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**CAPITAL DEVELOPMENT AUTHORITY
PLANNING WING**

(Directorate of Housing Societies)



No. CDA/PLW/HS(748)/2023/**874**

Islamabad, April 20, 2023

To

The Director
M/s Zaraj Group (Pvt) Ltd
Office 5, Raja Aslam Market,
Bostan Khan Road, Chaklala Scheme-III
Rawalpindi

Subject: **PROVISIONAL APPROVAL OF AMENDED / EXTENDED / AS BUILT LAYOUT PLAN OF ZARAJ HOUSING SCHEME SPONSORED BY M/S ZARAJ GROUP (PVT) LTD OVER LAND MEASURING 1564 KANALS, MOUZA HUMAK & BANGREEL, GT ROAD, ZONE-5, ISLAMABAD**

Ref: Your letter dated 07.03.2023 regarding the subject matter.

The layout plan of "Zaraj Housing Scheme" sponsored by M/s Zaraj Group (Pvt) Ltd. over an area measuring 1564 kanals in Mouza Humak & Bangreel, Zone-5, Islamabad has been examined and cleared / approved provisionally for the preparation of detailed engineering designs, transfer deed, mortgage deed and subsequent NOC. The plan is strictly not to be used for marketing purpose. The revenue details of land of the subject housing scheme are as under:

Khewat No. 171, Khatooni No. 191, 192, Khasra Nos. 4031, 4040 (08 kanals & 14 marlas fully acquired), Khewat No. 163, 420, Khatooni No. 183, 636, 637, Khasra Nos. 4072, 4073, 7303 (7 kanals & 7 marlas - partially acquired) and Khewat No. 678, 679, 952, 991, 992, 994, Khatooni No. 1092, 1093, 1499, 1500, 1574, 1575, 1600 to 1683 Khasra Nos. Shamlati 4458/4452/4437/4411/3237 /1 (31 kanals & 5 marlas - Haqooq e Shamlat) (total 47 kanals and 6 marlas)

2. Revenue Department, ICT Administration Islamabad has certified the land under Zaraj Housing Scheme in above mentioned Khasra Numbers as owned and possessed by M/s Zaraj Group (Pvt) Ltd.

3. Detailed land use analysis and schedule of plots in the approved layout plan are as under: -

LAND-USE ANALYSIS

Sr.#	Land-use	Previously Approved LOP		Proposed LOP	
		Area (Kanals)	%age	Area (Kanals)	%age
1	Residential Plots	791.46	52.18	732.80	46.85
	Residential Apartments			50.66	3.23
2	Roads	427.47	28.18	473.55	30.28
3	Commercial	73.298	4.83	65.95	4.22
	Commercial Parking			16.32	1.04
4	Public Buildings	81.01	5.34	77.11	4.93
5	Parks / Green / Nullah	121.34	8.00	125.48	8.02
6	Graveyard	22.13	1.46	22.13	1.41
Total		1516.7	100.00	1564.00	100.00

Note: (existing graveyard in the scheme area is 9.15 kanals provided outside scheme area within 10 KMs and land transferred to CDA)

SCHEDULE OF PLOTS

Sr#	Sector	Plot Size							Proposed Plots	Previous Plots
		50'x90'	40'x80'	40'x70'	40'x60'	35'x60'	35'x70'	35'x65'		
1	A	55	388	10	-	-	-	-	453	456
2	A (Ext)	-	54	43	18	-	-	-	115	113
3	B	-	-	302	-	-	-	-	302	302
4	C	-	-	-	-	04	04	419	427	411
5	C (Ext)	-	-	-	-	-	-	121	121	137
TOTAL		55	442	355	18	04	04	540	1418	1419

4. The proposed revised / amended / as built Layout Plan of Zaraj Housing Scheme submitted by the sponsor is in accordance with the planning standards as per para-5 of SRO 64(I)/2020. Further, As provided in sub-Para(i) of Para-7 of Modalities & Procedures, now you are required to complete the following formalities, towards fulfillment of requirements for issuance of NOC: -

