

|                                                                                   |                                                                                                         |                                                                                     |
|-----------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
|  | <b>CAPITAL DEVELOPMENT AUTHORITY</b><br><b>PLANNING WING</b><br><b>Directorate of Housing Societies</b> |  |
|-----------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|

No. CDA/PLW/HS (284)/FR/2025/Vol-III/

362

Islamabad, 25<sup>th</sup> August, 2025

✓ **Mr. Khan Ahmad Saleem,**  
 Director, M/s Zedem International (Pvt.) Ltd.  
 Faisal Tower, Faisal Town, Main Fateh Jang Road N-80,  
 Near Tarnol Interchange Motorway M-1, Rawalpindi

**Subject:-** NON-FULFILMENT OF TERMS & CONDITIONS OF LAYOUT PLAN APPROVAL OF "FAISAL RESIDENCIA", LOCATED AT SECTOR E-17, ZONE-2, ISLAMABAD SPONSORED BY M/S ZEDEM INTERNATIONAL (PVT) LIMITED

**Ref:-**

- Please refer to this Office Letter No. CDA/PLW/HS(213)/2011/Vol-VI/154, dated **29-3-2022**, and
- Corrigendum of approval issued vide Letter No. CDA/PLW/HS (284)/FR/2016/Vol-II/288, dated **04-7-2025**, regarding the subject matter.

I am directed to inform that almost all the **Terms & Conditions** Of Layout Approval, dated **29-3-2022**, has been fulfilled by M/s Zedem International (Pvt.) Ltd. **However**, for proceeding for processing the case for NOC, it is informed that as per Master Plan of Islamabad there is 360' wide Khayaban-e-Iqbal running between E&F Series of Sectors. The perusal of Layout Plans of Sector E-10/F-10 to E-13/F-13 & F-14 reveals that 60' in the North & 300' in the South of Intersecting Points (IP) have been earmarked as total 360' wide Khayaban-e-Iqbal. On the patterns as aforementioned, in this case Khayaban-e-Iqbal runs between E-17&F-17 having IP No. 36&36-A. The same has been marked on the Plan submitted by your good office vide Letter, dated 08-7-2025. This plan depicts that 60' wide Service Road in North of IP Line has already been earmarked in the approved LOP of Faisal Residencia. However, the Southern 300' is not earmarked in the approved LOP.

2. As per Chapter-III "Development Control of Zones", Clause-4 (2)(a) of "The Islamabad Capital Territory (Zoning) Regulation, 1992" in Zone-2 Private Sectors are allowed to purchase/acquire land and develop Residential Schemes in accordance with the pattern of Residential Sectors planned in Zone-1. The Clause-4 (2)(b)(iii) of Regulations, *ibid*, states as under:-

"the boundaries of the schemes shall conform to the configuration of a standard Sector inclusive of Right-of-Way of Principal inter-sector Roads as per provision of Master Plan of Islamabad"

3. In the provisions of said Clause, the Societies in Zone-2 have purchased half of ROW of adjoining **600 feet wide Principal Inter-sector Roads**, which was earmarked in the approved LOPs of respective Societies and transferred to CDA. Detail is as under:

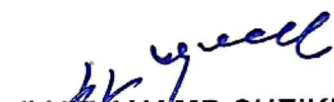
- Supreme Court Employees Co-operative HS, Sector G-17
- Khayaban-e-Kashmir-I Co-operative HS, Sectors G-15/F-15
- Ministry of Interior Employees Co-operative HS, Sector G-16
- Cabinet Division Employees Cooperative HS, Sectors E-16, E-17

5. Multi Gardens-I Co-operative HS, Sectors A-17, B-17
6. Margalla View Housing Scheme, Sector D-17
7. Roshan Pakistan Corporation Housing Scheme, Sector E-16

4. In the light of position detailed above, M/s Zedem International (Pvt.) Ltd. is requested to transfer land measuring **2,305'x120'** [60' has already been earmarked in LOP, making it 180', half of 360'] in the name of CDA through registered Transfer Deed. This land measures about **50.80 Kanals**.

5. It is further intimated that, the LOP of Faisal Residencia was published in Two National Dailies on **09-7-2025**. In response an **objection** from Secretary, CDECHS & Stay Order, dated **24-7-2025** in Civil Suit titled "CDECHS vs Faisal Residencia Housing Project" was received. The same was forwarded to M/s Zedem Int. vide letter, dated **04-8-2025**, for redressal. But no response has been received yet. It is therefore, requested to convey the outcome of Stay Order and also earmark the Disputed Land [Khasra Numbers] on the Published LOP of Faisal Residencia, and submit the same to this office.

6. This has approval of the **Member (P&D), CDA**.

  
(IJAZ AHAMD SHEIKH)  
Director Housing Societies  
28/8/25

Copy to:-

1. Dy. Commissioner/Registrar Co-operative Societies, ICT, Islamabad
2. DG (Urban Planning), CDA
3. Director Building Control (North), CDA
4. Director Staff to Chairman, CDA
5. P.S to Member (P&D), CDA
6. Joint Registrar of Companies,  
Securities & Exchange Commission of Pakistan, (Companies Registration Office), State Life Building, 1<sup>st</sup> Floor Blue Area, Islamabad
7. Master File

  
**KHURRAM SHHSZAD**  
Town Planner (HS-I)