

CAPITAL DEVELOPMENT AUTHORITY
PLANNING WING
(Urban Planning Directorate)

REGISTERED

No. CDA/PLW-UP-2(594/91/ 1093)

Islamabad, April 16 2004.

To,

The President,
Health Employees Cooperative Housing Society,
Office No.03 Mezzanine floor,
Shan Plaza, Blue Area,
Islamabad.

SUBJECT: APPROVAL OF LAYOUT PLAN OF HOUSING SCHEME UNDER TITLE "GULSHAN-E-SEHAT" IN DESIGNATED SECTOR E-18 MOUZA PASWAL AND HAKLA DISTRICT RAWALPINDI SPECIFIED AREA OF ISLAMABAD FLOATED BY HEALTH EMPLOYEES COOPERATIVE HOUSING SOCIETY, (HECHS).

I am directed to inform that CDA Board in its meeting held on 21-1-2004 has approved the layout plan of Housing Scheme under title Gulshan-e-Sehat in designated Sector E-18 Mouza Paswal and Hakla District Rawalpindi Specified Area of Islamabad floated by Health Employees Cooperative Housing Society (HECHS). The approved layout plan is enclosed herewith. The salient features of the approved layout plan are as under:

- i). The scheme area falls in Rawalpindi Districts, outside the ICT limits, but within the future designated Sector E-18 in the Specified Area of Islamabad.
- ii). The total scheme covers an area measuring 1748 kanal (217.5 Acres). The whole land is mutated in the name of the sponsor.
- iii). Layout plan of the scheme is according to the Town Planning standards as prescribed in the Modalities & Procedures framed under ICT (Zoning) Regulation 1992. The land use of the scheme is as under:

Land use	Area (in kanals)	%age
Residential	959.42	54.88
Commercial	41.62	2.38
Public building, school, Hospital, Mosque Community Centre Post Office etc.	78.97	4.51
Parks, open space area	140	8.01
Roads	508.32	29.08
Graveyard	19.67	1.13
G. Total	1748	100.00

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Hamid Iqbal Noori
Joint Urban Planning
Development Authority
Islamabad.

16/4/04

- iv). The size wise distribution of plots is as under;

Size	No. of Plots
90' x 120'	108
60' x 90'	360
35' x 90'	418
30' x 60'	500
Total	1386

- v). Adequate Commercial sites (one main commercial centre and 6 class-III shopping centres), play fields, open spaces and public facilities, graveyard etc. have been provided.
- vi). 19.41 Kanals of land have been reserved for Sewerage Treatment Plant for the scheme, one college and 4 school sites have been planned.
- vii). The scheme site is buildable and the main access to the scheme has been proposed through the existing District Council road which connects Fateh Jang road in the south and Sang Jani in north-east.
- viii). The Principal roads within the scheme shall have 80 feet wide right of way and the rest of the internal roads shall be of 40' and 60' wide.
- ix). Provision of water supply is the responsibility of the sponsors, the society is a member of the Forum of Societies and Private Developers in Zone-II and extended Area of Islamabad who is responsible for implementation of water supply project.

2. It is further informed that District Coordination Officer Rawalpindi has no objection to the approval of this scheme by CDA.

3. You are advised to complete the formalities as per clause 7, 11 of Modalities & Procedure framed under ICT Zoning Regulation 1992, for development of private housing schemes in Zone-II and V Islamabad.

Encl: as mentioned above.

(MUHAMMAD IQBAL NOORI)
Director Urban Planning

Copy for information to:

1. District Coordination Officer, Rawalpindi alongwith approved layout plan of the above mentioned Housing Scheme.
2. Secretary CDA Board The Board decision dated 21-1-2004 has been implemented.
3. Circle Registrar Cooperative Societies, Saidpur Road, Rawalpindi.

(MUHAMMAD IQBAL NOORI)
Director Urban Planning