

NOC ISSUED BY
TMA / GOVERNMENT

Residencia & Orchards



A PROJECT OF
MULTI-PROFESSIONALS CO-OPERATIVE
HOUSING SOCIETY (MPCHS) ISLAMABAD

MISSION STATEMENT
Our Operational Philosophy:
Credible Performance

We endeavor to deliver what we promise and our aim is to provide people the opportunity to enjoy a peaceful and comfortable life in a beautiful surrounding at affordable prices.





Established in 1988 followed by a history of success. Launched four schemes in CDA sectors namely E-11/1, E-11/3 (Islamabad Gardens), F-17 (Tele Gardens), B-17 (Multi Gardens) Phase I and Phase II. Each one symbolizes professional competence, unique layout plan, quality development work compatible with the modern requirements and fully secure comfortable living environment with modern amenities.



Encouraged with persistent public demand it has launched fifth innovative scheme Multi Residencia & Orchards Farm Houses at Jhang Bahatar Interchange of Motor way M-1 which is at a striking distance from Islamabad Toll plaza of the Motor way. The Scheme is a combination of modern living style and Farm houses where Sui Gas, underground electricity, wide roads and streets, Parks, Hospitals, Universities, Commercial Areas, Play Grounds and many other similar attractions are in built in the plan. The Scheme stands approved by the TMA/Government vide NOC No.219 dated 8th.April, 2013.



Peaceful & Decent Life

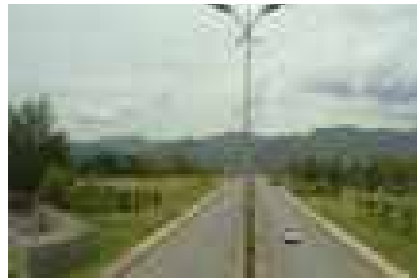
The place is exclusively chosen to live a peaceful and decent life. It is the best place to construct your dream house either for a residence or a farm house.

Special Features

- Attractive Plot Sizes
- Residential Plots
- Orchards Farm Houses
- Affordable price in easy installments
- Discount on lumpsum payment.
- Convenient access from capital city and other major towns including Rawalpindi, Taxila, Wah Cantt and Hassan Abdal.



- A place chosen for a comfortable and peaceful living.
- Value addition in farm houses through inbuilt modern residential living amenities.
- Convenient access and abundant subsoil water resources are unique characteristics.





New Benazir Bhutto International Airport Islamabad



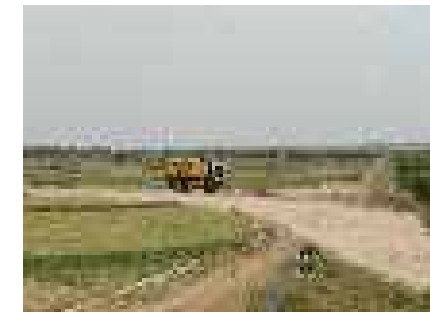
Model of New Airport



Construction work on New Airport



Construction on Orchards Scheme



Construction on Sangjani Interchange

Major Ongoing Public Sector Development Projects in the Vicinity

New Islamabad International Airport

It is about 10 Km away from the Project site of Residencia & Orchards Farm Housing Scheme.

Extension of Margalla Avenue from G.T. Road to M-I approved vide Letter No. CDA/PLW-UP- DD-III (163) 05.2668 dated 15-08-2006. It will connect the Scheme from Sangjani Interchange (Under construction) with sectors B-17, D-12 and E-11 through G.T. Road.

روزنامہ جنگ راولپنڈی، 13 اگست 2013ء
نیو بینظیر انٹرنیشنل ایئر پورٹ جون 2014ء میں مکمل دیا جائے گا سیکرٹری دفاع
دعا کی کہ سب سے بڑے طیارے آجائیں گے 190 ایکسٹرا فرسٹ کلاس ہونگی، آصف یاسین
اسلام آباد (طیف خالد) وفاقی تیکراری، دفاع نیو بینظیر انٹرنیشنل ایئر پورٹ جون 2014ء میں کام شروع
لینڈنگ جرنل (ر) آصف یاسین ملک سے کہا ہے کہ

