Sponsor, regarding detail of saleable area at the disposal of sponsors for marketing.
 - iii. Receipt of Scrutiny Fee for processing the change of name (double the prevailing Scrutiny Fee of Layout Plan of Scheme/Project).

- iv. In case, NOC has been issued, then the change of name of the Scheme/Project, will require approval of CDA Board.
- v. Any other condition can be imposed by CDA, to safeguard the interest of the allottees.

32. **AFFORDABLE HOUSING PROJECT.** The land use percentages must remain within the following limits:

Sr. No.	Land Uses	Standard (%age)
1.	Residential (Row Housing)	Not more than 55%
2.	Commercial & Parking	Not more than 5%
3.	Public Buildings like school, mosque, dispensary, hospital, community center, post office, library, gym, police station, and drinking water filtration plants. etc.	Not less than 5%
4.	Open/Green Spaces, Parks, Playgrounds	Not less 8%
5.	Graveyards	Not less than 2%
6.	Roads/Streets	Not less than 25%

Note

- i. The above percentages will be subject to minor adjustments, keeping in view the sites conditions, special requirements and the land use plan of the zone in which the scheme falls.
- ii. Minimum 25% area under residential plots shall be reserved for affordable housing. The size of such residential plots will be 90 sq. yds to 120 Sq. yds.
- iii. For the Commercial Areas, parking shall be provided @ One Car Space (250 Sq. ft.) for 750 Sq. Ft. useable area of all the commercial buildings. The Designated Parking shall not be less than 2% out of total 5% earmarked for Commercial & Parking.
- iv. 50% of the area under Public Buildings, including Schools, Hospitals, Gym, etc. shall be transferred in the name of CDA, before issuance of NOC.
- v. The width of the vehicular streets provided in the Layout Plan will not be less than 30 feet. However, minimum width of the vehicular streets abutting residential plots from 90 sq. yds. to 120 sq. yds. can be 25 feet.

- vi. In Zone-2, the Layout Plan of the Scheme shall conform to standard Sectorial Pattern of Islamabad.
- vii. Right of Way (R.O.W) of nullahs, etc., shall be clearly identified as per Flood Study Report.

33. **VERTICAL HOUSING PROJECT.** A Vertical Housing Project can be sponsored by a Registered Company with SECP or a Co-operative Society, hereinafter referred to as Sponsor, for an area from 20 Kanals to 200 Kanals, in Zone-2, 5 and 4 (on designated/permissible Sub-zones). It is the duty and responsibility of the sponsor, to meet the below parameters and in case of non-compliance the authority shall initiate criminal as well as other measures including cancellation of permission. The detailed parameters/process are as under:

Sr. No.	Parameters	Standards
High Rise with Passenger & Cargo Lifts		
1.	Maximum F.A.R	1:5
2.	Maximum Ground Coverage	50% [minimum 5% site area, included in the 50%, will be utilized for Public Buildings, i.e. Mosques, hospitals, clinics, maternity homes, gymnasiums, amusement centers, clubs, libraries, educational institutions]
3.	Maximum Number of Storey and Height of buildings with lifts.	As notified/cleared/permited by CAA
Without Passenger Lifts		
4.	Maximum F.A.R	1:3
5.	Ground coverage	60% [Minimum 5% site area, included in the 60%, will be utilized for Public Buildings, i.e. Mosques, hospitals, clinics, maternity homes, gymnasiums, amusement centers, clubs, libraries, educational institutions and may also be provided within Apartment Block]
6.	Number of Storey	Ground + 3 [with one cargo lift]
Common Provisions		
7.	Access to the Site	Minimum 60 Feet Access to the Site, from at least Major/Arterial/Revenue Roads
8.	Maximum Site Ratio	Front Depth Ratio of site shall not be more than 1:4

Sr. No.	Parameters	Standards
9.	Allied Commercial Use	Maximum 5% [with 4 Floors (G+3)] [This will be included in above mentioned Maximum Ground Coverage and may also be provided within Apartment Block]
10.	Minimum Block Distance	40 feet.
11.	Minimum Width of Internal Roads	50 feet
12.	Parking	1 & Half Car Space for One Apartment, One Car for 7,50 Sq. Ft. Useable Area of Commercial & Public Buildings Area [250 Sq. ft. gross area for one car parking] Separate building for Car Parking will not be counted in Ground Coverage & F.A.R. Provision of entire Car Parking requirement of the Project Area will be part of Layout Plan. For car parking in basements on the entire project area, leave 10 feet minimum on all four sides
13.	Basements	For Car Parking on entire Project Area leaving minimum 10 feet on all four sides. [Permissible number of basements may be increased to adjust the parking facility].
14.	Fire Fighting & Disaster Management	Fire and safety standards as per Building Code of Pakistan [Fire Safety Provisions 2016]
15.	Sewerage Treatment Plant	STP to be provided within the Project Area to cater for the requirements. Wherever facility is available sewerage system can be connected with CDA main lines on payment as notified by the Authority. Where Sewerage network is not available, provision of a compact Sewage Treatment Plant for disposal of sewage shall be made or fully sealed septic tanks, which shall be mechanically drained through flushing unit, be provided.
16.	Solid Waste Management	SWM Plan to cater for the disposal of garbage generated from the premises @ of 1kg/person/day shall be submitted along with the plans for approval. Garbage shall be transported to the approved disposal sites.
17.	Graveyard	Land for the Graveyard will be required on the basis of Design Population and Standards to be calculated as per NRM Guidelines and same may

Sr. No.	Parameters	Standards
		be provided within 15 km by road distance from the scheme area within ICT Boundary, well accessible. The area will be part of overall Project Area and will be transferred in the name of CDA within 15 days of LOP approval. Boundary Wall to be constructed and sign board installed before issuance of NOC.
18.	Approvals of Plans	Layout Plan, Architectural and Structural Designs, Engineering Designs, of the All Buildings shall be got approved from CDA
19.	Provision of Services	Services at site would be managed and provided by the Sponsors of the Project
20.	Engineering Design & Detailed Specification of the Services/ Utilities i.e. Roads/Streets, Water Supply, Sanitary Sewer System and Storm Water Drainage for Infrastructural Development	All the designs to be prepared in accordance with the Engineering Designs Guidelines provided in Clauses 15& 16 of this Regulation.
21.	Right of Way of Nullahs	R.O.W of Nullahs, etc., shall be clearly identified as per Hydrology Study/Flood Study Report.
22.	Transfer of Land	The area other than residential apartments and commercial blocks, including roads, parking, public buildings (50%) shall be transferred in the name of CDA in order to avoid its unauthorized use at any stage.
23.	Completion Period for Infrastructure Development	For 20 Kanals to 100 Kanals – 1 years For 101 Kanals -150 Kanals – 2 years For 151 Kanals to-200 Kanals 3 years [The time period will start from the date of issuance of NOC by the Planning Wing, CDA]
24.	Mortgage, Bank/ Insurance Guarantee for Development of Infrastructure	Mortgage of 20% Saleable Areas OR Bank Guarantee/Insurance Guarantee from AA Rating Company of 10% of the cost of project to be determined by Registered Chartered Accountant Firm, in favor of DDO (Planning), CDA
25.	Environmental Clearance	Necessary Environmental Clearance, from both Pak-EPA & EPC, CDA will be submitted before NOC

Sr. No.	Parameters	Standards
26.	Building Bye-laws	ICT Building Control Regulations, 2020, in compliance of above Parameters
27.	Completion Period for the Apartment, Commercial & Public Building Areas	For 20 Kanal-100 Kanal – 3 years For 101 Kanal -150 Kanal- 4 years For 151 Kanal -200 Kanal – 5 years [The time period will start from the date of issuance of NOC by the Planning Wing, CDA]
28.	Mortgage, Bank/ Insurance Guarantee for Construction of Buildings	Mortgage of 10% Saleable Areas OR Bank Guarantee/Insurance Guarantee from AA Rating Company of 5% of the cost of project to be determined by Registered Chartered Accountant Firm, in favor of DDO (Planning, CDA
29.	NOC	NOC will be issued by CDA after approval of Layout Plan, Engineering Design, Building Plans Structural Designs, Mortgage/Payment of Bank/Insurance Guarantee, Transfer of Plots/ Land and Environmental Clearance, etc.
30.	Fee/Fine/Penalty/ Charges, etc.	Fee/Fine/Penalty/Charges will be applicable on such Projects as per Annex-G

34. COMMERCIAL SCHEME IN ZONE-2, 4 & 5 OF ICT.

Commercial Scheme can be sponsored by a Registered Company with SECP or Co-operative Society, (hereinafter referred to as “sponsor”), for an area not less than 100 Kanals and not more than 250 Kanals. Detailed parameters for approval/regulation of Commercial Schemes in Zone-2, 4 & 5 along with inclusion of left over Major Astride Roads, i.e. Srinagar Highway, Murree Road and Park Road for Standalone Commercial Projects, under Regulation 8.13 of S.R.O. 1575(I)/2019. It is the duty and responsibility of the sponsor, to meet the below parameters and in case of non-compliance, the Authority shall initiate criminal as well as other measures including cancellation of permission. The detailed parameters/process are as under:

