



**CAPITAL DEVELOPMENT AUTHORITY
PLANNING WING
Directorate of Housing Societies**



No. CDA/PLW/HS(748)/2023/ 450

Islamabad, 10th October, 2025

The Director,
M/s Zaraj Group (Pvt) Ltd.
Office No. 5, Raja Aslam Market,
Bostan Khan Road, Chaklala Scheme-III, Rawalpindi

Subject:- SHOW CAUSE NOTICE
[NON-FULFILMENTS OF TERMS & CONDITIONS OF LAYOUT PLAN
APPROVAL DATED 20-4-2023, BY "ZARAJ HOUSING SCHEME",
SPONSORED BY M/S ZARAJ GROUP (PVT) LTD, LOCATED AT MOUZA
HUMAK & BANGREEL, G.T ROAD, ZONE-5, ISLAMABAD]

It is informed that the initial Layout Plan of **Zaraj Housing Scheme**, over an area measuring **1250 Kanals** was approved by **06-9-2004**. Later on, the **1st Revised & Extended Layout Plan** of the Scheme over an area measuring **1461.80 Kanals** was approved on **22-7-2005**. Subsequently, NOC was issued on **10-11-2005**, subject to Terms & Conditions mentioned in the letter. The completion period of the scheme was **four years i.e. 10-11-2009**. But the sponsors failed to develop the same within the stipulated time. Therefore, Notice was issued on **26-5-2025**, with the direction to deposit **Extension Charges** amounting to **Rs. 42.467 Million**.

2. The Layout Plan of the Scheme was again Revised & Extended in **2013, 2020 and 2023**, detailed as under:

i. 2nd Revised & Extended LOP;

The 2nd revised and extended Layout Plan of Zaraj Housing Scheme, over an area measuring **1510.6 Kanals** was approved by the Authority vide letter dated **04-01-2013**, subject to certain Terms & Conditions.

ii. 3rd Revised & Extended LOP;

The 3rd revised and extended Layout Plan of Zaraj Housing Scheme, over an area measuring **1516.7 Kanals** was approved by the Authority vide letter dated **13-07-2020**, subject to certain Terms & Conditions.

iii. 4th Revised & Extended LOP;

The 4th revised and extended Layout Plan of Zaraj Housing Scheme, over an area measuring **1564 Kanals** was approved by the Authority vide letter dated **20-04-2023**, subject to certain Terms & Conditions.

3. As per the "Regulation for Planning and Development of Private Housing/ Farm Housing, Apartments/ Commercial Schemes/Projects in Zones-2, 4 & 5 of Islamabad Capital Territory, 2023, framed Under ICT Zoning Regulation, 1992", Gazette Notified vide No. S.R.O 886(I)/2023, dated 07-7-2023, and Letter of Approval of LOP, dated **20-4-2023**, the Submission Status of the Documents, Plans & Fee, etc. by the Sponsors of the Scheme, is as under;

