



**CAPITAL DEVELOPMENT AUTHORITY
PLANNING WING
(Housing Societies Directorate)**



NO.CDA/PLW/HS(213)/2011/Vol-VI/154

Islamabad, March 29, 2022

Mr. Khan Ahmad Saleem,
Director,
ZEDEM INTERNATIONAL PVT. LTD.,
Faisal Tower, Faisal Town, Main Fatch Jang Road,
N-80, Near Tarnol Interchange, Motorway M-1,
Rawalpindi.

Subject:- **APPROVAL OF LAYOUT PLAN OF FAISAL RESIDENCIA HOUSING SCHEME SPONSORED BY M/S ZEDEM INTERNATIONAL (PVT), LTD. MEASURING SCHEME AREA 1022.39 KANALS & BLUE AREA 198.21 KANALS (TOTAL AREA = 1220.60 KANALS), FALLING IN MOUZA PIND PARIYAN AND MOUZA DORA, ZONE-2, ISLAMABAD.**

Ref: *i- Your application dated 19th Jan., 2022 regarding subject matter.*
ii- Public Notice published in 04 (Four) national dailies on 01-10-2019.
iii. Presentation on the proposed project convened in CDA Conference Room dated 03-03-2022.
iv- Clause 8 of S.R.O. 64(1)/2020.

Revised Layout Plan of Faisal Residencia Housing Scheme sponsored by M/s Zedem International (Pvt.) Ltd. over an area measuring 1022.39 Kanals & Blue Area 198.21 Kanals (Total Area = 1220.60 Kanals), falling in Mouza Pind Pariyan and Mouza Dora, in Sector E-17 has been examined in the Authority and acceded to. The land falls in **Mouza Pind Pariyan** at Khewat Nos. 351 to 353, Khasra Nos. 214 and 215. Khewat Nos. 3 to 6, 51, 351 to 354, 356, 357, Khasra Nos. 152, 213, 216, 299/2. Khewat Nos. 51, 56 to 58, 60, 110, 112, Khasra Nos. 157, 191. Khewat Nos. 3 to 6, 26, 28, 51, 56 to 60, Khasra Nos. 153, 154, 156, 309. Khewat No. 199, Khasra No. 181. Khewat Nos. 223, 229, 233, 235, 236, 238, 241, Khasra Nos. 132, 139, 140, 141, 142, 171, 174, 179, 200, 201, 202, 311. Khewat Nos. 147, 148, 150, 151, Khasra Nos. 197, 195, 196, 198, 24, 30, 31, 29, 32, 28, 27, 25, 26, 37, 36, 38, 39, 40, 41, 42, 43, 160, 161, 162, 163, 164. Khewat Nos. 147, 148, 150, 151, Khasra Nos. 133, 134, 199/1, 199/2. Khewat Nos. 242, 244, 245, Khasra Nos. 131, 177, 186, 185, 151.

Mouza Dora at Khewat Nos. 1 to 14, 18, 20 to 28, 35, 36, 37, Khasra Nos. 123, 465-509/1 total land 17 kanal 9 marlas. Khewat Nos. 1 to 14, 35, 36, 37, 65, 66, 67, 74, 75, Khasra Nos. 444, 450, 469, 510, 543/1, 545/1. Khewat Nos. 1 to 14, 18, 20 to 28, 29, 30, 35, 36, 37, 65, 66, 67, 74, 75, Khasra Nos. 120, 121, 419, 456, 464, 466, 483, 502. Khewat Nos. 1 to 14, Khasra No. 482. Khewat Nos. 18, 20, Khasra Nos. 613/491, 614/491, 615/491, 492 in Zone-2, Islamabad.

2. Land use analysis and schedule of residential and commercial plots is as under:-

LANDUSE ANALYSIS

Sr. No.	Land use	Area (Kanals)	%Age	Planning Standards for Zone-2
1.	Residential	514.57	50.33	Not more than 55%
2.	Commercial	51.12	5	Not more than 5%
3.	Public Facilities	53.98	5.28	Not less than 5%
4.	Parks/Open spaces	103.16	10.09	Not less than 10%
5.	Roads	299.56	29.30	Not less than 26%
TOTAL		1022.39	100.00	
BLUE AREA		198.21		
GRAND TOTAL:		1220.60		

Types, Numbers & Areas of Residential Plots			
Sr. No.	Types of Plots (feet)	Numbers of Plots	Area (Kanals)
1.	50X90	124	10.02% (102.48 K)
2.	40X80	167	9.59% (98.14 K)
3.	40X70	10	0.50% (5.14 K)
4.	40X60	8	0.34% (3.52 K)
5.	35X70	190	8.36% (85.49 K)
6.	30X70	06	0.23% (2.31 K)
7.	30X60	451	14.58% (149.09 K)
8.	25X50	298	6.69% (68.41 K)
Grand Total:		1254	

3. The proposed Layout Plan of Faisal Residencia, submitted by the sponsors is in accordance with the planning standards as per Clause 5 of S.R.O. 64(I)/2020.

4. It is hereby informed that following formalities are required to be completed as per Clause 8 (iii) and Clause 9 of S.R.O. 64(I)/2020 for obtaining 'No Objection Certificate (NOC)' of the scheme:-

- a) Execute in the form, attached as **Annexure "A"**, an undertaking 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 03 years**. 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) 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.

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in the scheme, within 45 days of the clearance of the detailed layout plan of the scheme. Plots under Masajid, solid waste collection point and STP will not be part of 1% public building area for the purpose of transfer.

- e) 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 the saleable area with the Authority by the sponsors within 05 days after mortgage deed has been executed between CDA and the sponsors.
 - f) Submit Engineering Designs as provided in Clause 12 of the "Revised Modalities & Procedures (2020)" for approval of the Authority within 03 months with effect from the date of issuance of this letter.
 - g) 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.
 - h) Sponsor shall not undertake any sort of marketing activity and sale and purchase of properties before obtaining No Objection Certificate (NOC) from the Authority;
 - i) Sponsors shall not undertake development works at the site before the issuance of NOC by the Authority.
 - j) Sponsor shall submit outstanding dues/fees/penalties as per relevant rules and regulations in 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 Clause 10 of "Revised Modalities & Procedures (2020)" i.e. issuance of No Objection Certificate (NOC) in respect of 'Faisal Residencica' housing scheme.
6. This is issued with the approval of Member (Planning & Design), CDA.

27/03/2022
o/c (MUHAMMAD HANEEF)
Deputy Director (HS)

Copy to:-

1. Director (TE & TP), CDA.
2. Director Roads (South), CDA.
3. Director Building Control-II, CDA.
4. Director (DMA), MCI.
5. Director Enforcement, CDA.
6. Director (I.T), CDA.
7. Registrar Cooperatives,
Mauve Area, Sector G-11/4, Islamabad
8. Circle Registrar Cooperatives, ICT.
F-8 Markaz, Sector F-8, Islamabad.
9. P.S to Member (P&D), CDA.
10. Master File.

27/03/2022
o/c Deputy Director (HS)