Sr. No.	Parameters	Standards
1.	Area of Scheme	100-250 Kanals
2.	Minimum Access Road Width	100 feet [i.e. if the Major Road is of less than 100 feet Width, the half of the shortfall, in terms of width, will be made by the Sponsor, from its own land, that will be transferred to CDA]

Sr. No.	Parameters	Standards
3.	Commercial Use	55% [Minimum 5% site area, included in the 60%, will be utilized for Public Buildings, i.e. Mosques, hospitals, clinics, maternity homes, gymnasiums, amusement centers, clubs, libraries, educational institutions and may also be provided within Apartment Block]
4.	Amenities including Parking Plazas, Emergency Rescue Centers, Masjid	Not less than 20%
5.	Roads and on Street Parking	Not less than 25%
6.	Scrutiny Fee on entire area of Scheme	Rs.100,000 per Kanal
7.	Commercialization Charges on areas of Commercial Plots only.	Rs.7,500/- per sq. yd.
8.	1 fully equipped vehicle each for Fire and Rescue services	2
9.	Sewerage Treatment Facility and Water Supply	To be provided by the sponsors
10.	Electricity, Gas, Telephone and other infrastructure facilities	To be arranged by sponsor at his own cost
11.	Detailed Bye-laws	As per ICT Building Control Regulation, 2020
12.	Specialized Mall and Mixed Use Projects of more than 50 Kanals	FAR 1:6
13.	Standalone Commercial Projects from 10-20 Kanals	FAR 1:6
14.	Mortgage, Bank/Insurance Guarantee for Development of Infrastructure	Mortgage of 20% Saleable Areas OR Bank Guarantee/Insurance Guarantee from AA Rating Company of 10% of the cost of project to be determined by Registered Chartered Accountant Firm, in favor of DDO (Planning, CDA

Sr. No.	Parameters	Standards
15.	Number of Storey	As notified/cleared/permited by CAA
16.	Maximum Site Ratio	Front Depth Ratio of site shall not be more than 1:4
17.	Minimum Block Distance	40 feet.
18.	Minimum Width of Internal Roads	50 feet
19.	Parking	<p>1 & Half Car Space for One Apartment, One Car for 7,50 Sq. Ft. Useable Area of Commercial & Public Buildings Area [250 Sq. ft. gross area for one car parking]</p> <p>Separate building for Car Parking will not be counted in Ground Coverage & F.A.R. Provision of entire Car Parking requirement of the Project Area will be part of Layout Plan.</p> <p>For car parking in basements on the entire project area, leave 10 feet minimum on all four sides</p>
20.	Basements	<p>For Car Parking on entire Project Area leaving minimum 10 feet on all four sides. [Permissible number of basements may be increased to adjust the parking facility].</p>
21.	Fire Fighting & Disaster Management	<p>Fire and safety standards as per Building Code of Pakistan [Fire Safety Provisions 2016]</p>
22.	Sewerage Treatment Plant	<p>STP to be provided within the Project Area to cater for the requirements. Wherever facility is available sewerage system can be connected with CDA main lines on payment as notified by the Authority. Where Sewerage network is not available, provision of a compact Sewage Treatment Plant for disposal of sewage shall be made or fully sealed septic tanks, which shall be mechanically drained through flushing unit, be provided.</p>
23.	Solid Waste Management	<p>SWM Plan to cater for the disposal of garbage generated from the premises @ of 1kg/person/day shall be submitted along with the plans for approval. Garbage shall be transported to the approved disposal sites.</p>

Sr. No.	Parameters	Standards
24.	Graveyard	Land for the Graveyard will be required on the basis of Design Population and Standards to be calculated as per NRM Guidelines and same may be provided within 15 km by road distance from the scheme area within ICT Boundary, well accessible. The area will be part of overall Project Area and will be transferred in the name of CDA within 15 days of LOP approval. Boundary Wall to be constructed and sign board installed before issuance of NOC.
25.	Approvals of Plans	Layout Plan, Architectural and Structural Designs, Engineering Designs, of the All Buildings shall be got approved from CDA
26.	Provision of Services	Services at site would be managed and provided by the Sponsors of the Project
27.	Engineering Design & Detailed Specification of the Services/ Utilities i.e. Roads/Streets, Water Supply, Sanitary Sewer System and Storm Water Drainage for Infrastructural Development	All the designs to be prepared in accordance with the Engineering Designs Guidelines provided in Clauses 15& 16 of this Regulation.
28.	Right of Way of Nullahs	R.O.W of Nullahs, etc., shall be clearly identified as per Hydrology Study/Flood Study Report.
29.	Transfer of Land	The area other than residential apartments and commercial blocks, including roads, parking, public buildings (50%) shall be transferred in the name of CDA in order to avoid its unauthorized use at any stage.
30.	Completion Period for Infrastructure Development	For 100 to less than 150 Kanals – 1 year For 150 to less than 200 Kanals – 2year For 200 to 250 Kanals 3 years [The time period will start from the date of issuance of NOC by the Planning Wing, CDA]

Sr. No.	Parameters	Standards
31.	Environmental Clearance	Necessary Environmental Clearance, from both Pak-EPA & EPC, CDA will be submitted before NOC
32.	Building Bye-laws	ICT Building Control Regulations, 2020, in compliance of above Parameters
33.	Completion Period for the Apartment, Commercial & Public Building Areas	For 100 to less than 150 Kanals – 3 year For 150 to less than 200 Kanals – 4year For 200 to 250 Kanals 5 years [The time period will start from the date of issuance of NOC by the Planning Wing,
34.	Mortgage, Bank/ Insurance Guarantee for Construction of Buildings	Mortgage of 10% Saleable Areas OR Bank Guarantee/Insurance Guarantee from AA Rating Company of 5% of the cost of project to be determined by Registered Chartered Accountant Firm, in favor of DDO (Planning), CDA
35.	NOC	NOC will be issued by CDA after approval of Layout Plan, Engineering Design, Building Plans Structural Designs, Mortgage/Payment of Bank/Insurance Guarantee, Transfer of Plots/ Land, Environmental Clearance, etc.
36.	Fee/Fine/Penalty/Charges, etc.	Fee/Fine/Penalty/Charges will be applicable on such Projects as per Annex-G

Note

EIA prior to submission, Traffic Impact Analysis and Hydrological Study to be submitted before project can be considered. Environmental Clearance to ensure Waste Disposal site and its impact on availability of water, these will be precondition to processing.

35. **STANDALONE COMMERCIAL PROJECT.** The Parameters/Standards Commercial Projects, as aforementioned: as under:

Sr. No.	Parameters	Standards
1.	Minimum Access Road Width	100 feet [i.e. if the Major Road is of less than 100 feet-Width, the half of the shortfall, in terms of width, will be made by the Sponsor, from its own land, that will be transferred to CDA]

Sr. No.	Parameters	Standards
2.	Maximum Ground Coverage	As provided in ICT Building Control Regulation, 2020. [for Projects of 20 to 50 Kanals, Minimum 5% site area, included in the max. ground coverage, will be utilized for Public Buildings, i.e. Mosques, hospitals, clinics, maternity homes, gymnasiums, amusement centers, clubs, libraries, educational institutions]. and may also be provided within Apartment Block
3.A	Maximum Number of Storey and Height	As notified/cleared/permited by CAA
4.B	Maximum Site Ratio	Front Depth Ratio of site shall not be more than 1:4
5.	Minimum Block Distance	140 feet.
6.	Minimum Width of Internal Roads	50 feet
7.	Parking	H& Half Car Space for One Apartment, One Car for 7,50 Sq. Ft. Useable Area of Commercial & Public Buildings Area [250 Sq. ft. gross area for one car parking] Separate building for Car Parking will not be counted in Ground Coverage & F.A.R. Provision of entire Car Parking requirement of the Project Area will be part of Layout Plan. For car parking in basements on the entire project area, leave 10 feet minimum on all four sides
8.	Basements	For Car Parking on entire Project Area leaving minimum 10 feet on all four sides. [Permissible number of basements may be increased to adjust the parking facility]
9.	Fire Fighting & Disaster Management	Fire and safety standards as per Building Code of Pakistan [Fire Safety Provisions 2016]

13

14

Sr. No.	Parameters	Standards
10.	Sewerage Treatment Plant [for Projects of 20 to 50 Kanals]	STP to be provided within the Project Area to cater for the requirements. Wherever facility is available sewerage system can be connected with CDA main lines on payment as notified by the Authority. Where Sewerage network is not available, provision of a compact Sewage Treatment Plant for disposal of sewage shall be made or fully sealed septic tanks, which shall be mechanically drained through flushing unit, be provided.
11.	Solid Waste Management	SWM Plan to cater for the disposal of garbage generated from the premises @ of 1kg/person/day shall be submitted along with the plans for approval. Garbage shall be transported to the approved disposal sites.
12.	Graveyard [for Projects of 20 to 50 Kanals]	Land for the Graveyard will be required on the basis of Design Population and Standards to be calculated as per NRM Guidelines and same may be provided within 15 km by road distance from the scheme area within ICT Boundary, well accessible. The area will be part of overall Project Area and will be transferred in the name of CDA within 15 days of LOP approval. Boundary Wall to be constructed and sign board installed before issuance of NOC.
13.	Approvals of Plans	Layout Plan, Architectural and Structural Designs, Engineering Designs, of the All Buildings shall be got approved from CDA
14.	Provision of Services	Services at site would be managed and provided by the Sponsors of the Project