Sr. No.	Documents/Plans/ Fee	Reference	Submission Status	Miscs/ Remarks
1.	Layout Plan shall also be published, at the cost of Sponsor, in Two leading National Newspapers [one Urdu and one English], within 7 days of its issuance, for general public's awareness.	Clause-12 (viii) of the Regulations, <i>ibid.</i>	Not Published	Pending
2.	Execute in the form attached as Annex-A , an undertaking regarding acceptance of the conditions relating to planning, designing and implementation of the Scheme/Project.	13(i) & 2(a) of LOP Approval Letter	Not Submitted	Pending
3.	Mortgage 20% of the saleable area in the Layout Plan with the Authority as a Guarantee for completing development works/services within the period specified. The mortgage deed shall be executed by the Sponsor in the form attached as Annex-B and be got registered with the Registrar, ICT, Islamabad, within 45 days after clearance of detailed layout plan of the Scheme/Project.	13(iii) & 2(b&c)	Not Submitted	Rectified Mortgaged Deed is not submitted Penalty for Late Mortgage of 20% additional Saleable area Rs. 0.037 Million
4.	Transfer to the Authority in the form annexed as Annex-C and free of charge, the land reserved for Parks/Open Spaces, Playgrounds, Graveyard, land under Right-of-Way (R.o.W) of roads/streets and 50% of land earmarked for Public Buildings, etc. in the Scheme/Project, within 45 days of the approval of the Layout Plan of the Scheme/Project	13(v) & 2(e)	Not Submitted	Rectified Transfer Deed is not submitted Penalty for Late Transfer of additional area 74.54 Kanals Rs. 0.671 Million
5.	The Tehsildar of Planning Wing CDA will ensure that the certified copies of Sanctioned Mutations and Fard Jamabandi of Mortgaged & Transferred Land, in favor of CDA, within 15 days of the execution of Mortgaged & Transfer Deeds by Sponsor.	13(vi)	Not Submitted	
6.	A Public Notice , as per specimen as Annex-H, shall be published in at the expense of Sponsor, and with the approval of Director General/Dy. DG (Planning), regarding the mortgage of plots under saleable area with the Authority, in Two leading National Newspapers [one Urdu and one English], and uploaded on CDA Website, for awareness of the general public, within 7 days after Mortgage Deed has been executed between CDA and the Sponsor.	14 & 2(d)	Not Published	
7.	The Sponsor shall prepare, within a period of three months, the Engineering Design and Specification of the services and utilities and make a presentation to a Panel of Engineering Experts of CDA (as given Annex-I), for approval of Engineering Designs and detailed specifications of services/utilities in the Scheme/Project. OR get a Third-Party Validation of Engineering Designs & Specifications prepared by the consultants registered with PCATP/PEC and enlisted with CDA, as per specimen of Certificates at Annex-K , to be provided on Stamp Paper of Rs.100/-). The third party vetted Engineering Designs & Specifications and Hydrological Studies/Flood Study Report, will be presented to the Panel of Engineering Experts and forwarded to Design Wing, CDA, for vetting	15(i) & 2(f)	Not Submitted	-

8.	Traffic Impact Assessment, Emergency & Disaster Management Plan, Solid Waste Management Plan, Sewage Disposal Plan.	15(vi)	Not Submitted	-
9.	The sponsor shall be required to deposit a Fee for the processing and approval of engineering designs by the Panel of Experts at the rate of Rs.1000/- per Kanal or as revised from time to time by the CDA, and provided in Annex-F.	15(iv)	Not Deposited	Scrutiny Fee for Processing of Engineering Designs Rs. 0.102 Million Penalty for late Submission of Engg. Designs Rs. 0.562 Million
10.	The sponsors of the Schemes/Projects shall provide to CDA the Environmental Clearance from the Environmental Protection Cell (EPC), CDA/Pakistan Environmental Protection Agency (Pak-EPA), before the submission of case to CDA Board for Approval of NOC.	18 & 4(g)	-	-
11.	Submit design of Sewerage Treatment Plant (STP) to be provided in the scheme, in the Authority within 2 months from the date of issuance of this letter.	16(iii) of Regulations ibid	-	S.T.P Stands Constructed on site
12.	The Sponsors shall provide a comprehensive Solid Waste Management Plan as per the approved Layout Plan of the scheme. The plan should identify the final disposal site for solid waste along with its dumping process, before the submission of case to CDA Board for Approval of NOC.	16(vii)	Not Submitted	-
13.	Start of Development of Scheme prior obtaining NOC without Approval of Engineering Designs @ Rs.10,000/- per Kanal. Penalty would be charged to the extent of developed area of the scheme	Annex-F & 4(i)	Developed on Site	Penalty Rs. 1.022 Million
14.	Fee for Monitoring and Inspection		Not Deposited	Rs. 0.380 Million

4. Moreover, the **Clause 41** of the **Regulations ibid.** states that "In case of approval of Revised Layout Plan of a Scheme/ Project on Extended Area, it will be mandatory for Sponsor of the Schemes/ Projects to obtain Revised NOC of the Scheme from CDA, which will be submitted to CDA Board for approval".

5. As per the Clauses of the Layout Plan approval letter "On non- adherence to completion of requisite formalities within stipulated time (as mentioned above) by the sponsors, the subject approval of the Layout Plan of the scheme would **stand withdrawn automatically** without issuance of any notice by the Authority".

6. It is evident from the above detailed factual position that M/s Zaraj Group (Pvt) Ltd. have Failed to comply with the Terms & Conditions, Letter of Approval of LOP, dated **20-4-2023**, as well as to abide by the relevant provisions of "Regulation for Planning and Development of Private Housing/ Farm Housing, Apartments/ Commercial Schemes/Projects in Zones-2, 4 & 5 of Islamabad Capital Territory, 2023, framed Under ICT Zoning Regulation, 1992", Gazette Notified vide No. S.R.O 886(I)/2023, dated 07-7-2023, for obtaining revised NOC for Development of the Scheme.

