



CAPITAL DEVELOPMENT AUTHORITY  
PLANNING WING  
(Directorate of Regional Planning)  
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No. CDA/PLW/RP-2(1532)/2021/ 220

Islamabad, March, 27, 2024

**M/S Glade Vista Builders (Pvt) Ltd.**  
Plaza No. 38, MB Commercial, Orchard Road,  
Downtown Giga, Sector A, DHA Ph-II,  
Islamabad.

**SHOW CAUSE NOTICE**

**Subject: COMPLETION OF FORMALITIES/ TERMS & CONDITONS OF LAYOUT PLAN APPROVAL OF APARTMENT PROJECT " GLADE VISTA RESIDENCE" SPONSORED BY GLADE VISTA BUILDERS (PVT) LIMITED, AT MURREE ROAD EXPRESSWAY, ZONE-IV ISLAMABAD.**

**Ref:** i. This office letters No. CDA/PLW/RP-2(1532)/2021/146 & 194, dated 07- 2-2024 & 06-3-2024 (Copy enclosed).  
ii. **SECP** letter No. SECP/SD/LUCD/256/GVB/2014-1160, dated 28-2-2024, regarding, Financial Fraud in Housing Project (Copyenclosed).

I am directed to inform that the Layout Plan (LOP) of Apartment Project " Glade Vista Residence" Sponsored By Glade Vista Builders (Pvt) Limited, over an area of 63 Kanals at Murree Road Expressway, Zone-IV Islamabad; was approved by the authority as per clause 26 of Revised Modalities & Procedures (2020) for Vertical Apartments Projects"; subject to certain terms and conditions; including depositing of land use conversion charges amounting to **Rs. Rs. 57,172,500/-** within 30 days from dated of approval issued vide letter 23-6-2023. You were advised not to carry out any development works at site nor undertake marketing of the project before the issuance of NOC by CDA.

2. You were directed vide this office letters dated 07-2-2024 & 06-3-2024, to fulfill all the terms & conditions of the approval of Layout Plan of the said Apartment Project at Murree Road Expressway, Zone-IV, Islamabad, but you miserably failed to do so.

3. It has also been informed by the SECP vide above referred letter dated 28-2-2024 (Copy enclosed) regarding, marketing and sale/ purchase in the subject project " Glade Vista Residence", which is unauthorized and illegal as NOC has not been issued by CDA. The SECP has further informed regarding communication received from the members/directors of **Glade Vista Builders (Pvt.) Limited** wherein allegations of financial embezzlement have been made against Mr. Zeeshan Ahmed Hashmi in the matter of **Glade Vista Murree Expressway**.

Comptroller Dte. CDA  
By No. 984  
Dated: 28.03.24

4. It is, therefore, directed to **Show Cause** within 15 days, as to why the action should not be initiated for non-compliance of all the terms & conditions mentioned in the approval letter dated 23-6-2023 and unauthorized & illegal marketing/ sale-purchase in "Glade Vista Residence". In case of non-compliance of this **Show Cause Notice**, ex-parte proceedings will be initiated and no excuse whatsoever in this regard will be entertained. The action may include Cancellation of Approval of Layout Plan issued by CDA vide dated 23-6-2023.

Encl : As above

(ABDULLAH KHAN)  
Dy. Director (RP)

Copy to:

1. Director Building Control (South), CDA.
2. Director (E & DM), MCI.
3. Director Roads (South), CDA.
4. Director Enforcement, CDA.
- ✓ 5. Director (IT), CDA.
6. Registrar/SECP.
7. Additional Director, SECP,  
7<sup>th</sup> Floor NICL Building, 63 Jinnah Avenue,  
Blue Area, Islamabad.
8. P.S. to Member (P&D), CDA.
9. Master File.

  
Dy. Director (RP)

~~WRB Master - IT~~  
WRB Master - IT