Sr. No.	Parameters	Standards
15.	Engineering Design & Detailed Specification of the Services/ Utilities <i>i.e.</i> Roads/Streets, Water Supply, Sanitary Sewer System and Storm Water Drainage for Infrastructural Development [for Projects of 10 to 50 Kanals]	All the designs to be prepared in accordance with the Engineering Designs Guidelines provided in Clauses 15 & 16 of this Regulation.
16.	Right of Way of Nullahs	R.O.W of Nullahs, etc., shall be clearly identified as per Hydrology Study/Flood Study Report.
17.	Transfer of Land [for Projects of 20 to 50 Kanals]	The area other than residential apartments and commercial blocks, including roads, parking, public buildings (50%) shall be transferred in the name of CDA in order to avoid its unauthorized use at any stage.
18.	Completion Period for Infrastructure Development [for Projects of 20 to 50 Kanals]	For 20 to 35 Kanals 1 year For above 35 to 50 Kanals 2 years [The time period will start from the date of issuance of NOC by the Planning Wing, CDA]
19.	Mortgage, Bank/Insurance Guarantee for Development of Infrastructure	Mortgage of 20% Saleable Areas OR Bank Guarantee/Insurance Guarantee from AA Rating Company of 10% of the cost of project to be determined by Registered Chartered Accountant Firm, in favor of DDO (Planning), CDA
20.	Environmental Clearance	Necessary Environmental Clearance, from both Pak-EPA & EPC, CDA will be submitted before NOC
21.	Building Bye-laws	ICT Building Control Regulations, 2020, in compliance of above Parameters
22.	Completion Period for Apartment, Commercial & Public Building Areas	For less than 10 Kanals – 2 years For 10 to less than 20 Kanal 3 years For 20 to 35 Kanals – 4 years For above 35 to 50 Kanals – 4 years [The time period will start from the date of issuance of NOC by the Planning Wing, CDA]

Sr. No.	Parameters	Standards
23.	Mortgage, Bank/ Insurance Guarantee for Construction of Buildings [for project of 4 to 50 Kanals]	Mortgage of 10% Saleable Areas OR Bank Guarantee/Insurance Guarantee from AA Rating, Company of 5% of the cost of project to be determined by Registered Chartered Accountant Firm, in favor of DDO (Planning), CDA
24.	NOC	NOC will be issued by CDA after approval of Layout Plan, Engineering Design, Building Plans Structural Designs, Mortgage/Payment of Bank/Insurance Guarantee, Transfer of Plots/ Land and Environmental Clearance, etc.
25.	Fee/Fine/Penalty/Charges	Fee/Fine/Penalty/Charges will be applicable on such Projects as per Annex-G

36. APPROVAL PROCESS FOR VERTICAL HOUSING, COMMERCIAL SCHEMES/ STANDALONE PROJECTS. Following process for approval of Layout Plan and Issuance of NOC will be adopted in vertical housing or commercial scheme/projects

Approval of Layout Plan	Scrutiny and clearance of Registration, Land and Planning Documents/Maps/ Plans	Concerned Directorate of Planning Wing
	Scrutiny and clearance of Hydrology Study/Flood Study Report, prepared by a Hydrological Expert registered with PEC [In case Scheme/Project is in vicinity of 500 meters of the Canal, Nullah, River, etc.]	
	Scrutiny of Third Party Vetted Traffic Impact Assessment Study prepared by a Traffic Engineer/Transportation Planner/ Town Planner	
	Approval of Layout Plan will be granted by Member (P&D)	

Approval of Building Plans	Sanction of Building Plans	Building Control Directorate
	The Authority for Approval of Building Plans will be as provided in ICT Building Control Regulation, 2020	
Issuance of NOC	Approval of Engineering Design	Concerned Directorate of Planning Wing
	Transfer of Land	
	Environmental Clearance from EPC CDA / Pak-EPA	
	Mortgage/Guarantee for Development of Infrastructure	
	Issuance of NOC of Projects, less than 100 Kanals will be approved by Member (P&D), whereas for Projects of 100 Kanals & above, Issuance of NOC will be approved by the CDA Board.	
Completion Certificate of Development Works	Development of Infrastructure [The development of Infrastructure report prepared by Engineering Consulting Firm, registered in Pakistan Engineering Council (PEC) in relevant field and enlisted in CDA, and vetted by the similar Firm, would be acceptable, certifying quantum of Development Works/Completion on CDA Prescribed Performas Certificates]	Concerned Directorate of Planning Wing
	Issuance of Completion Certificate will be approved as provided Clause-21, aforementioned.	
Completion Certificate of Buildings	As per ICT Building Control Regulations, 2020	Concerned Building Directorate
	Mortgage/Guarantee for Construction of Building	
	After completion of all pre-requisite, formalities, documents & plans for issuance	

<p>01/21 22/07/23 Municipal Tax</p>	<p>of completion certificate will be submitted before starting occupancy of the building. The Authority for Issuance of Completion Certificate will be as provided in ICT Building Control Regulation, 2020</p>	
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37. **MUNICIPAL TAX TO RESIDENTS AND BUSINESS.** Municipal tax from all residential (house or apartment, etc.) & commercial (office, shop, etc.) units will be charged from the occupant of that unit equal to amount of one month rent, per annum. It can be charged in yearly installments as well as lump sum. Same is for the businesses they will pay Municipal Tax equal to prevailing one month of rent in the business area/street. This Municipal Tax will be used for the construction/rehabilitation of roads, sewerage collection and disposal of solid waste, water supply, rain water harvesting, street lights, provision and maintenance of public buildings and horticulture for parks and roads. Maintenance of traffic signals, footpaths, pavement markings and signage. This will be applicable, if CDA/MCI, has to provide Municipal Services in Private Housing Scheme/Project.

38. **RESTORATION OF LAYOUT PLAN/NOC OF SCHEME/PROJECT.** The Layout Plan may be restored subject to fulfilment of following formalities:

1. Fresh verification of latest revenue papers and public notice regarding revenue record to call objections.
2. Payment of fresh Scrutiny Fee for the processing of restoration of Layout Plan.
3. Submission of Undertaking by the sponsor that all codal formalities will be completed within three months of restoration of Layout Plan of the Scheme/Project, failing which the Layout Plan approval will be withdrawn without any further notice.
4. Land ownership and possession information through Public Notices in National Dailies and payments of relevant penalties and applicable Scrutiny Fee.
5. Rs. 2,000 per Kanal Restoration Fee will be charged at the time of Restoration.
6. The subject land can only be considered for processing as a fresh case in the name of another sponsor or with another name provided the previous approval is also referenced in the Public Notices to

verify No Objection and claims by any stakeholder with the Scheme/Project, whatsoever.

39. HANDING OVER POSSESSION OF PLOTS TO ALLOTTEES/TRANSFEREES AND APPROVAL OF BUILDING PLANS.

As per Clause 4 (2), (b) (ix) and 5 (e) of ICT Zoning Regulations, 1992, the possession of individual plots in the scheme shall not be handed over to allottees by the sponsor until the entire scheme is fully developed and completion certificate in this regard obtained by the Sponsors from the Authority. However,

- a. In order to facilitate housing construction needs of the Allottees/Transferees, the Sponsors may seek prior permission from the Authority for the handing over possession of the plots by submitting an Undertaking to complete the Development Works in accordance with the Schedule provided after the issuance of NOC. Accordingly, each Allottees/Transferees will apply to concerned Building Control Directorate, CDA, for the sanction of their Building Plans along-with necessary documents and clearance to be forwarded by the Sponsors.
- b. The interest of General Public and allottees will be secured and in case of default of Sponsors the individual Allottees/Transferees of the Scheme/Project shall be extended the approval for the construction of their houses/buildings in accordance with the By-laws of the Authority and in accordance with the Approved Layout Plan (LOP), even in case the approval of LOP has been Cancelled/Withdrawn from the Sponsor; as the default of Sponsor shall be recovered from the Sponsor, in accordance with the Legal Provisions and the help of Law Enforcement Agencies (LEAs).