روزنامہ جنگ راولپنڈی، 21 اپریل 2013ء
مارگلا ایونیو پر ترقیاتی کام میں تیزی لائی جائے، چیئر مین سی ڈی ایس
مسئمہ سے شہر ہائی وے ٹریفک کا دباؤ کم ہوگا، تیکراری سی ڈی ایس، مسلمان ہونے کا
اسلام آباد (روزنامہ جنگ) مارگلا ایونیو پر جاری ترقیاتی کاموں کے حوالے سے مختلف
کام میں تیزی لائی جائے اور اس اہم منصوبہ کی مکمل طور پر مکمل ہونے کی ضرورت ہے، چیئر مین سی ڈی ایس
شہر ہائی وے ٹریفک کا دباؤ کم ہوگا، تیکراری سی ڈی ایس، مسلمان ہونے کا
قیصر سے نہ صرف صوبہ بھر میں بلکہ بین الاقوامی سطح پر بھی کام کیا جائے گا، چیئر مین سی ڈی ایس
ٹریفک کو بہت بڑی بلکہ تیسرے نمبر پر آئے گی، اسے ترقی دینا ہوگا، چیئر مین سی ڈی ایس، مسلمان ہونے کا
خیالات کا اظہار، چیئر مین سی ڈی ایس، مسلمان ہونے کا
بندھ کے روز مارگلا ایونیو سے ترقیاتی کام کا جائزہ لیتے، اسے اسلام آباد کے دیگر حصوں تک بھی ترقی کی جائے گی
کے موقع پر کیا، انہوں نے سی ڈی ایس، مسلمان ہونے کا
سنگر 12-12 کیڈر مارگلا ایونیو کا جائزہ لیا۔

Payment Schedule of Residential Plots

Installments on Quarterly Basis (Three Monthly)

Plot Size	30 x 60 (200 sq.yds)	35 x 70 (272 sq.yds)	40 x 80 (356 sq.yds)	50 x 90 (500 sq.yds)
Marlas / Kanal	8 Marla	10.89 Marla	14.22 Marla	1 Kanal
Total Cost of Plot	2,000,000	2,720,000	3,200,000	4,500,000
Membership Fee/Share Money	10,000	10,000	10,000	10,000
With Application	360,000	420,000	515,000	715,000
1st Installment	1,50,000	210,000	245,000	345,000
2nd Installment	1,50,000	210,000	245,000	345,000
3rd Installment	1,50,000	210,000	245,000	345,000
4th Installment	1,50,000	210,000	245,000	345,000
5th Installment	1,50,000	210,000	245,000	345,000
6th Installment	1,50,000	210,000	245,000	345,000
7th Installment	1,50,000	210,000	245,000	345,000
8th Installment	1,50,000	210,000	245,000	345,000
9 Installment	1,50,000	210,000	245,000	345,000
10th Installment	1,50,000	210,000	245,000	345,000
11th Installment	1,50,000	210,000	245,000	345,000
21% Discount on Lump Sum Basis	1,590,000	2,159,000	2,538,000	3,565,000


- a. Roads are 40 to 120 width.
- b. Cost of Plot is inclusive of development charges Like Roads, Water Supply, Sewerage and Drainage System, Entry Gate, Land Scaping, Security System, Sui Gas and Underground Electricity.
- c. 2 % surcharge per month in case of belated payments.
- d. Copy of CNIC and a Passport size photograph would be required along with the Application form.

Discount Policy

- i. 21% discount on lumpsum payment with application.
 - ii. 18% discount within 30 days from date of application.
 - iii. 15% discount within 60 days from date of application.
 - iv. 12% discount within 90 days from date of application.
 - v. 09% discount within 120 days from date of application.
 - vi. 06% discount within 150 days from date of application.
 - vii. 03% discount within 180 days from date of application.
- NO DISCOUNT THEREAFTER.

Policy for Corner Plots

- i. 5% additional in case of short corner.
- ii. 10% additional in case of proper corner.
- iii. 10% additional in case of main boulevard.
- iv. 15% additional in case of main boulevard corner.

A family of four is sitting on a lush green lawn, painting a small wooden dollhouse. The father, wearing a green and white striped shirt and jeans, is kneeling and painting the roof. The mother, in a pink shirt, is sitting and watching. A young girl in a blue dress is painting the walls, and a young boy in a pink and white striped shirt is painting the base. In the background, a large, two-story yellow house with a brown roof and white trim stands under a blue sky with scattered clouds. The house has a front porch with white columns and a large window. The lawn is well-maintained, and there are some bushes and trees around the house.

Located in a splendid
environment with an ideal
location, rich soil fertility and sub
soil water in abundance.

