PART II

Statutory Notifications (S. R. O.)

GOVERNMENT OF PAKISTAN
CAPITAL DEVELOPMENT AUTHORITY
(Regional planning Directorate)

NOTIFICATION

Islamabad, the 5th November, 2019

S.R.O. 1314(I)/2019.—In exercise of power conferred by Section 51 read with Section 12 of the Capital Development Authority Ordinance. 1960 (No.XXIII of 1960), the Capital Development Authority has been pleased to notify with immediate effect till further orders following Regulations of Private Housing Schemes and Project regarding Amendment/Revision of Layout Plan / Amendments in Regulations for private housing schemes and projects in the designated Zones of ICT, Islamabad:-

I. For the approval of layout plan, Member Planning and Design (P&D) shall approve the layout plan of housing schemes/projects and vertical housing projects in accordance with the standards and guidelines provided in the modalities and procedures framed under ICT Zoning Regulations 1992 (As amended); subject to clearance of revenue documents of the project from the revenue authorities.

(2459)

Price: Rs. 10.00

[1729 (2019)/Ex. Gaz.]
II. Since Planning is a continuous process and the requirements of a community in a housing scheme can vary according to the transforming society trends and infrastructure requirements caused by technological or certain other factors that are not limited to following:

a. Extension of the schemes necessitating the provision of integrated and improved public amenities

b. Topographic constraints

c. Engineering design compulsion

d. EPA Advisory

e. Poor quality of Town Planning

f. Future emerging infrastructure and technological requirement

g. Socio-economic constraints

h. Any other ground considered reasonable by the Authority

III. Hence in accordance with the decision of the CDA Board date 12-03-2018 regarding adoption of the recommendations of the Senate Standing Committee on Law and Justice regarding affairs of Cooperative Housing Societies in Islamabad and violations committed by them in Planning and Allocation of Land for Community Services following standard operating procedures of housing schemes

a. The layout plan may be reviewed at any time before the Authority shall approve the issuance of NOC.

b. In case the revision is proposed after the NOC same shall only be considered within following framework.

i. The sponsor shall notify the same for the allottees/members through a public notice as per specimen.

ii. The sponsor shall satisfy their reasonable objections that are to be submitted on the prescribed Performa.
iii. If the allottee/member is not satisfied with the decision 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.

iv. The revision shall conform to the standard planning parameters viz a viz Public amenities and green area etc.

v. Following objections shall be considered reasonable:

1. The Revised Plan of the Scheme is violating the standard land use distribution of housing scheme 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. Any other in accordance with the standards of the scheme viz a viz open spaces or inconsistent to the private housing regulations deemed reasonable by the Authority.

vi. The allottee/transferee/member of the scheme shall be entitled to following compensation on the objections considered reasonable:

1. 10% refund in case of changing the status from corner to non-corner

2. 7% in case of park/green are facing

3. 7% in case of major road to street

4. 12.5% in case of major road and park face

5. No revision shall be allowed in case of violations of CDA's notified standards of landuse of the scheme.
vii. Re-numbering of plots/ streets in already approved layout plan (LOP) of the scheme shall not be considered as revision/ amendment in the LOP. The authority subject to certification from the Management of the Scheme in this regard, shall accord approval and completion for building plans on such plots.

IV. In order to facilitate housing construction needs of the members/ allottees the sponsors may seek prior permission for the handing over possession of the plots by submitting and undertaking to complete the development works in accordance with the schedule. Accordingly each member/ allottee shall apply to Building Control-II Directorate for the sanction of their building plans along with necessary documents and clearance to be forwarded by the sponsors.

V. The interest of General Public and allottees shall be secured and in case of default of sponsors the individual allottees/ members of the scheme shall be extended the approval for the construction of their houses/ buildings in accordance with the bye-laws of the Authority in accordance with the originally approved layout plan (LOP) even in case the approval of LOP has been withdrawn from the sponsor; as the default of sponsor shall be recovered from the sponsor in accordance with rules and the help of Law enforcement agencies (LEAs).

VI. Public Building Plots: Since public building plots are earmarked to serve the community as amenities therefore they need to be transferred to the Authority in accordance with the provisions of the decision taken by the CDA board in its meeting dated 15-11-2014 so that the amenities are not misused by the sponsors. In order to develop these amenities the sponsors shall only be allowed to lease out the plots of public building area except 1% of the same to be disposed off by the Authority in manner so deemed fit by it. However the lessee shall be bound to pay AGR to the Authority in accordance to the notified rates by the Finance Wing from time to time.

[File No. CDA/PLW-RP-Zone-4(170)/2015.]

SYED SAFDAR ALI,
Secretary CDA Board.
CAPITAL DEVELOPMENT AUTHORITY
PLANNING WING
(Regional Planning Directorate)

Public Notice:

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 # dated and NOC for launching the project and starting the development works in the scheme according to the approved layout Plan.

Now the sponsor/s 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
Letter Head of Scheme

Performa for Resolution of Claims:

I, Mr. S/o . . am the owner/allottee/member for plot No. street No. Sector/ Block of the housing Scheme. I have come to know through a public Notice dated , published in daily , Notice Board of the Scheme, regarding the revision of Layout Plan of the Scheme proposed by the sponsors M/s.

I have the following objections/claims on the proposed revision:

1. The Revised Plan of the Scheme is violating the standard land use distribution of housing Scheme as notified by the Authority.
2. The proposed revision has rendered my corner plot into a non-corner plot.
3. The proposed revision has eliminated the park face status of my plot.
4. The proposed revision has changed the status of my plot from abutting on major road to street.
5. Any other in accordance with the standards of the scheme viz a viz open spaces.

The above stated claims are true and I am eligible to the compensation by the sponsors within 15 days of the filing of the above referred claim.

Thanking you in anticipation

Signature
Name
CNIC #
Membership #
Plot #

Note: the genuine claims of members/allotees are entitled to following compensation as per Modalities:

I. 10% refund in case of changing the status from corner to non corner
II. 7% in case of park/green are facing
III. 7% in case of major road to street
IV. 12.5% in case of major road and park face both.
V. No revision shall be allowed in case of violation of CDA's notified standards of landuse of the private housing schemes.