40. CONTROL MECHANISM FOR MARKETING/SALE & TRANSFER OF PLOTS/ FLATS/APARTMENTS/COMMERCIAL UNITS (SHOPS, OFFICES, ETC.).

1. Any sponsor, either Co-operative Housing Society or Private Limited Company, Association of Persons, Individual, etc. Unless, it has obtained the approval from the Authority, of the Layout Plan in case of Housing/Farm Housing/Affordable Housing Scheme, Commercial Scheme, and Building Plans in case of Vertical Housing Project/Standalone Commercial Project and, in both the cases, executed the Transferred & Mortgaged Deeds under this Regulation, shall not;
 - (a) Announce any real estate project;

- (b) Make any publication or advertisement of real estate projects; and
- (c) Accept any advances or deposits in any form whatsoever against any booking to sell, or offer for sale, or invite persons to purchase any land, apartment or building, as the case may be, in any real estate project or part of it;

Unless it has obtained the approval from the Authority, of the Layout Plan in case of Housing Scheme, Commercial Scheme, Building Plans in case of Vertical Housing Project/ Standalone Commercial Project and, in both the cases, executed the Transferred & Mortgaged Deeds under this Regulation.

2. It shall not accept a sum against purchase of the apartment, plot, or building, as the case may be, as an advance payment from a person without first entering into a written agreement for sale.
3. It shall maintain and preserve such books of account, records and documents in the manner as may be specified and also display on its Website;
4. It shall deposit any sum/amount obtained from the allottees, from time to time, in a separate account opened in the name of the Scheme/Project as may be specified;
5. A specified designation account to be used for the financial transaction/receipt of payment of that particular housing project, along-with undertaking from the sponsor/developer that no other account of that particular project shall be mentioned for transaction, in any form.
6. The sponsor shall provide to the CDA on request, the details of all bank accounts and annual audit report of the scheme.
7. All allotment letters, in case of Housing/Farm Housing Scheme, Commercial Scheme, Vertical Housing Project and Standalone Commercial Project, issued by Sponsors shall be shared with CDA through a Digital Platform *i.e.* Management Information System (MIS)/ERP at the cost of Sponsor, for regulating the Saleable Area within approved Layout Plans and Building Plans, respectively, of such Schemes/Projects.

8. No allotment letter, whether original, provisional or through transfer, in case of Housing/ Farm Housing Scheme, Commercial Scheme, Vertical Housing Project, Standalone Commercial Project, should bear any credence unless vetted (with signed & stamped) by the concerned Director (Planning) or the Officer not below the rank of Director (Planning), specifically authorized by the Member (P&D), CDA, in this regard. This facility of Vetting will be provided to the Schemes/Projects, wherein the Sponsors have executed the Transferred & Mortgaged Deeds of Plots/Land, in favor of CDA, under the provisions of this Regulation, in the best interest of the public.
9. The concerned Directorate of Planning Wing, through the above MIS or ERP will ensure that only those Plots will be allowed to be allotted/transferred which are part of Approved Layout Plan of Housing/Farm Housing Scheme, Commercial Scheme. Similarly, only those units will be permitted to be allotted/transferred which are part of approved Building Plans of Vertical Housing Project, Standalone Commercial Project. In both the cases, the Plots/ Units/Land, Transferred to & Mortgaged with the Authority, under the provisions of this Regulation, shall not be allowed to be Allotted/Transferred, until redeemed by the Authority.
10. CDA will charge, from the allottees/transferees, fee of Rs.100/- per Sq. yd. of the area of Residential Plot and Rs.1,000/- per Sq. yds. of Commercial Plots in Private Housing/Farm Housing/Affordable Housing Schemes. Similarly, Rs.50/- per Sq. Ft. of the Apartments and Rs.100/- per Sq. ft. of Commercial Units in Apartment/ Commercial Projects, respectively, on account of Record Maintenance Fee.
11. The Sponsors will not start Additional Phase and/or Extension of the Scheme/Project without completing at least 70 percent of existing ongoing one
12. The Sponsors shall not change the locations of already allotted plots.
13. The Service Providing Departments, like IESCO, SNGPL, PTCL, MCI, etc. will not provide any service to any Private Housing Scheme/Project, until & unless, it has requisite Approval/NOC, from CDA.
14. Press Information Department (PID) will not allow to publish advertisement of any Private Housing/Farm Housing

Scheme/Vertical Housing Project/Commercial Scheme/Standalone Commercial Project within ICT, without approval of CDA. PEMRA/PTA will block all Websites of Private Housing/Farm Housing Schemes/Vertical Housing Project/ Commercial Schemes/ Standalone Commercial Projects launched before approval of Layout Plans/Building Plans of the Schemes/Projects, from the CDA.

15. The Sponsors of Schemes/Projects shall have a Website as per approved format duly connected to CDA Website containing details of land ownership, its location, approved Layout Plan of Scheme Project, NOC, Details of Public Amenities, Plots Mortgaged with CDA and total residential, commercial and amenity plots. The Sponsors shall update the Website regularly.

16. In case of non-compliance of above terms, the CDA Officers, authorized by the Member (P&D), CDA, may take action u/s 46 & 49-C of CDA Ordinance, 1960.

MISCELLANEOUS
10. In case of approval of Revised Layout Plan of a Scheme/Project on Extended Area, it will be mandatory for Sponsor of the Schemes/Projects to obtain Revised NOC of the same from CDA, which will be submitted to CDA Board for approval.

11. Direct Access/Right of Way Charges will be charged from Sponsors of the Schemes/Projects as per prevailing rates of National Highway Authority (NHA). These charges will be applicable only on those Schemes/Projects, which will get Direct Access from the Principle Roads of Islamabad Expressway, Srinagar (Kashmir) Highway, Park Road, GT Road [in Zone-2 only] and IJP Road.

3. Any change of approval status of the Private Housing/Farm Housing Schemes/Projects, Vertical Housing Project, Standalone Commercial Projects, Commercial Scheme/, including LOP shall be uploaded on CDA Website, by the concerned Director Planning, with the approval of DG/Dy. DG Planning CDA.

4. Every Housing/Farm Housing Scheme/Project to establish a plant nursery to cater basic/seasonal horticulture needs of the Scheme/Project.

5. Minimum 8% area (for Zone-2&5) and 12% area (for Zone-4) shall be in the shape of Regular Parks/Playgrounds whereas 2% Open Space (for Zone-2&5) & 3% area (for Zone-4) can be accommodated along Nullahs and Incidental Open Spaces.
6. The provision of 8% area in Housing/Farm Housing Schemes planned in Zone-2&5 and 12% in Zone-4 should include at least one Multipurpose Playground (measuring minimum 220'x320').
7. The provision of landscape design of Parks, Multipurpose Playgrounds, Roads, etc. and its Transfer in the name of CDA will be compulsory before submission of case of issuance of NOC, to the CDA Board.
8. The Layout Plan shall also show the details of Commercial and Parking Areas. The Parking provisions shall be calculated @ One Car Parking Space (250 sq. ft.) for 750 Sq. ft. of useable area and 1 & half Car Space for One Apartment.
9. KMZ File of Proposed Scheme/Project shall be part of submission of documents/ plans.
10. Third Party Validated Development Works Report, prepared by the Consultants registered with PCATP & PEC (in relevant code & category) and enlisted with CDA, for ascertaining the quantum of development works in Housing/Farm Housing Schemes/Projects, Vertical Housing Project, Standalone Commercial Project, Commercial Scheme, will be accepted by CDA.
11. Development Schedule will be provided before Issuance of NOC of the Scheme/Project, and it will come into the effect from the date of issuance of NOC.
12. Minimum Width of Access Road required for Housing/Farm Housing/Affordable Housing Scheme, from an Arterial/Major/Revenue Road, of not less than 60 feet width, shall be:
 - i. 400-700 Kanals = 60 Feet
 - ii. 701-1000 Kanals = 80 Feet (dual carriageway)
 - iii. 1001 Kanals and above = 100 Feet (dual carriageway)
14. The Authority has the discretion to change, modify, alter or relax any of the provisions contained herein and when so required without any prior notice or intimation to the sponsor/s of a Scheme/Project.
15. The sponsor will display approved Layout Plan on Bill Boards in the Scheme/Project Area clearly displaying the following with prominent colors:

- i. Approved land uses
 - ii. Mortgaged Plots/Land
 - iii. Transferred Land/Plots
16. The mortgaged and transferred land will clearly be demarcated on ground in the Scheme/ Project fenced with barbed wire and display boards, before issuance of NOC.
17. Request for mortgage of alternate plots may be approved provided the plots proposed for alternate mortgage is:
- i. In developed area of the Scheme/Project
 - ii. In a better location w.r.t. width of roads
 - iii. Of higher market value being commercial.
 - iv. Encumbrance free and as such will be advertised in National Dailies as per Clause-14 of this Regulation
18. For the Approval of Layout Plan of Housing/Farm Housing Schemes/Projects, Vertical Housing Projects, Standalone Commercial Projects/Commercial Schemes, Member Planning and Design (P&D), CDA, will be the Competent Authority, in accordance with the Standards and Guidelines provided in this Regulation, subject to clearance of revenue documents by the revenue authorities.
19. The Sponsor shall make compulsory arrangement for Rainwater Harvesting, Recycling and Reuse of Waste Water.
20. The use of Renewable Resources of Energy shall be promoted/ encouraged to reduce use of fossil fuels and reduce load on conventional resources of energy.

