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PART II

Statutory Notifications (S. R. O.)

GOVERNMENT OF PAKISTAN

CAPITAL DEVELOPMENT AUTHORITY

(Regional Planning Directorate)

NOTIFICATION

Islamabad, the 8th December, 2014

Subject:—AMENDMENTS IN ICT (ZONING) REGULATIONS, 1992 OF ZONE-4.

S. R. O. 1105(I)/2014.—In exercise of powers conferred by Section 51 read with Section 11 of the Capital Development Authority Ordinance, 1960 (No. XXIII of 1960), the Capital Development Authority has been pleased to make the following amendments in the Islamabad Capital Territory (Zoning) Regulation, 1992, as being expedient, namely:—

PROPOSED LAND USE OF ZONE-4

| Subject | Existing land use | Proposed land use |
|----------------|---|--|
| a Agro-farming | Not less than 20 kanals. | Minimum size of 4 kanals shall be permissible. |
| b Housing | No private housing or housing scheme permissible. | Housing schemes in selected areas shall be permissible. Houses on private land in unutilized patches of built up area shall be allowed as per CDA byelaws. |

(3475)

| Subject | Existing land use | Proposed land use |
|--------------|--|---|
| c Commercial | No commercial activity is permissible. | Commercial activity astride defined major roads shall be permissible on selected locations. |
| d Sub-zones | No provision of sub-zones. | Area divided into sub-zones. |

A. Sub Zone-A (12,188 Acres)

- (1) **Delineation:** This sub zone is bounded in the north by Zone-3 limits and by southern boundary of sub-zone B-2, in the North-West by Murree Road, in the West by sub-zone B-1 (acquired area limit), in the South and East by sub-zone C and Lehtrar Road.
- (2) **Pre-dominant existing uses:** Poultry and vegetable agro-farming scheme No.1, 2 and 4 and their extensions, Orchard Scheme, Educational and Research Institutions.
- (3) **Proposed uses:** Besides the existing land use for Agro Farming/ Orchard Schemes, Institutions and CDA Model Villages; public sector housing schemes at defined locations shall be permissible.
- (4) **Parameters:**
 - a. **Agro-farming scheme :**
 - i. Min. area of scheme 50 acres
 - ii. Min. size of Farm, 08 kanals
 - iii. Max. covered area 1000 Sq. yds (Excluding basement)
 - iv. Number of storeys Ground + 1 + basement
 - b. **Housing Scheme:**
 - i. Min. area 100 acres
 - ii. Plot size 130-600 Sq.yd.
 - iii. Number of storeys Ground + 1 + basement
 - c. **Apartments & Office Buildings:**
 - i. Number of storeys Ground + 3 + basement

B. Sub Zone-B (12,941 Acres)

- (1) **Delineation:** This sub zone comprises two parts namely; B-1 (6805 Acres) and B-2 (6136 Acres). Delineation is as follows:

- (a) **B-1:** This area is bounded in the West by Islamabad Expressway, in the South by inter-zone boundary of Zone-4 & Zone-5, in the East by sub-zones A & C and includes 500 meter area astride Lehtrar Road up to the PINSTECH limits.
- (b) **B-2:** The area is bounded in the north by Murree Road, in the West by Zone-3 limits, in the south by sub-zones A, C & D and in the east by sub-zone D.
- (2) **Pre-dominant existing uses:** Illegal Commercial & residential development, Rampant un-authorized expansion of existing villages/settlements.
- (3) **Proposed uses:** Mixed Land Uses, Residential, Institutions, Housing Schemes, Regulated expansion of existing villages/settlements.
- (4) **Parameters:**
- a. **Housing Scheme**
- | | | |
|------|-------------------|--------------------|
| i. | Min. area | 50 acres |
| ii. | Plot size | 130 to 600 Sq.yd. |
| iii. | Number of storeys | Ground+1+ basement |
- b. **Apartments, Office & Commercial Buildings**
- | | | |
|----|-------------------|--------------------|
| i. | Number of storeys | Ground+3+ basement |
|----|-------------------|--------------------|

C. Sub Zone-C (21,279 Acres)

- (1) **Delineation:** This sub-zone is bounded in the north by southern limits of sub-zones B2 and A, in the east by sub-zone 'D' in the south by inter zone boundary of Zone-4 & Zone-5 and in the west by sub-zone B-1.
- (2) **Pre-dominant existing uses:** Illegal Commercial & residential development, brick kilns, PINSTECH.
- (3) **Proposed uses:** Agro farming/Country Housing /Orchard Schemes Institutions, IT Parks, Villages Up-gradation, Regulated villages/ settlements expansion, public sector housing schemes.

(4) **Parameters:**a. **Agro farmictg scheme**

| | | |
|------|-------------------|-----------------------------------|
| i. | Min. area | 100 acres. |
| ii. | Min. area farm | 04 kanals. |
| iii. | Max. covered area | 1000 Sq.yds. (excluding basement) |
| iv. | Number of storeys | Ground+1+ basement |

b. **Housing Scheme**

| | | |
|------|-------------------|--------------------|
| i. | Min. area | 100 acres |
| ii. | Plot size | 130 to 600 Sq.yd. |
| iii. | Number of storeys | Ground+1+ basement |

c. **Apartments and office buildings:**

| | | |
|----|-------------------|--------------------|
| i. | Number of storeys | Ground+3+ basement |
|----|-------------------|--------------------|

D. **Sub Zone-D (23,618 Acres)**

- (1) **Delineation:** This sub-zone is bounded in the north by the sub-zone B-2, in the east and south by ICT limits and in the west by sub-zone C.
- (2) **Pre-dominant existing uses:** Forests, Agro Farms, Simly Dam, Villages.
- (3) **Proposed uses:** Agro farming, Reserved Forests, Nature Conservation Projects, Sports and Recreation (hotels, cultural centers, Cineplex, theatres. playgrounds and parks), Entertainment Zones, Golf Courses. Polo Grounds, Country Club, Water Sports, Swimming Pools, Gliding & Jogging Tracks.