7. As per the Layout Plan approval letter **20-4-2023**, the due date for Execution of Mortgage Deed and Transfer Deed was **04-6-2023**. Moreover, the due date for submission of Engineering Designs & Specifications was **19-7-2023**. But M/s Zaraj Group (Pvt) Ltd. has neither executed the Mortgage Deed and Transfer Deed, nor submitted the Engineering Designs.

8. The **Chairman CDA**, constituted **Joint Committee** comprising relevant Officers of CDA, ICT & MCI, regarding Affairs of Private Housing/ Farm Housing Commercial Schemes & Projects, in Zones-2, 4&5 of the ICT with following **TORs**, vide Notification dated **12-02-2025**:

- a. To Ensure Collecting All the Data required for ensuring Recoveries [Fees, Charges, Taxes, etc.] from the Sponsors of the Private Schemes/Projects and Allottees/Transferees/ Residents, therein, by any of the Formations of CDA, ICT & MCI
- b. To Ensure that Plots/Land, under Amenities, Utilities, Public Buildings, Transferred to CDA in Private Schemes/Projects, is Not being Converted into any other Use/Ownership
- c. To ensure that Mortgaged Areas/Plots/Apartments, etc. with CDA as Guarantee/Timely Development/Construction, are Not Allotted by the Sponsors of Private Housing Schemes/Projects
- d. To Ensure that the Approved Layout of Plans & Building Plans in Private Schemes/Projects are being Implemented on Ground, without Violations.
- e. To ensure True Compliance of the relevant provisions of **Clauses-40,41&42** of the "Regulation for Planning and Development of Private Housing/Farm Housing, Apartments/ Commercial Schemes/Projects in Zones-2, 4 & 5 of Islamabad Capital Territory, 2023, framed under ICT Zoning Regulation, 1992", Gazette Notified vide No. S.R.O 886(I)/2023, dated 07-7-2023.

9. Directorate of Housing Societies, CDA, vide Letter Numbers 24, 59, 72, 84, 86, 103, 104, 115 & 118, dated 28-01-2025, 24-02-2025, 05-3-2025, 14-3-2025, 19-3-2025, 26-3-2025 & 23-4-2025 & 26-4-2025 respectively, requested to provide Data/ Information, under the provisions of **Clause 40-42** of the "Regulation for Planning and Development of Private Housing/Farm Housing, Apartments/ Commercial Schemes/ Projects in Zones-2, 4 & 5 of Islamabad Capital Territory, 2023", regarding:

Sr. No.	Date	Number	Subject of Requisite Data/Information
1.	28-01-2025	24	Allotments of Plots, Approval of Building Plans, Construction Position of Buildings & Total Covered Area
2.	24-02-2025	59	-do-
3.	10-02-2025	37	Approved Building Plans, Re-approved/Vetted Building Plans
4.	05-3-2025	72	-do-
5.	14-3-2025	84	Tree Plantation Plans, Campaign & Targets
6.	14-3-2025	86	Latest Infrastructure Development Works, Amenities, Services, Utilities, Solid Waste Management, Constructed Buildings, supported with Photos, Satellite Images & Drone Video
7.	19-3-2025	103	Establishment of Sewerage Treatment Plants
8.	19-3-2025	104	Annual Audit Reports of the Proceeding Years
9.	26-3-2025	115	Present Site Position of Land/Plots, earmarked for Parks, Playgrounds, Amenities & Public Buildings, Graveyards, etc. already Transferred Land to CDA

10.	26-3-2025	118	Present Site Position of Land/Plots, already Mortgaged with CDA, as Guarantee for Quality & Timely Development of the Schemes
11.	23-4-2025	156	Reminder for Provision of All above Data/Information
12.	26-4-2025	161	Provision of Certified Copies of Sanctioned Mutations of Land/Plots, Mortgaged with and Transferred to CDA, as aforementioned

10. About 27 Sponsors of Private Housing Schemes, out of Total Approved 65, had provided partial Data/Information, after Visits of the aforementioned Joint Committee of the Offices of the Sponsors of the Private Housing Schemes and publication of a Public Notice in the National Dailies & CDA Website on 06-7-2025. It is regretted to inform that You, had not so far provided the complete requisite Data/Info, which is Regulatory Obligation under the aforementioned Regulations. The Member (P&D), CDA, convened a meeting on Wednesday, 13-5-2025, in his Office at CDA Headquarters, Sector G-7/4, Islamabad. The Director & Consulting Town Planner of Your Scheme/Society, were requested to attend the meeting to discuss the **Issues of Your Schemes**. During the meeting, Chief Executive of the Scheme committed to provide the same within 2 weeks, but till date, the complete data has not been submitted.

