



CAPITAL DEVELOPMENT AUTHORITY

Directorate of Building Control (South)

No.CDA/DD (BC-S)/PR-360TRI/ZONE-IV(b2)/APP/338

Islamabad: 13-Oct-2021

To, **Mr. Akbar Sultan Malik**
Director, M/s Hajvairy Developers (Pvt) Ltd.
1st Floor, Hajvairy Mansion, Jinnah Avenue,
Islamabad.
OWO No.1232.

Subject:- APPROVAL OF BUILDING PLANS IN RESPECT OF PROJECT 360, THE RESIDENCES, MAIN MURREE ROAD, ZONE-IV (B-2), ISLAMABAD.

Capital Development Authority (CDA) is pleased to approve the Building plans in respect of Project 360, The Residences, Main Murree Road, Zone-IV (B-2), Islamabad. The approval has been accorded for (07 Parking Floors + 04 Residential Towers (1st Floor to 21st Floor) + Commercial Building (Ground + 02 floors) + Public Building (Ground + 02 floors). Detail of covered area is as under:-

RESIDENTIAL APARTMENT BUILDING (TOWER-1)

| DESCRIPTION | FOOTPRINT AREA in SFT | COVERED AREA in SFT | FAR in SFT | REMARKS |
|-----------------------------------|-----------------------|---------------------|------------------|---------|
| 1 st Floor | 11279.81 | 10064.68 | 8894.40 | -do- |
| 2 nd Floor | 11279.81 | 10064.68 | 8894.40 | -do- |
| 3 rd Floor | 11279.81 | 10064.68 | 8894.40 | -do- |
| 4 th Floor | 11279.81 | 10064.68 | 8894.40 | -do- |
| 5 th Floor | 11279.81 | 10064.68 | 8894.40 | -do- |
| 6 th Floor | 11279.81 | 10064.68 | 8894.40 | -do- |
| 7 th Floor | 11279.81 | 10064.68 | 8894.40 | -do- |
| 8 th Floor | 11279.81 | 10064.68 | 8894.40 | -do- |
| 9 th Floor | 11279.81 | 10064.68 | 8894.40 | -do- |
| 10 th Floor | 11279.81 | 10064.68 | 8894.40 | -do- |
| 11 th Floor | 11279.81 | 10064.68 | 8894.40 | -do- |
| 12 th Floor | 11279.81 | 10064.68 | 8894.40 | -do- |
| 13 th Floor | 11279.81 | 5070.64 | 3900.36 | -do- |
| 14 th Floor | 11279.81 | 10064.68 | 8894.40 | -do- |
| 15 th Floor | 11279.81 | 5070.64 | 3900.36 | -do- |
| 16 th Floor | 11279.81 | 10064.68 | 8894.40 | -do- |
| 17 th Floor | 11279.81 | 5070.64 | 3900.36 | -do- |
| 18 th Floor | 11279.81 | 10064.68 | 8894.40 | -do- |
| 19 th Floor | 11279.81 | 5070.64 | 3900.36 | -do- |
| 20 th Floor | 11279.81 | 10064.68 | 8894.40 | -do- |
| 21 st Floor/Pent House | 6261.18 | 5596.86 | 4831.96 | -do- |
| Total-B | 231857.38 | 186914.30 | 162743.80 | - |

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RESIDENTIAL APARTMENT BUILDING (TOWER-2)

| DESCRIPTION | FOOTPRINT AREA in SFT | COVERED AREA in SFT | FAR in SFT | REMARKS |
|-----------------------------------|-----------------------|---------------------|------------------|---------|
| 1 st Floor | 11279.81 | 10064.68 | 8894.40 | -do- |
| 2 nd Floor | 11279.81 | 10064.68 | 8894.40 | -do- |
| 3 rd Floor | 11279.81 | 10064.68 | 8894.40 | -do- |
| 4 th Floor | 11279.81 | 10064.68 | 8894.40 | -do- |
| 5 th Floor | 11279.81 | 10064.68 | 8894.40 | -do- |
| 6 th Floor | 11279.81 | 10064.68 | 8894.40 | -do- |
| 7 th Floor | 11279.81 | 10064.68 | 8894.40 | -do- |
| 8 th Floor | 11279.81 | 10064.68 | 8894.40 | -do- |
| 9 th Floor | 11279.81 | 10064.68 | 8894.40 | -do- |
| 10 th Floor | 11279.81 | 10064.68 | 8894.40 | -do- |
| 11 th Floor | 11279.81 | 10064.68 | 8894.40 | -do- |
| 12 th Floor | 11279.81 | 10064.68 | 8894.40 | -do- |
| 13 th Floor | 11279.81 | 5070.64 | 3900.36 | -do- |
| 14 th Floor | 11279.81 | 10064.68 | 8894.40 | -do- |
| 15 th Floor | 11279.81 | 5070.64 | 3900.36 | -do- |
| 16 th Floor | 11279.81 | 10064.68 | 8894.40 | -do- |
| 17 th Floor | 11279.81 | 5070.64 | 3900.36 | -do- |
| 18 th Floor | 11279.81 | 10064.68 | 8894.40 | -do- |
| 19 th Floor | 11279.81 | 5070.64 | 3900.36 | -do- |
| 20 th Floor | 11279.81 | 10064.68 | 8894.40 | -do- |
| 21 st Floor/Pent House | 6261.18 | 5596.86 | 4831.96 | -do- |
| Total-C | 231857.38 | 186914.30 | 162743.80 | - |