- a) Execute in the form as **Annexure "A"**, an undertaking **within 15 days** regarding acceptance of the conditions relating to planning, designing and implementation of the scheme;
- b) Deposit the entire development cost of the scheme with the Authority. The amount of development cost shall be assessed by the Authority on the basis of prevailing cost of development. The amount shall be deposited **within 45 days** of the clearance of detailed layout plan of the scheme;
- c) In case you do not feel inclined to deposit the development cost of the scheme, mortgage 20% of the saleable area in the detailed Layout Plan with the Authority as a Guarantee for completing development works/services within stipulated time period. The mortgage deed shall be executed by the sponsor in the form attached as **Annexure "B"** and be got registered with the Registrar Islamabad, **within 45 days** after clearance of detailed Layout Plan of the scheme;
- d) A Public Notice, as per specimen attached, as **Annexure "H"**, shall be published in the press, at the expense of the sponsors, regarding the mortgage of plots under saleable area with the Authority by the sponsors **within 05 days** after mortgage deed has been executed between CDA and the sponsors;
- e) Also transfer to the Authority in the form annexed as **Annexure "C"** and free of charge, the land reserved for open spaces/parks, graveyard, only 1% of the scheme area reserved for public buildings, and land under right-of-way of roads, etc. in the scheme, **within 45 days** of the clearance of the detailed Layout Plan of the scheme. Plots

- under mosques, solid waste collection point and STP will not be part of I% public building area for the purpose of transfer.
- f) After the clearance of detailed Layout Plan of the scheme, the sponsors shall prepare, **within 03 months**, the engineering design and specifications of the services and utilities and make a presentation to a panel of engineering experts nominated by CDA, for approval of engineering designs and detailed specifications of services/utilities in the scheme.
 - g) Submit design of Sewerage Treatment Plant (STP) to be provided in the scheme, in the Authority **within 02 months** from the date of issuance of this letter;
 - h) In case the sponsor fails to submit the engineering design within the stipulated period of three months they may be permitted additional time subject to the payment of a monthly fine @ 25% of the original scrutiny fee for this purpose;
 - i) The sponsors shall provide a comprehensive Solid Waste Management Plan as per approved Layout Plan of the scheme. The plan should identify the final disposal site for solid waste along with its dumping process;
 - j) Conduct test bore holes at the sites recommended by ERS Report and provide the relevant information at most **within 03 months** from the date of issuance of this letter;
 - k) Environmental Clearance from Pakistan Environmental Protection Agency (**Pak EPA**) will be obtained by the sponsors and a duly certified copy of the same shall be provided to the Authority **within 90 days**.
 - l) Sponsor shall not undertake any sort of marketing activity and sale and purchase of properties before obtaining No Objection Certificate (NOC) from the Authority;
 - m) Sponsor is liable to submit any outstanding fees/penalties/dues as per relevant rules and regulations of the Authority.

5. You are advised to comply with the above-mentioned conditions within stipulated period so as to enable the Authority to take further action towards, Paragraph-10 of the Modalities & Procedures i.e. issuance of N.O.C in favor of "Zaraj Housing Scheme" in Zone-5, Islamabad.

6. Further to it, it is advised not to carry out any development work at site nor sale of land/plots of the approved scheme before the "NOC" of the scheme

is issued by CDA. This layout plan is being approved on the land certified by Tehsildar, Islamabad as owned & possessed by "M/s. Zaraj Group (Pvt) Ltd." and is in the form of a contiguous piece of land.

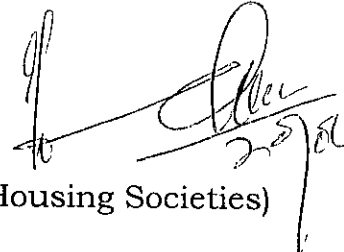
7. This issues with the approval of Member (P&D), CDA

Encl: (approved copy of Layout plan)


25/04/2023
(MUHAMMAD ARSHAD CHOUHAN)
Director (Housing Societies)

Copy to:

1. DG (Environment), CDA
2. Director (Building Control-South), CDA
3. Director Roads (South), CDA
4. Director (Enforcement), CDA
- 5. Director (IT), CDA
(with request to upload the approved layout plan on CDA's website)
6. Joint Registrar of Companies,
Security & Exchange Commission of Pakistan,
State life Building, 1st Floor Blue Area, Islamabad
7. General Manager, SNGPL, Sector I-9, Islamabad.
8. General Manager (Operation), Head Office ISECO, G-7, Islamabad
9. P.S. to Member (P&D), CDA
10. Master File


25/04/2023
Director (Housing Societies)