11. Therefore, you are advised in your own interest to fulfil the Terms & Conditions of Layout Plan approval letter dated 20-4-2023, and as well as deposit the Fee/ Fine/ Penalty amounting to Rs. 45.321 Million, [calculated up to 31-8-2025], through Pay Order in favor of D.D.O (Housing Societies), CDA, detailed as under:

Sr. No.	Fee/ Fine/ Penalty	Amount (PKR) (In Million)
i.	Scrutiny Fee for Engineering Designs for additional area	0.102
ii.	Penalty for Late submission of Engineering Designs for additional area for additional area	1.022
iii.	Penalty for late Execution of Mortgage Deed for additional area	0.037
iv.	Penalty for late Execution of Transfer Deed for additional area	0.671
v.	Penalty for Development without NOC and approval of Engineering Designs for additional area measuring 102.20 Kanal, @ Rs. 10,000 per Kanal	1.022
vi.	Extension Charges [Subject to final outcome of Court Case]	42.467
Total		45.321 Million

[Any error/omission in calculations of Fee/Charges/Penalties is liable to be adjusted/corrected, under Regulations, subject to the approval of the competent authority].

12. M/s Zaraj Group (Pvt) Ltd., are **Finally** directed to **Show Cause** in writing within **10 Days** of the issue of this Notice, as to why legal action should not be taken against the Sheer Violations of provisions of the Regulations, under the provisions of **Section 49-C, 46 and 46-B** of the CDA Ordinance 1960, read with, **Clause-5**, Chapter-IV, of the ICT (Zoning) Regulation, 1992 and **Clause-40 & 42** of the Regulation for Planning and Development of Private Housing/Farm Housing, Apartments/ Commercial Schemes/ Projects in Zones-2, 4 & 5 of Islamabad Capital Territory, 2023, framed under ICT Zoning Regulation, 1992, which may include but Not Limited to **Cancellation/Withdrawn of Approval of Layout Plan/NOC** of the Scheme.

13. In addition to above, following punitive actions may also be initiated against you being **Defaulting Sponsor**:

- a. Your Case may be referred to Senior Special Magistrate, CDA, for **Recovery of Arrears**, as above, under Land Revenue Act, 1967.
- b. **Suspension** of Approval of Building Plans of your Scheme by CDA.
- c. **Sale of Mortgaged Plots** with CDA (even along with superstructures, if illegally allotted & built).
- d. **Sealing** of your Scheme Offices & Site Offices

14. It is made clear that, if this **Show Cause Notice** is not complied within **10 days**, the Illegal Work/Structures will be Removed, Demolished and Use of Land will be stopped by using Force (including Police Force), by CDA. The cost will be recovered by CDA, from the person responsible for the construction of work/ structures and use of land in contravention of the provisions, as aforesaid. It is informed that in the event of Non-compliance of this Show Cause Notice, ex-parte proceeding will be initiated and no excuse whatsoever in this regard will be entertained.

15. You are also provided an Opportunity of **Personal Hearing**, in your Défense (if any), in the Office of the undersigned, during Working Hours, within 10 days.

16. This is issued without prejudice.

(IJAZ AHMAD SHEIKH)
Director Housing Societies

Copy to:-

1. Member (P&D), CDA
2. Deputy Commissioner/Registrar Cooperative Societies, Islamabad
3. DG (Urban Planning), CDA
4. Director Building Control (South), CDA
5. Director Staff to Chairman, CDA
6. DC, CDA/ Sr. Special Magistrate, CDA
7. Joint Registrar of Companies,
Securities & Exchange Commission of Pakistan, (Companies Registration Office), State Life Building, 1st Floor Blue Area, Islamabad
8. Master File

(MUHAMMAD MANSHA)
Dy. Director (HS)