RESIDENTIAL APARTMENT BUILDING (TOWER-3)

| DESCRIPTION | FOOTPRINT AREA in SFT | COVERED AREA in SFT | FAR in SFT | REMARKS |
|-----------------------------------|-----------------------|---------------------|------------------|---------|
| 1 st Floor | 11279.81 | 10064.68 | 8894.40 | -do- |
| 2 nd Floor | 11279.81 | 10064.68 | 8894.40 | -do- |
| 3 rd Floor | 11279.81 | 10064.68 | 8894.40 | -do- |
| 4 th Floor | 11279.81 | 10064.68 | 8894.40 | -do- |
| 5 th Floor | 11279.81 | 10064.68 | 8894.40 | -do- |
| 6 th Floor | 11279.81 | 10064.68 | 8894.40 | -do- |
| 7 th Floor | 11279.81 | 10064.68 | 8894.40 | -do- |
| 8 th Floor | 11279.81 | 10064.68 | 8894.40 | -do- |
| 9 th Floor | 11279.81 | 10064.68 | 8894.40 | -do- |
| 10 th Floor | 11279.81 | 10064.68 | 8894.40 | -do- |
| 11 th Floor | 11279.81 | 10064.68 | 8894.40 | -do- |
| 12 th Floor | 11279.81 | 10064.68 | 8894.40 | -do- |
| 13 th Floor | 11279.81 | 5070.64 | 3900.36 | -do- |
| 14 th Floor | 11279.81 | 10064.68 | 8894.40 | -do- |
| 15 th Floor | 11279.81 | 5070.64 | 3900.36 | -do- |
| 16 th Floor | 11279.81 | 10064.68 | 8894.40 | -do- |
| 17 th Floor | 11279.81 | 5070.64 | 3900.36 | -do- |
| 18 th Floor | 11279.81 | 10064.68 | 8894.40 | -do- |
| 19 th Floor | 11279.81 | 5070.64 | 3900.36 | -do- |
| 20 th Floor | 11279.81 | 10064.68 | 8894.40 | -do- |
| 21 st Floor/Pent House | 6261.18 | 5596.86 | 4831.96 | -do- |
| Total-D | 231857.38 | 186914.30 | 162743.80 | - |

RESIDENTIAL APARTMENT BUILDING (TOWER-4)

| DESCRIPTION | FOOTPRINT AREA in SFT | COVERED AREA in SFT | FAR in SFT | REMARKS |
|-----------------------------------|-----------------------|---------------------|------------------|---------|
| 1 st Floor | 11279.81 | 10064.68 | 8894.40 | -do- |
| 2 nd Floor | 11279.81 | 10064.68 | 8894.40 | -do- |
| 3 rd Floor | 11279.81 | 10064.68 | 8894.40 | -do- |
| 4 th Floor | 11279.81 | 10064.68 | 8894.40 | -do- |
| 5 th Floor | 11279.81 | 10064.68 | 8894.40 | -do- |
| 6 th Floor | 11279.81 | 10064.68 | 8894.40 | -do- |
| 7 th Floor | 11279.81 | 10064.68 | 8894.40 | -do- |
| 8 th Floor | 11279.81 | 10064.68 | 8894.40 | -do- |
| 9 th Floor | 11279.81 | 10064.68 | 8894.40 | -do- |
| 10 th Floor | 11279.81 | 10064.68 | 8894.40 | -do- |
| 11 th Floor | 11279.81 | 10064.68 | 8894.40 | -do- |
| 12 th Floor | 11279.81 | 10064.68 | 8894.40 | -do- |
| 13 th Floor | 11279.81 | 5070.64 | 3900.36 | -do- |
| 14 th Floor | 11279.81 | 10064.68 | 8894.40 | -do- |
| 15 th Floor | 11279.81 | 5070.64 | 3900.36 | -do- |
| 16 th Floor | 11279.81 | 10064.68 | 8894.40 | -do- |
| 17 th Floor | 11279.81 | 5070.64 | 3900.36 | -do- |
| 18 th Floor | 11279.81 | 10064.68 | 8894.40 | -do- |
| 19 th Floor | 11279.81 | 5070.64 | 3900.36 | -do- |
| 20 th Floor | 11279.81 | 10064.68 | 8894.40 | -do- |
| 21 st Floor/Pent House | 6261.18 | 5596.86 | 4831.96 | -do- |
| Total-E | 231857.38 | 186914.30 | 162743.80 | - |