42. **PENALTIES FOR VIOLATIONS**

- (1) If any building, structure, work or land is erected, constructed or used in contravention of the provisions of this Ordinance or of any rule, regulation or order made thereunder, the Deputy Commissioner, or any person empowered in this behalf by the Authority, may, by order in writing; require the owner, occupier, user or person in control of such building, structure, work or land to remove, demolish or so alter the building, structure or work, or to desist from using or to so use the land, as to be in accordance with the said provisions.

- (2) If an order under sub-section (1) in respect of any building, structure, work or land is not complied with within such time as may be specified therein, the Deputy Commissioner, or any person empowered in this behalf by the Authority, may, after giving the person affected by the order an opportunity of being heard, remove, demolish or alter the building, structure or work, or stop the use of the land and, in so doing, may use such force including police force as may be necessary and may also recover the cost therefor from the person responsible for the erection, construction or use of the building, structure, work or land in contravention of the provisions as aforesaid.
- (3) Any person, group of persons, organization, etc., if found violating any provision of this Regulation shall be liable to be proceeded against as under:
- (i) The Offending Structure made in violation of the provisions of this Regulation, and/ or ICT Building Control Regulation, 2020, shall be liable to demolition in accordance with Section 49-C of the CDA Ordinance, 1960, unless regularized by the Authority on the payment of compounding fee as may be fixed by the Authority from time to time.
 - (ii) NOC/Permission given by the Authority to any person, group of persons, organization, etc., for a scheme shall be liable to be cancelled.
 - (iii) Any person, group of persons, organization, etc., found guilty of violating any of the provisions of this Regulation or who or which without lawful excuse fails or refuses to comply with any direction or order issued by the Authority in this behalf may be proceeded against under Section 46 and 46-B of the CDA Ordinance, 1960, in addition to action under clauses (i) and (ii) above.
- (4) (i) With a view to maintain sanctity of this Regulation, without prejudice to any proceedings pending under these regulations, premises, where Illegal/Un-authorized, Construction/ Development, Advertisement/Marketing on Electronic, Print, Social Media, Roads, etc. of the Schemes/Projects, provided in this Regulation, is being made, without obtaining requisite approval of Layout Plan, NOC and approval of Building Plans, the offices of the Advertisers, Sponsors, Operators, Consultants, Contractors, Real Estate Agents, Marketing Partners, etc. be sealed by Director Enforcement, CDA, or any person empowered by the Authority in the presence of Magistrate, CDA.

- (ii) Sealing may be done after issuance of order for sealing of said Offices/Premises, by Director General/Dy. DG (Planning), or any person empowered by the Authority and after expiry of notice of 15 Days & Show Cause Notice of 7 Days, issued by the concerned Directorate of Planning, Offices/Premises may be de-sealed by the order of the next higher authority i.e. Member (Planning & Design), CDA, or any person empowered by the Authority on submission of fine/dues and application along with Affidavit on Stamp Paper of Rs.100/- (from the Sponsor/Owner), that, the said Offices/ Premises shall never be used/put in for Illegal/Un-authorized, Construction/ Development, Advertisement/ Marketing on Electronic, Print, Social Media, Roads, etc. of the Schemes/Projects, provided in this Regulation, again. In case of doing so again, the same Authorities can demolish such Offices/Premises, as aforesaid.
- (iii) The Member (P&D), CDA, will impose penalty, for De-sealing, amounting to not more than Rs.1,000/- per Kanal of the Marketing Area in case of Housing/Farm Housing/ Affordable Housing Scheme, not more than Rs.25,000/- per Kanal of the Marketing Area in case of Commercial Scheme/Standalone Commercial Projects and not more than Rs.10,000/- per Kanal of the Marketing Area, in case of Vertical Housing Project, on the Advertisers, Sponsors, Operators, Consultants, Contractors, Real Estate Agents, Booking Partners, etc.

43. **DELEGATION OF POWERS FOR CONTROL.** The Authority may, by general or special order delegate any of its powers under this Regulation to any of its officers either by designation or by name.

44. **SAVING AND REPEALS.** The Revised Modalities & Procedures, 2020, framed under ICT (Zoning) Regulation, 1992 (as amended) for Development of Private Housing/Farm Housing Schemes in Zones 2, 4 & 5 of Islamabad, Capital Territory Zoning Plan, promulgated, through Gazette Notification, dated 29-01-2020, stands repealed. However, the repeal of the Revised Modalities & Procedures, 2020, shall not affect the previous operation of the Modalities so repealed or anything duly done, action taken or punishment or liability incurred thereunder and any proceedings commenced under the said Modalities may be continued or punishment may be imposed as if that Modalities had not been repealed.

[No. CDA/PLW/DDG(P)/General/2022.]

SYED SARDAR ALI,
Secretary CDA Board.

Annex-AUNDERTAKING

We, M/s, Sponsors of a Housing Scheme/Project on land measuring.....acres in Mouza....., District Islamabad, acting through our.....do hereby accept and undertake to abide by the terms contained in 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, which are annexed hereto as part of this undertaking and have been signed by us in token of our having accepted the same.

Without prejudice to the generality of the foregoing, we undertake in particular to abide by the following terms and conditions pertaining to the above-mentioned housing scheme/project, namely _____

- a. We shall deposit the entire development cost of the scheme to the Authority as a guarantee towards the development of the scheme. The amount of such development cost, as to be determined by the CDA, shall be acceptable to us. The deposit shall be made by us within 45 days from the date of approval of the layout plan of the scheme.
- b. In case we choose not to deposit the development cost of the scheme, we shall mortgage 20% of the saleable area in the detailed Layout Plan in favor of the CDA free of cost, as a guarantee for completing development works at site within.... years from the date of the NOC, issued by the CDA. Such mortgage shall be done by us within 45 days from the date of approval of the Layout Plan of the scheme.
- c. We shall not, in any manner, Sell/Book/Dispose any plot, mortgaged with CDA prior to its redemption from CDA.
- d. We shall pay to the CDA proportionate costs for the trunk services as may be provided by the CDA in the housing scheme. Such costs shall be worked out by the CDA which shall be final and shall be paid by us within the period as may be fixed by the CDA for the purpose.
- e. We shall transfer to the CDA, free of charge, all land reserved for open spaces/parks, graveyard, right-of-way of roads, etc. and 50% land under public buildings, including schools, hospitals, gym, etc. in the scheme within 45 days of the approval of Layout Plan of the Scheme/Project.
- f. We understand that the land in the housing scheme or any part thereof is liable to acquisition by the CDA at any time and we undertake that in case the land is so required by the CDA at any stage, we shall have no objection to the same on any ground whatsoever.
- g. We shall abide by the layout plan and designs of services as may be approved by the Authority for implementation at site and will not make any change/modification therein without prior approval of the CDA.
- h. We shall not Book, Sell, Dispose any plot, in any manner, before obtaining NOC from CDA for this purpose.
- i. We shall restrict Sale/Booking of plots according to the Approved Layout Plan, excluding Mortgaged Plots, and shall not make any excessive booking/sale.
- j. We shall comply with all the Laws and Regulations of CDA, as may be in force from time to time, Terms and Conditions of LOP Approval Letter No. _____, Dated _____ and also all such other instructions as may, from time to time, be issued by CDA in this behalf.
- k. We shall be responsible for defect of any nature in the title of the land in the housing scheme and losses/damages, if any, incurred, including profit thereon at the rate of 15% (as may be incurred and determined by CDA) shall be paid by us within the period as may be specified by CDA in this behalf failing which the same shall be recoverable by CDA as arrears of land revenue under the CDA Ordinance, 1960.
- l. In case we fail to complete the development works/services within the given time and to the satisfaction of the CDA as per terms and conditions, the CDA shall be entitled to assume

control of the scheme and dispose of the mortgaged plots and use the sale proceeds, or a portion thereof, in any development works/services.

- m. Funds of the specific Scheme/Project shall be utilized for the development/Maintenance of that Scheme/Project only.

For and on behalf of

M/S _____

Seal

Witnesses:

1. _____

Occupation: _____

Address: _____

CNIC No. _____

2. _____

Occupation: _____

Address: _____

CNIC No. _____

Annex-BMORTGAGE DEED

This Mortgage Deed is made at Islamabad on the..... day ofin the year.....between M/s..... a

company/society registered under the Companies Ordinance 1984/West Pakistan Cooperative Societies Act, 1925, (hereinafter referred to as the "Sponsor" which expression shall, where the context so admits, include its executors, administrators, legal-representatives, assigns and successors-in-interest) of the One Part and the Capital Development Authority, an authority established under the CDA ordinance, 1960, (hereinafter referred to as "the Authority", which expression shall include its successors-in-office, representative and assigns) of the other part.

Whereas the Sponsors has applied to the Authority in pursuance of ICT (Zoning) Regulation, 1992 , and Regulation for Planning and Development of Private Housing/Farm Housing, Apartments/ Commercial Schemes/ Projects in Zones-2, 4 & 5 of Islamabad Capital Territory, 2023, for approval of a Housing Scheme over an area of.....on land bearing Khasra. Nos....., Mouza....., District, Islamabad. The Authority has agreed to approve the scheme on the condition that the sponsor deposits with the Authority as security a sum of Rs..... (Rupees..... Only) towards cost of development of the scheme or, in the alternative, mortgages with the Authority 20% of the saleable area of the said Housing Scheme.

