PART II
Statutory Notifications (S.R.O.)
GOVERNMENT OF PAKISTAN
CAPITAL DEVELOPMENT AUTHORITY
(Regulations of Amendment in Layout Plans, 2019)
NOTIFICATION
Islamabad, the 26th August, 2019

S. R. O. 967(I)/2019.— Master Plan of Islamabad was prepared in pursuance to Section-11 of CDA Ordinance, 1960. It is a comprehensive document wherein policies and guidelines have been mentioned in broader context, for development of Capital in the form of various Landuses. Layout Plan is a detailed Landuse Plan. During Planning and Designing of different sectors, vast land was left un-planned, un-designated, un-earmarked, mainly falling in depression. The land in depressions about 10-12 was not considered attractive for buildings construction. But, now land/plots in 10-12 feet depressions are considered most favorite for construction of basements in buildings.

Furthermore, Planning is a continue process. Entire Sector/Scheme is not utilized fully in one go, rather most of the land is utilized by providing major land uses with skeleton of roads and streets and some of the area is left unutilized (1811)

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un-utilized in the shape of pockets for accommodating unforeseen Landuses which may require land in coming times. During the execution stage, plans need to be amended due to different on ground constraints, like topographical issues. Similarly, on the basis of monitoring and review, the unforeseen Landuses are incorporated in the plans where possible, like Private Schools, Health Facilities, Marriage Halls, Utility Areas e.g. Additional Grid Stations, etc. Lastly, the change in policies of the Government also requires Amendments in the Plans.

Under this Regulations of Amendment in Layout Plans, 2019, any new action taken shall be considered as violation of Master Plan and Zoning Regulation.

Regulations of Amendment in Layout Plans, 2019 will be subject to approved Master Plan and existing bye laws.

Now Therefore,

In exercise of the powers conferred by Section-51 of CDA Ordinance 1960 (XXIII), read with Sections-11, 12, 13 & 19 thereof, the Capital Development Authority has been pleased to make the following Regulations as being expedient:

CHAPTER–I

PRELIMINARY

1. **Short Title, Extent & Commencement.**—(1) This Regulation may be called the Regulations of Amendment in Layout Plans, 2019.

   (2) It extends to the entire Islamabad Capital Territory. These regulations will be applicable for both CDA Sectors/Schemes and Non-CDA Public Sector Schemes.

   (3) It shall come into force at once.

2. **Definitions.**—In this Regulation, unless there is anything repugnant in the subject or context:

   (1) **Developed Sector/Scheme** means where the development contract has been completed for the provision of basic infrastructure services including electricity, sewerage, water supply, sui-gas by the Authority as certified by Engineering Wing.
(2) **Developing Sector/Scheme** means where development work is in process and not obtained status of Developed Sector/Scheme.

(3) **Incidental Open Space** means Un-utilizable Land falling in depression/rocky area and cannot be put to any use other than Open Space and declared as IOS.

(4) **Layout Plan** means detailed Landuse Plan of the respective Sector/Scheme, approved by the CDA Board.

(5) **Left-over/Un-designated/Un-planned/Un-utilized Land** means CDA acquired land in Planned/Developed Sectors/Schemes, presently not designated/earmarked/planned/reserved for any specific use and hence reserved for future use.

(6) **Master Plan** means Master Plan of Islamabad Capital Territory, prepared by the CDA and approved by the Federal Government.

(7) **Open Space** means any area designated/earmarked/planned/reserved as Parks, Playground, Green, Nurseries, Forests, Waterways and Nullahs in the Layout Plan of a Sector/Scheme. This Definition of Open Space will be added in Islamabad Residential Sector Zoning (Building Regulations, 2005) in Chapter-I, Preliminaries at 1.2.115.

(8) **Planned Sector/Scheme** means the Sector/Scheme whose Layout Plan has been approved by the Competent Authority.

3. **Restriction/Limitation.**—No Open Space will be converted to any other use, either Residential or Non-residential, in any case. However, Filtration Plants, Overhead Water Tanks, Public Toilets, Tube Wells, etc. may be planned in Open Spaces.