Payment Schedule

Of Farm Houses

Installments on Quarterly Basis (Three Monthly)

Plot Size	5-Kanals 2500 Sq Yds	10-Kanals 5000 Sq Yds
Total Cost of Plot	7,500,000	15,000,000
Membership Fee	10,000	10,000
Down Payment With Application	1,660,000	3,310,000
1st Installment	650,000	1,300,000
2nd Installment	650,000	1,300,000
3rd Installment	650,000	1,300,000
4th Installment	650,000	1,300,000
5th Installment	650,000	1,300,000
6th Installment	650,000	1,300,000
7th Installment	650,000	1,300,000
8th Installment	650,000	1,300,000
9th Installment	650,000	1,300,000
Net Cost after 21% Discount on Lump Sum Payment	5,935,000	11,860,000

- Cost of Plot is inclusive of development charges Like Roads, Water Supply, Sewerage and Drainage System, Entry Gate, Land Scaping, Security System, Sui Gas and Underground Electricity.
- 21% discount in case of lump sum payment on booking.
- Balance 9 equal installments would be payable on quarterly basis.
- One Kanal will be equal to 500 Sq. Yds.
- 2% surcharge per month in case of belated Payments.
- Adjustment in plot area would be made according to the ground situation at the time of handing over possession. Cost shall be adjusted accordingly.

Multi Residencia & Orchards Farm Housing Project



WIDE ROADS

SUI GAS

UNIVERSITY

PLAY GROUNDS

OPTIC FIBRE NETWORK

BOUNDARY WALL

HOSPITAL

PARKS

HORTI, AGRO & VETERINARY ADVISORY SERVICES

UNDERGROUND ELECTRICITY

SHOPPING CENTERS

COST OF COMMERCIAL PLOTS

Multi Residencia and Orchards Scheme

Installments on Quarterly Basis (Three Monthly)

Plot Size	(Plots of Shopping Centre) Basement + Ground + 2		(Plots of Markaz) Basement + Ground + 4			
	30'x40' 133 Sq. Yds	50'x65' 361 Sq. Yds	60'x70' 467 Sq. Yds	65'x70' 506 Sq. Yds	70'x70' 544 Sq. Yds	65'x80' 577.77 Sq. Yds
Total Cost of Plot Corner	4,389,000	11,913,000	21,015,000	22,770,000	24,480,000	26,000,000
Total Cost of Plot Non Corner	3,990,000	10,830,000	18,680,000	20,240,000	21,760,000	23,111,000
Membership Fee/Share Money	10,000	10,000	10,000	10,000	10,000	10,000
With Application / Down Payment	Corner	681,000	1,809,000	3,176,000	3,436,000	3,690,000
	Non Corner	620,000	1,636,000	2,830,000	3,051,000	3,284,000
Each Installments (Total Installments 13)	Corner	286,000	778,000	1,373,000	1,488,000	1,600,000
	Non Corner	260,000	708,000	1,220,000	1,323,000	1,422,000
On Lump Sum Basis 21% Discount	Corner	3,478,000	9,421,000	16,612,000	17,998,000	19,350,000
	Non Corner	3,162,000	8,566,000	14,767,000	16,000,000	17,200,000

Note:

- A. Shopping Centre Plots (B+G+2)
- Corner Rs. 33000/- psy
 - Non Corner Rs. 30000/- psy

- B. Markaz Plots (B+G+4)
- Corner Rs. 45000/- psy
 - Non Corner Rs. 40000/- psy

Discount Policy:

- 21% discount on lumpsum payment with application.
 - 18% discount within 30 days from date of application.
 - 15% discount within 60 days from date of application.
 - 12% discount within 90 days from date of application.
 - 09% discount within 120 days from date of application.
 - 06% discount within 150 days from date of application.
 - 03% discount within 180 days from date of application.
- NO DISCOUNT THEREAFTER.

Special Features



- Easy and Hassel Free Approach
- Proper security arrangements
- Fertile land with unlimited subsoil water
- Does not fall in any negative area earmarked by the Federal or Provincial Government
- Environment friendly



Model Farm House



Model Farm House



Margalla Road



Entry Point of Orchards

Site Location Plan of Residencia & Orchards

Margalla Avenue now under Construction from GT Road and D-12 (both sides) further linked with Motorway M-1 at sangjani Interchange is Likely to be Completed this year. It will reduced the distance to the site from E-11 considerably.



RAWALPINDI



Name	Designation & Contact	Name	Designation & Contact	Name	Designation & Contact
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Engr. Ch. Zafar Ali Former Director General Pakistan Telecommunication Company Limited	General Secretary 0321-5005777	Engr. Muhammad Iqbal Marwat Former Director (PTCL)	Executive Member 0333-5232905	Engr. J. A. Tahir Former General Manager OGDCL	Executive Member 0300-8566215



TECHNICAL EXPERTS

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