(4). **Parameters:**a. **Agro farming/Orchard Scheme**

| | | |
|----|---------------------|-----------|
| i. | Min. area of scheme | 200 acres |
|----|---------------------|-----------|

- | | | |
|------|--------------------|-------------------------------------|
| ii. | Min. area of farm, | 4 to 20 kanals at defined locations |
| iii. | Max. covered area | 1000 Sq. yd (Excluding basement) |
| iv. | Number of storeys | Ground + 1 + basement |

b. **Apartments and Office Buildings**

- | | | |
|----|-------------------|-----------------------|
| i. | Number of storeys | Ground + 3 + basement |
|----|-------------------|-----------------------|

c. **Hotels**

- | | | |
|----|-------------------|--------------------------|
| i. | Number of storeys | Ground + 6 + 2 basements |
|----|-------------------|--------------------------|

**ZONING REGULATION FOR ZONE-4 (AMENDED) ISLAMABAD
(1992) DELINEATION OF ZONE-4 AND ITS SUB ZONES**

The Zone-4 comprises Islamabad Park and rural periphery wedged between Murree Road towards north and Lehtrar Road towards south and extending beyond Simly Road upto the ICT limits in the north-east. This zone excludes the part of Margalla Hills National Park around Rawal Lake. The total area of this zone is 70,026 acres. The Zone has been divided into four sub-zones as detailed below:

Sub Zone-A (12,188 Acres)

2. This sub zone is bounded in the north by Zone-3 limits and by southern boundary of sub-zone B-2, in the North-West by Murree Road, in the West by Sub-zone B-1 (acquired area limit) in the South and East by sub-zone C and Lehtrar Road.

Sub Zone-B (12,941 Acres)

3. This sub-zone comprises two parts namely; B-1 (6805 Acres) and B-2 (6136 Acres). Delineation is as follows:

- (a) B-1: This area is bounded in the West by Islamabad Expressway, in the South by inter-zone boundary of Zone-4 & Zone-5, in the East by sub-zones A & C and includes 500 meter area astride Lehtrar Road upto the PINSTECH limits.

- (b) B-2: The area is bounded in the north by Murree Road, in the West by Zone-3 limits, in the south by sub-zones A, C & D and in the east by sub-zone D.

Sub Zone-C (21,279 Acres)

4. This sub-zone is bounded in the north by southern limits of sub-zones B2 and A, in the east by sub-zone 'D' in the south by inter zone boundary of Zone-4 & Zone-5 and in the west by sub-zone B-1.

Sub Zone-D (23,618 Acres)

5. This sub-zone is bounded in the north by the sub-zone B-2, in the east and south by ICT limits and in the west by sub-zone C.

PERMISSIBLE LAND USES IN ZONE-4

6. No industry, livestock and poultry farming schemes shall be allowed in Zone-4. Sub-zones wise permissible land uses are given as under:

Sub Zone-A

7. The area of this sub zone shall be used for agro-farming/orchard schemes of 8 kanals, large scale institutions of national importance, sports & recreation, green belt projects, nurseries, model villages and public sector housing schemes. All the buildings to be constructed in this zone shall be subject to the Islamabad Building Regulations, 2005. The owners of the existing buildings and the sponsors of the proposed land uses shall get approval from CDA of their buildings after payment of scrutiny fee, regularization, development and commercialization charges as determined and levied by the Authority from time to time and without prejudice to the right of the Authority to acquire the land in public interest.

Sub Zone-B

8. The area of this sub zone shall be used for planning and development of small scale residential and commercial buildings. Existing residential and commercial developments shall be regularized by CDA. The owners of the existing developments/

schemes shall get approval from CDA of their residential and commercial buildings after payment of scrutiny fee, regularization, development and commercialization charges as determined and levied by the Authority from time to time. The unutilized patches of land within this sub zone shall be utilized for residential schemes. Minimum contiguous area for such a scheme shall be 50 acres. Other parameters of the schemes shall be governed by the Modalities and Procedures framed under ICT Zoning Regulation 1992 for housing schemes in Zone-2 & 5.

Sub Zone-C

9. The predominant use of this sub zone shall be agro-farms and agro-farming schemes. The minimum size of an agro-farm shall be 4 kanals. The minimum area for an agro-farming scheme shall be 100 acres. Public sector housing schemes inclusive of residential plots shall also be permissible in this area, minimum area of such a scheme shall be 100 Acres. The major existing villages/settlements shall be up-graded. The individual/owners of the structures shall get approval from CDA of their buildings after payment of scrutiny fee, regularization, development and commercialization charges as determined and levied by the Authority from time to time. All the developments / schemes in the sub zone shall be subject to prior approval of the Authority.

Sub Zone-D

10. The existing reserved forests located in this sub-zone shall be maintained and intensive vegetation shall be done in these forests. The uses for the remaining area shall be agro-farming (farm area 4 kanals to 20 kanals. Minimum area of a farming scheme shall be 200 acres), recreation and entertainment zones, golf courses, polo ground, country club, water sports, swimming pools, gliding and jogging tracks, exhibition ground, drive-in-cinema, IT parks, research and development centers, caravan camping sites, scating, wildlife sanctuary and aviaries. All the developments/ schemes in the sub-zone shall be subject to prior approval of the Authority.

11. This amendment will be applicable w.e.f. 29-04-2010

[F.No. CDA/PLW-I/PD-2(2)/14.]

MUHAMMAD WISHAQ,
Secretary CDA Board.

ZONE -4