COMMERCIAL BUILDING

| DESCRIPTION | FOOTPRINT AREA in SFT | COVERED AREA in SFT | FAR in SFT | REMARKS |
|-----------------------|-----------------------|---------------------|-----------------|------------|
| Ground Floor | 8778.07 | 8645.00 | 8492.75 | Commercial |
| 1 st Floor | 8828.04 | 8645.00 | 8492.75 | -do- |
| 2 nd Floor | 9205.52 | 7122.00 | 6969.75 | -do- |
| Total-F | 26811.63 | 24412.00 | 23955.25 | - |

PUBLIC BUILDING

| DESCRIPTION | FOOTPRINT AREA in SFT | COVERED AREA in SFT | FAR in SFT | REMARKS |
|-----------------------|-----------------------|---------------------|-----------------|-----------------|
| Ground Floor | 5147.00 | 4776.00 | 4527.14 | Public Building |
| 1 st Floor | 5147.00 | 4776.00 | 4527.14 | -do- |
| 2 nd Floor | 5147.00 | 4776.00 | 4527.14 | -do- |
| Total-G | 15441.00 | 14328.00 | 13581.42 | - |

GRAND TOTAL AREA DETAILS INDEX

| DETAILS | FOOTPRINT AREA in SFT | COVERED AREA in SFT | FAR in SFT | REMARKS |
|---------|-----------------------|---------------------|------------|---------------------------------|
| A | 345451.45 | 333377.81 | - | Parking Levels/Floors |
| B | 231857.38 | 186914.30 | 162743.80 | Tower-1 (Apartment Building) |
| C | 231857.38 | 186914.30 | 162743.80 | Tower-2 (Apartment Building) |
| D | 231857.38 | 186914.30 | 162743.80 | Tower-3 (Apartment Building) |
| E | 231857.38 | 186914.30 | 162743.80 | Tower-4 (Apartment Building) |
| F | 26811.63 | 24412.00 | 23955.25 | Commercial Building |
| G | 15441.00 | 14328.00 | 13581.42 | Public Building |
| G.TOTAL | 1315133.60 | 1119775.01 | 688511.87 | WITHIN PERMISSIBLE LIMITS |

2. The plans are approved subject to the conditions mentioned below & overleaf.

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



(Tariq Mahmood)
Director B.C (South), CDA

Copy to:-

1. Director (Regional Planning), CDA. Along with copy of Approved Plans.
2. Chief Executive, IESCO, Q-7/4, Islamabad. {CDA has no objection for provision of new electricity connections at this plot}.
3. General Manager, SNGPL, I-9, Islamabad. {CDA has no objection for provision of new gas connections at this plot}.
4. DDO (Design Wing), CDA. Pay Order No.00444134, dated: 24-08-2021, for Rs.22,050,000/-, (ii) Pay Order No.00458628, dated: 23-09-2021, for Rs.350,000/- & (iii) Pay Order No.00443969, dated: 16-06-2021, for Rs.250,000/- all drawn on Samba Bank have already been forwarded on account of approval scrutiny fee & DVC charges etc.
5. RS to Member (P&D), CDA.
Muhammad Asif, Project Manager,
213, Hajvairy Mansion, First Floor, Jinnah Avenue, Islamabad.
7. Architect: M/s Atti Qayyam Associates, C/O Owner
8. St. Engineer: Engr. Abdul Naseem, C/O Owner
9. Firefighting Consultant : M/s Business Security Technology, C/o Owner

Director B.C (South), CDA

APPROVAL-CONDITIONS/INSTRUCTIONS.

1. The construction area/site should be cordoned off with galvanized sheet by erecting steel columns.
2. Staking /dumping of material and mixing of concrete on the road /footpath etc, is strictly prohibited action shall be taken against the defaulters and material dumped shall be lifted without any prior notice.