And whereas, the sponsor has elected to mortgage with the Authority 20% of the saleable area of the scheme.

Now, therefore, this deed witnessed as follows:

1. As a security for the proper development of the scheme in accordance with the engineering designs, detailed specification of services/utilities and time schedule approved and laid down by the Authority, the sponsor hereby grants, assures, demises and mortgages unto the Authority, plots No..... shown in red color on the attached Approved Layout Plan, bearing drawing No.....
2. The Sponsor shall pay all stamp duties, registration charges and other incidental expenses for and in connection with this and any other document to be required for the redemption of this mortgage deed.
3. The Authority shall release the mortgaged plots in proportion to the development that may be completed by the sponsors:-
 - i. On completion of 10% of the development work, 10% of the mortgaged plots shall be released to the sponsor.
 - ii. On completion of 20% of the development work, another 10% of the mortgaged plots shall be released to the sponsor.
 - iii. On completion of 30% of the development work, another 10% of the mortgaged plots shall be released to the sponsor.
 - iv. On completion of 40% of the development work, another 10% of the mortgaged plots shall be released to the sponsor.
 - v. On completion of 50% of the development work, another 10% of the mortgaged plots shall be released to the sponsor.
 - vi. On completion of 60% of the development work, another 10% of the mortgaged plots shall be released to the sponsor.
 - vii. On completion of 70% of the development work, another 10% of the mortgaged plots shall be released to the sponsor.
 - viii. On completion of 80% of the development work, another 10% of the mortgaged plots shall be released to the sponsor.

- ix. On completion of 90% of the development work, another 10% of the mortgaged plots shall be released to the sponsor.
- x. On completion of 100% of the development work, remaining 10% of the mortgaged plots shall be released to the sponsors.
4. If the sponsor fails to abide by any of the terms of the undertaking which is being given by the sponsor to the Authority separately in this behalf, the approval may be withdrawn and the scheme shall be taken over by the Authority without any extra liability. CDA may also initiate Criminal Proceedings under Law against Sponsor.
5. The plot mortgaged to the Authority as a security towards the development of the scheme shall be open to inspection at any time by any officer of the Authority deputed for the purpose.
6. The Sponsor hereby covenants with the Authority and guarantees as follows:
 - a. That it will from time to time and at all times hereafter comply with all the regulations framed by the Capital Development Authority under the CDA Ordinance, 1960.
 - b. That the property hereby mortgaged is exclusive and absolute property of the sponsor in which no one else has any claim, concern, right or interest of whatsoever nature.
 - c. That it has a legal right, full power, absolute authority to mortgage the aforesaid property by way of such mortgage.
 - d. That it has not prior to the date of THESE PRESENTS done, made, committed, caused or knowingly suffered to be done any act under a deed or matter whereby the right to this mortgage has been or may be impaired.
 - e. That it hereby declares that the property offered as security for development of the scheme is free from all sorts of encumbrances and charges and undertakes that the said property shall not be sold or charged without the prior approval in writing of the Authority.
 - f. That it shall not put the said property in any other charge or otherwise transfer the same or any part thereof in any way and would keep and hold the Authority secured, harmless and indemnified against all losses and damages caused to be suffered or sustained by the Authority as a result of any defect in its title or any one with respect to the said property or any part thereof.
 - g. That it shall keep the property mortgaged with the Authority as security till the entire scheme is fully developed in accordance with the approved plan and designs of services.
7. In case the sponsors fails to develop the scheme in accordance with approved Layout Plan and services designs as required by the Authority under the preceding clauses, the Authority shall, without any further notice to or concurrence on the part of the Sponsor, be entitled to:
 - i. Takeover possession of the mortgaged property.
 - ii. Sell or dispose of the said property or any part thereof, together or in parcel, on the account and at the risk of the sponsor, either privately or by public auction or by private contract, on such terms and conditions as the Authority shall think fit and proper, without the bid and intervention of a court of law and without prejudice to the Authority's rights to execute the necessary sale deed, present it for registration and get the same registered and have the necessary mutation of names entered in the Government and Authority's/Municipal records, and on such transfer the property shall vest in the transferee and all rights in or to the property transferred as if the property had been sold to the transferee by the owner and for the purposes aforesaid or any of them to make agreement, execute assurance and given effectual receipt for discharge for the purchase money and do all other acts and things for completing the sale, which the person or persons exercising powers of sale shall think proper and the aforesaid power shall be deemed to be a power to sell concur in selling without the intervention of the Court.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hand and seal the day and year first above written.

For and on behalf of
M/s
For and on behalf of
Capital Development Authority

In the presence of

Witnesses:

1. _____

Occupation: _____

Address: _____

CNIC No. _____

2. _____

Occupation: _____

Address: _____

CNIC No. _____

TRANSFER DEED

This DEED OF TRANSFER made on the..... day of
.....in the year.....by
M/s..... through
their..... Hereinafter called the "Transferor" :-

IN FAVOUR OF

The Capital Development Authority, Islamabad hereinafter called the "Transferee".

WHEREAS the transferor is absolute owner with possession of land measuring.....
Kanals.....Marlas bearing Khasra Nos
..... in Mouza..... Tehsil and
District Islamabad.

AND WHEREAS the Transferee has approved the Layout Plan of a housing scheme on the land, in which an area measuring a total of (shown in blue color on the plan annexed hereto) is reserved for General Public use as follows (hereinafter called the "Property").

KANALS MARLAS SQ.FT.

1. For Roads.
2. For Parks.
3. For Graveyards.
4. For Public Buildings (50% of the Area Reserved for Public Buildings)

NOW, THEREFORE, this Deed witnessed as follows:

1. That the transferor hereby declares and warrants that he is the absolute owner of the Property and no person whatsoever has any charge, encumbrance, lien or mortgage over the property and same is free there from.
2. That in consideration of Public Welfare, the transferor hereby transfers to the Transferee, free of charge, all its Rights, Interest, Easements, Pertinent to the Property measuring -----Kanals reserved for Roads, ----- Kanals reserved for Parks, ----- Kanals reserved for Graveyards and -----Kanals (i.e. 50%) reserved for Public Buildings, and to hold the same by the transferee as absolute and lawful owner.
3. That in consideration of Public Welfare, the transferor hereby transfers to the Transferee, free of charge, all its rights, interest, easements, pertinent to the Property and to hold the same by the transferee as absolute and lawful owner.
4. That the Transferor further agrees, at all times here after, upon the request and at the expenses of the Transferee, to execute or cause to be executed all such lawful deeds, acts and things whatsoever for better and more perfectly conveying and assuring the "Property" unto the Transferee, its successors-in-office, administrators, assigns as shall be reasonably required by the Transferee, and placing it in its possession according to the true interest and meaning of this deed.
5. That after the execution of this transfer deed, the transferee will be responsible for managing the area transferred to it by the transferor.

IN WITNESS WHEREOF, both the parties have put their respective hands and seals on the day and year first above written.

For and on behalf of

M/s

For and on behalf of
Capital Development Authority

In the presence of

Witnesses:

1. _____

Occupation: _____

Address: _____

CNIC No. _____

2. _____

Occupation: _____

Address: _____

CNIC No. _____

Annex-DCAPITAL DEVELOPMENT AUTHORITYPUBLIC NOTICE

It is notified for information of general public that M/s..... are proposing to Sponsor a Housing Scheme/Project on the land comprising plots over an area measuring..... on following Khasra Numbers..... in Mouza..... situated at District Islamabad as shown in this Aks Shajra.

If any person/company/department/organization has any objection/claim on the ownership of the above said land, may submit through Registered Post, his/their objections in writing along with CNIC, Fresh Original Fard Jamabandi, Original Aks Shajra, etc. of the impugned land to the Additional Deputy Commissioner (Revenue) (ADCR), Islamabad Capital Territory (ICT) Administration, Islamabad, with complete certified copy to above mentioned documents to Director (-----), Planning Wing, CDA, within 15 days of the publicity of this public notice, failing which no objection shall be entertained.

Director (Planning)
Capital Development Authority
Islamabad.

Annex-E

REDEMPTION DEED

This deed of redemption is made at Islamabad this..... day ofin the year..... Between (hereinafter referred to as "the mortgager" which expression shall, unless the context admits otherwise, include its executors, administrators, legal representatives, assigns and successors-in-interest) of the one part and the Capital Development Authority, being a corporate body established under the CDA Ordinance, 1960, (hereinafter referred to as the Authority) of the other part.

Whereas a mortgage deed was executed at Islamabad on by the mortgager whereby the mortgager had mortgaged plots described in the said mortgage deed with the Authority as a security for the development of a housing scheme described therein;

Whereas the Authority was required to redeem the mortgaged plots in accordance with the progress of development as stipulated in the said Mortgage Deed.