    **CHAPTER – II**

**PROCEDURE FOR AMENDMENT**

4. **Procedure For Making Amendment in Layout Plan.**—Following is the Standard Operating Procedure (S.O.P) for carrying out amendment in the Layout Plan of Sectors/Schemes including utilization of Left-over/Un-designated/Un-planned/Un-utilized Land:

   1. Ground Survey/Verification on the Approved Layout Plan (LOP) of the Sectoral/Scheme area.
2. Land Use Analysis of the existing LOP, in the light of following Planning Standards will be calculated:

<table>
<thead>
<tr>
<th>Sr. No.</th>
<th>Landuses</th>
<th>Planning Standards</th>
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<tbody>
<tr>
<td>1.</td>
<td>Residential (including Apartments)</td>
<td>55% maximum</td>
</tr>
<tr>
<td>2.</td>
<td>Commercial &amp; Parking</td>
<td>5% maximum</td>
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<tr>
<td>3.</td>
<td>Public Buildings like School, Masjid, Dispensary, Hospital, Community Center, Post Office, Inquiry Office etc.</td>
<td>4% minimum</td>
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<td>4.</td>
<td>Open Spaces</td>
<td>8% minimum</td>
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<tr>
<td>5.</td>
<td>Graveyards</td>
<td>2% minimum (not essential in sectors)</td>
</tr>
<tr>
<td>6.</td>
<td>Roads/Streets</td>
<td>26% minimum</td>
</tr>
</tbody>
</table>

3. The proposed Amendments, strictly observing the above Planning Standards will be marked on the LOP of respective Sector/Scheme.

4. The Right of Way (R.O.W) of Nullahs/Natural Streams will be fixed including any diversion/re-alignment, by the Design Wing CDA, to cater for the maximum peak flood level to avoid the future disaster caused by heavy rains/cloud burst.

5. The Un-utilized pockets of CDA acquired land in developed Sectors/ Schemes will be re-planned with the concept of public participation and the public will be invited for their valuable comments/objections about the Re-Planning of said pockets. The objections will be heard by a Committee consisting of Director Master Plan, Director Planning concerned, Director Environment concerned, Director Structure concerned and Director Law, CDA. The Committee shall submit its findings to the Chairman CDA, through Member (P&D), for a decision.

6. Maximum 2% of the area under Nullah will be calculated under Open Spaces.

7. Layout Plan of Sector/Scheme would be approved by CDA Board.

8. Amendment/Re-planning/Revision of Layout Plan entailing Major Changes would also be approved by the CDA Board.

9. Any Change in the Approved Use of Plots/Land, Amendment/ Re-planning/Revision of LOP for Additional Plots, except Filtration Plants, Overhead Water Tanks, Public Toilets, Tube Wells, etc. will be approved by the CDA Board.
10. Amendment of Layout Plan entailing Minor Changes will be approved as under:

**For Developed Sectors**

| 1. | Involving up to 1% area of the Sector/Scheme | By Member (P&D) |
| 2. | Involving up to 2% area of the Sector/Scheme | By Chairman CDA |

**For Planned & Developing Sectors**

| 1. | Involving up to 3% area of the Sector/Scheme | By Member (P&D) |
| 2. | Involving up to 5% area of the Sector/Scheme | By Chairman CDA |

11. The Approval and subsequent Amendment/Re-planning/Revision of Layout Plans of Blue Area, Marakaz and Class-III Shopping Centers will be as under:

| 1. | Blue Area | By CDA Board |
| 2. | Marakaz | By Chairman CDA |
| 3. | Class-III Shopping Centers | By Member (P&D) |

12. The Additional Plots, as outcome of the Amendment/Re-planning/Revision of Layout Plan shall be disposed off by the Estate Wing, CDA as per provisions of ILDR, 2005/Policy of CDA, after seeking approval of the Competent Authority.

CHAPTER – III

**GENERAL**

5. **Appeal.**—Any person aggrieved by an amendment in the Layout Plan of the Sector Scheme may within 1 month of such amendment, appeal to the CDA Board whose decision shall be final.

[No. CDA/PLWUP(111)/2017.]

SYED SAFDAR ALI,

*Secretary CDA Board.*