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3. The Safety of the adjoining structures is also the responsibility of the owner & design Engineer.
4. Boring (cutting only if unavoidable) for connecting service line under of roads/ streets/ footpaths etc shall carried out only with the prior written permission of Housing Society Office.
5. All services shall be laid / connected to the satisfaction of the Authority with prior written permission from Housing Society Office as per Building and Zoning Regulations.
6. The invert level of manhole within the plot lines should be sufficiently above (Minimum Five feet above the road, not in slope) the corresponding level of the mainline.
7. The owner shall maintain the approach path from plot line to road level, difference between road and plot shall be adjusted as per Bye-laws of CDA.
8. Staking / dumping of material and mixing of concrete on the road / footpath etc. is strictly Prohibited. Action shall be taken against the defaulters and new material dumped shall be lifted without any prior notice.
9. The owner shall connect sewerage & drainage lines effectively to the Societies Main lines and NOC in this regard shall be submitted from Society Office at the time of completion.
10. **Following certificates duly certified by the respective consultants shall be mandatory for various construction stages:-**
 - i) Certificate of Architect and Engineer at layout stage duly signed by the Owner.
 - ii) Certificate of Architect and Engineer at Excavation stage (For more than 8' depth of basement steel shoring is mandatory).
 - iii) Certificate of Geologist at the final excavation level, (Foundation level) i.e. Geo Tech. Report.
 - iv) Certificate from Engineer at foundation stage for correctness steel design of Foundation (Supported by steel design pour slip and concrete tests)
 - v) Certificate of columns (concreting) for each floor supported by pour slip Steel design check and concrete test.
 - vi) Certificate from Architect and Engineer at slab / beam stage or portion of Slab / beam.
 - vii) Certificate from Architect and Engineer at DPC /plinth level. (Copy to Deputy Director Land Survey and Building Control.
 - viii) Certificate of walls at each floor by Architect and Engineer (check list – Plum, lintel beams, Alignment, C.S ratio, curing etc by Engineer and Finishing of walls, opening and design by Architect).
 - ix) Certificate of floors under flooring and compaction by Engineer and top Finish by Architect).
 - x) Certificate of Door / Windows by Architect.
 - xi) Certificate of Mechanical Engineer for HVAC.
 - xii) Certificate of Civil Engineer for public health.
 - xiii) Certificate of Fire fighting expert for Fire safety systems (Installation of correct system should be submitted along with (B-I, B-II), Indemnity Bond, Affidavit from Owner and Fire Expert respectively.
11. Any construction, in contravention of approval plan, shall be demolished.
12. Any construction in contravention of prescribed minimum setback shall be demolished without any prior notice from the Authority.
13. On completion the building, it shall not be occupied without obtaining completion certificate from the Authority.
14. Construction work shall be got executed under supervision of CDA licensed Structure Engineer. Designing / Supervising Engineers shall be responsible for soundness and stability of the building and also submit Certificate at the time of completion of the existing Structure and shall be responsible for some or any of claim lodged thereof for property and life. In case of non compliance, owners/Developers of the plot shall be held solely responsible in this regard.
15. Any omission in area calculations / services area or in the approved plans will not relieve the owner / architect from any obligation under the Building zoning Regulation.
16. Drawings should be followed as corrected.



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17. One set of all the working drawings of Architecture, Structure, Plumbing, and Electrification. HVAC and Fire Fighting should be provided for the CDA record.
18. You will comply with any of the instructions / conditions so decided by the Authority during the construction on the plot.
19. The building is insured from reputed Insurance Company for security and safety of the occupants/inhabitants, adjoining properties, vehicular and pedestrian traffic.
20. Following record/documents should always to be kept ready for production to the officers of CDA at the time of inspection:-
 - i. Approved Architectural and Structural Plans.
 - ii. Soil Investigation Report.
 - iii. Registers showing information, date of visit and remarks by the licensed Architect/Site Engineer and Structure Engineer for the project.
21. You will comply with any of the instructions/conditions so decided by the Authority during the construction on the plot.
22. The owner can not remove the Consultant Engineer/Architect without consulting and approval of the Authority.
23. Verification plinth level and building / plot lines Form "D" should be got confirmed from the Society Office before processing further as per Zoning Regulation. In case of failure, fine will be charged as per prescribed the Zoning Regulations.
24. The approval has been accorded subject to adaptation of E & DM Fire & Safety Regulations-2016 and its necessary implementations at site.
25. This approval is subject to fulfillment of all obligations contained in Insurance Bond given by you vide No.UIC/D/P003/0000154311/0821/101-0, period from 24-08-2021, expiry date: 24-08-2026.
26. This approval is valid for Five years only.

Note: -

In case of non compliance of any above clause the Authority is liable to withdraw the approval of plans.



Director B.C (South), CDA

APPROVAL - PROJECT 360, THE RESIDENCES ISLAMABAD, MAIN MURREE ROAD ZONE-IV (B-2), ISLAMABAD