Now, therefore, this Redemption Deed witnessed as follows:

1. That in view of the release order contained in the letter Nodated..... of the Authority, which letter is attached herewith as Annexure-I and shall be construed as a part of this Redemption Deed, the plots described in Annexure-II of this Deed shall stand redeemed from the operation of the said Mortgage Deed and shall be deemed to have been handed over to the mortgager.
2. That as a result of this redemption, all authority relating to the use or disposal of plots described in the preceding paragraph shall vest in the mortgager and that the Authority shall have nothing whatsoever to do with these plots.
3. That the aforesaid mortgaged deed shall be and remain effective and operative in respect of the remaining plots as described in Annexure-III, as hitherto fore till they are redeemed by the Authority.

For and on behalf of the Authority

.....

For and on behalf of the Mortgager

.....

Witnesses:

1. _____

Occupation: _____

Address: _____

CNIC No. _____

2. _____

Occupation: _____

Address: _____

CNIC No. _____

**SCHEDULE OF FEES AND PENALTIES FOR HOUSING/FARM HOUSING
SCHEMES & AFFORDABLE HOUSING PROJECTS**

Sr. No.	Item	Rate	Remarks
1.	Scrutiny Fee for Layout Plan of Housing/Farm Housing Scheme & Affordable Housing Project	Rs.3,000/- per Kanal	To be charged on entire scheme area
2.	Scrutiny Fee for Amended/Revised Layout Plan of Housing/Farm Housing Scheme & Affordable Housing Project	Rs.3,000/- per Kanal	Scrutiny Fee be charged to the extent of Amended/Revised Area in the Approved LOPs, provided Saleable Scheme Area remains the same. The Fee would be Charged @ Rs.3,000/- per Kanal or Minimum Rs.300,000/- whichever is higher.
3.	Fee for Scrutiny Amended/Extended Layout Plan of Housing/Farm Housing Scheme & Affordable Housing Project	Rs.3000/- per Kanal	Scrutiny Fee be charged for both Revision and Extension, in case Sponsors submit Revised & Extended LOPs of Housing Schemes.
4.	Processing Fee for Engineering/Designs of Housing/Farm Housing Scheme	Rs.1,000/- per Kanal	To be charged on entire scheme area
5.	Fee for Inspection and Monitoring	Rs. 500/- per Kanal	To be charged on the entire area
6.	Start of Development of Scheme prior obtaining NOC without Approval of Engineering Designs	Rs.10,000/- per Kanal	Penalty would be charged to the extent of developed area of the scheme. Clearing of land dozing only for the possession purpose will be exempted provided they are strictly in accordance with the approved Layout Plan of the Scheme.
7.	Start of Development of Scheme prior obtaining NOC, but after getting approval of Engineering Designs	Rs.2,000/- per Kanal	Penalty would be charged to the extent of the developed area of the scheme. Clearing of land dozing only for the possession purpose will be exempted provided they are strictly in accordance with the approved Layout Plan of the Scheme.
8.	Penalty for Late Submission of Engineering Design after the stipulated period	25% of original scrutiny fee of Engineering Designs, per month	Fee to be charged on the entire scheme area
9.	Penalty for Late Transfer of land allocated for Roads, Parks/ Playground/Open Spaces/ Nullah, Amenities, Public Buildings, etc.	Rs.1000/- per Kanal per 3 months	Calculations are to be made w.e.f. 01-01-2012, as the CDA Board imposed this penalty, first time, in its meeting held on 17-01-2012. Basis of the calculation is the actual area of the scheme to be transferred to CDA
10.	Penalty for Late Mortgage of 20% Saleable Area	Rs.1,000/- per kanals per 3 months	Calculations are to be made w.e.f. 01-01-2012, as the CDA Board imposed this penalty, first time, in its meeting held on 17-01-2012. Basis of the calculation is the actual area of the scheme to be mortgaged to CDA
11.	Fee for Grant of Extension in Completion Period	For 1st year Rs.2,000/-, For 2 nd year Rs3,000/- For 3 rd year Rs.4,000/- For 4 th year Rs.5,000/- For 5 th year Rs.6,000/- For 6 th year Rs8,000/- (all rates are per Kanal)	Fee is to be charged on the entire scheme area. The submission of proper application and requisite dues by the sponsors to service providers like IESCO, SNGPL, and Telephone will be

		entertained and not counted for delay on the part of sponsors if delay is beyond the control of sponsors	
12.	Penalty for Change in Approved Layout Plan without " prior Approval of CDA	Rs.10,000/- per Kanal	The Penalty shall be charged with the approval of Amended/Revised Layout Plan. Penalty would be charged to the extent of areas where changes has been made without approval from CDA

Annex-G**SCHEDULE OF FEES AND PENALTIES FOR VERTICAL HOUSING PROJECTS,
STANDALONE PROJECTS/COMMERCIAL SCHEMES**

Sr. No.	Item	Rate		Remarks
		Vertical Housing Project	Commercial Scheme/ Standalone Projects	
1.	Scrutiny Fee for Layout Plan of the Vertical Housing Project, Commercial Scheme and Standalone Commercial Project	Rs.50,000 per Kanal	Rs.100,000 per Kanal	Non-refundable and to be charged on entire Scheme area
2.	Scrutiny Fee for Amended/ Revised Layout Plan of Scheme/Projects	Rs.50,000 per Kanal	Rs.100,000 per Kanal	Scrutiny Fee be charged to the extent of Amended/Revised Area in the Approved LOPs, provided Saleable Scheme Area remains the same. The Fee would be Charged @ Rs.50,000/- & Rs.100,000/- per Kanal, respectively, or Minimum Rs.500,000/- for Vertical Housing Project & 1,000,000/- for Commercial Scheme/Standalone Project, respectively, whichever is higher.
3.	Fee for Scrutiny Amended/ Extended Layout Plan of Schemes/Projects	Rs.50,000 per Kanal	Rs.100,000 per Kanal	Scrutiny Fee be charged for both Revision and Extension, in case Sponsors submit Revised & Extended LOPs of Schemes/Projects, as aforesaid.
4.	Landuse Conversion/ Commercialization Fee	Rs.1500/- per Sq. yds.	Rs.7,500/- per Sq. yds.	Fee to be charged on the basis of Ground Coverage of the Scheme/ Project
5.	Processing Fee for Engineering Designs	Rs.5,000/- per Kanal	Rs.10,000 per Kanal.	To be charged on entire scheme area
6.	Start of Development of Scheme prior obtaining NOC without approval of Engineering Designs	Rs.25,000/- per Kanal	Rs.50,000/- per Kanal	Penalty would be charged to the extent of developed area of the scheme. Clearing of land dozing only for the possession purpose will be exempted provided they are strictly in accordance with the approved Layout Plan of the Scheme/Project.
7.	Start of Development of Scheme prior obtaining NOC, but after getting approval of Engineering Designs	Rs.5,000/- per Kanal	Rs.10,000/- per Kanal	Penalty would be charged to the extent of developed area of the scheme. Clearing of land dozing only for the possession purpose will be exempted provided they are strictly in accordance with the approved Layout Plan of the Scheme/Project.
8.	Inspection and Monitoring Fee of Infrastructure Development	Rs.10,000/- per Kanal	Rs.25,000/- per Kanal	To be charged on entire scheme area
9.	Guarantee for Development of Infrastructure	Mortgage of 20% saleable areas or Bank Guarantee/Insurance Guarantee from AA Rating Company of 10 % of the Development cost of Project to be determined by Chartered Accountant Firm, in the name of DDO (Planning), CDA		

10.	Fee for Extension in the Development Period	For 1st year Rs.10,000/- per Kanal For 2nd year Rs. 20,000/- per Kanal For 3rd year Rs. 40,000/- per Kanal	For 1st year Rs. 20,000/- per Kanal For 2nd year Rs. 40,000/- per Kanal For 3rd year Rs. 80,000/- per Kanal	Fee is to be charged proportionate to the work to be done, i.e. if 60 % work remained, 60% extension charges will be deposited. The submission of proper application and requisite dues by the sponsors to service providers like IESCO, SNGPL, Telephone will be entertained and not counted for delay on the part of sponsors if delay is beyond the control of sponsors
11.	Penalty for Late Submission of Engineering Design after the stipulated period	25% of original Scrutiny Fee of Engineering Designs, per month	50% of original Scrutiny Fee of Engineering Designs, per month	Fee to be charged on the entire scheme area
12.	Penalty for Late Transfer of land allocated for Roads, Parks/Playground/Open Spaces/ Nullah, Amenities, Public Buildings, etc.	Rs.2,000/- per Kanal per 3 months	Rs.5,000/- per Kanal per 3 months	Calculations are to be made w.e.f. 01-01-2012, as the CDA Board imposed this penalty, first time, in its meeting held on 17-01-2012. Basis of the calculation is the actual area of the scheme to be transferred to CDA
13.	Penalty for Late Mortgage of Saleable Area/Bank or Insurance Guarantee	Rs.2,000/- per Kanal per 3 months	Rs.5,000/- per Kanal per 3 months	Calculations are to be made w.e.f. 01-01-2012, as the CDA Board imposed this penalty, first time, in its meeting held on 17-01-2012. Basis of the calculation is the actual area of the scheme to be mortgaged to CDA
14.	Penalty for Change in Approved Layout Plan without approval of CDA	Rs.25,000/- per Kanal	Rs.50,000/- per Kanal	The Penalty shall be charged with the approval of Amended/Revised Layout Plan Penalty would be charged to the extent of areas where changes has been made without approval from CDA
15.	Building Plans Scrutiny Fee	As per ICT Building Control Regulations, 2020		
16.	Start of Construction of Buildings without Approval of Building Plans from CDA	As per ICT Building Control Regulations, 2020		
17.	Inspection and Monitoring Fee of the Building (for 1,000 Sq. yds. and above Plots)	Rs.10/- per Sq. ft. of covered area	Rs. 25/- per Sft. of covered area	To be charged on the entire covered area of the Buildings
18.	Guarantee for Construction of Building [for projects of 4 Kanals and above plots]	Mortgage of 10% saleable commercial areas or Bank guarantee/ Insurance Guarantee from AA rating company of 5 % of the Construction cost of Project to be determined by Chartered Accountant Firm, in the favor of DDO (Planning)		
19.	Fee for Grant of Extension in Completion Period of Buildings	For 1st year Rs.50 per Sq. Ft. For 2 nd year Rs.100/- For 3 rd year Rs.200/- (all rates are for covered area of the buildings)	For 1st year Rs.100 per Sq. Ft. For 2 nd year Rs.200/- For 3 rd year Rs.500/- (all rates are for covered area of the buildings)	Fee is to be charged proportionate to the work to be done, i.e. if 60 % work remained, 60% extension charges will be deposited

Annex-HCAPITAL DEVELOPMENT AUTHORITYPUBLIC NOTICE

It is notified for information of general public that M/s..... are proposing to sponsor a housing scheme on the land comprising plot Nos..... over an area measuring..... situated at District Islamabad, and have mortgaged the following plots out their scheme with the CDA:

The plots described above are not to be sold, allotted, transferred or committed in any form to anybody by the owners or by their attorney unless and until the same are released by the CDA. In case of failure or delay in development work of the scheme, these plots shall be sold by the CDA and money so received shall be utilized towards the development of the scheme. The public, therefore, is hereby advised, in their own interest, not to purchase or make any deal in respect of any of the plots as described above.

Director (Planning)
Capital Development Authority
Islamabad.

Annex-I**PANEL OF ENGINEERING EXPERTS**

Sr. No.	Designation	Position
1.	Director General Design	Chairman
2.	Director Structures (Services)	Member
3.	Director Structures (Roads)	Member
4.	Director (QS)	Member
5.	Director (E&M) Development	Member
6.	Director Planning (concerned)	Member
7.	Director Structures	Member-cum-Secretary

Annex-JDEVELOPMENT WORKS COMMITTEE

Sr. No.	Designation	Position
1.	Director General Works	Chairman
2.	Director Roads (concerned)	Member
3.	Director (W&S) Development	Member
4.	Director (E&M) Development	Member
5.	Director Master Plan	Member
6.	Dy. Director (Land Survey Division)	Member
7.	Director Planning (concerned)	Member-cum-Secretary

Annex-K

CONSULTANT'S AND 3RD PARTY VALIDATION CERTIFICATE
ENGINEERING DESIGNS & DETAIL SPECIFICATIONS OF SERVICES/UTILITIES
IN SCHEME/PROJECT

Consultant's Certificate

Certified that the Engineering Design & Detailed Specifications of the Services/Utilities i.e. Roads/Streets, Water Supply, Sanitary Sewer System and Storm Water Drainage for Infrastructural Development Housing Scheme/Project in Sub-Zone/ of Zone-4, Islamabad, sponsored by M/s _____ have been prepared by _____ having PEC Registration No. _____, issued vide No. _____ dated _____ enlisted in CDA vide No. _____, dated _____, as per approved Layout Plan of the Scheme by CDA vide No. _____, dated _____. All the designs have been prepared in accordance with the Engineering Designs Guidelines provided in Clauses 15 & 16 of "Regulation for Planning and Development of Private Housing/Farm Housing, Apartments/ Commercial Schemes/ Projects in Zones-2, 4 & 5 of Islamabad Capital Territory, 2023, and do not violate any Design Criteria/Guidelines of CDA. We take the responsibility of the soundness and stability of these designs. Neither any Wrong Doing has been conducted nor any Facts have been concealed which may hinder the approval of the Engineering Designs and Detailed Specifications of the Scheme/Project.

3rd Party Validation Certificate

Certified that the Engineering Design & Detailed Specifications of the Services/Utilities i.e. Roads/Streets, Water Supply, Sanitary Sewer System and Storm Water Drainage for Infrastructural Development Housing Scheme/Project in Sub-Zone/ of Zone-4, Islamabad, sponsored by M/s _____ have been prepared by _____ having PEC Registration No. _____, issued vide No. _____ dated _____ enlisted in CDA vide No. _____, dated _____, as per approved Layout Plan of the Scheme by CDA vide No. _____, dated _____. All the designs have been prepared in accordance with the Engineering Designs Guidelines provided in Clauses 15 & 16 of "Regulation for Planning and Development of Private Housing/Farm Housing, Apartments/ Commercial Schemes/ Projects in Zones-2, 4 & 5 of Islamabad Capital Territory, 2023, and do not violate any Design Criteria/Guidelines of CDA. Neither any Wrong Doing has been conducted nor any Facts have been concealed which may hinder the approval of the Engineering Designs and Detailed Specifications of the Scheme/Project.

We, M/s _____, having PEC Registration No. _____ issued vide No. _____, dated _____, certifies that these Engineering Designs & Detailed Specifications of the Services/Utilities i.e. Roads/Streets, Water Supply, Sanitary Sewer System and Storm Water Drainage have been scrutinized and vetted by our firm. All the designs have been thoroughly checked/vetted by us and found that these designs have been prepared in accordance with the Engineering Designs Guidelines provided in Clauses 15 & 16 of Regulation for Planning and Development of Private Housing/Farm Housing, Apartments/ Commercial Schemes/ Projects in Zones-2, 4 & 5 of Islamabad Capital Territory, 2023, and do not violate any Design Criteria/ Guidelines of CDA hence submitted duly vetted. We take the responsibility of the soundness and stability of these designs. Neither any Wrong Doing has been conducted nor any Facts have been concealed which may hinder the approval of the Engineering Designs and Detailed Specifications of the Scheme/Project.

DEPONENT

CNIC No. _____

Dated: _____

CAPITAL DEVELOPMENT AUTHORITY
PLANNING WING

It is notified for the information of the allottees/transferees/Members of the Housing Scheme, proposed/launched by M/s _____ that the Layout Plan of the Scheme was approved by the Authority vide this office letter No. _____, dated _____, and NOC for launching the project and starting the development works in the scheme according to the Approved Layout Plan.

Now the Sponsors of the Scheme has have proposed Amendment in the Layout Plan owing to the issues of _____ faced during the execution of the project. The Original and Proposed Revised Layout Plan with following details is printed below.

Original Layout Plan:

Revised Layout Plan:

The original allottees/transferee/ Members of the scheme being affected by the proposed revision of the scheme as indicated above are requested to submit their objections/ claims for the satisfactory resolution of the same on prescribed Performa available on CDA's housing scheme's website and in this office, to the sponsors of the scheme with a copy of the same to undersigned within 15 days of the issuance of this Public Notice failing which it will be assumed that you have no objection on the proposed scheme.

Director, Planning Wing
Capital Development Authority

Annex-MCERTIFICATE OF THE TOWN PLANNING CONSULTING FOR
SCHEME/PROJECT

1. Mr. _____ s/o _____, am a Town Planner, with PCATP Registration Number _____ having my firm _____ established in the year _____ do solemnly affirm and declare as under that:
2. The Layout Plan of the Scheme/Project namely _____ has been prepared in accordance with the provisions of the Master Plan of Islamabad, CDA Ordinance 1960, ICT Zoning Regulation, 1992, 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, ICT Building Control Regulations, 2020, CDA Board Decisions, Policy Matters, etc.
3. The Scheme/Project has been Planned, Designed, from Feasibility Study, Topographic Survey, Town Planning Report to the Final Layout Plan in my office under my direct supervision. Requisite Site Visits has been conducted. All the Calculations, regarding Land use Analysis, Schedule of Plots of all categories, have been checked and found correct and in accordance of this Regulation, and do not violate any Planning Parameters/Regulation of CDA. We take the responsibility of the correctness of the Layout Plan, in total/ as a whole. Neither any Wrong Doing has been conducted nor any Facts have been concealed which may hinder the approval of Layout Plan of the Scheme/Project.
4. If anything wrong is found, I shall be liable for action taken by the Authority including Cancellation of my Enlistment and recommending the case for Cancellation of my Membership in Pakistan Council of Architects & Town Planners (PCATP).

Above statements are true to the best of my knowledge and belief.

DEPONENT

CNIC No. _____

Dated: _____