



No. CDA/PLW/HS-UP(90)/MPCHS/9193/Vol-III/PFI/189 Islamabad, 21st May, 2026

Mr. Rao M. Aslam,
President,
M/s Multi Professionals Cooperative Housing Society,
Multi Mansion, G-8 Markaz, Islamabad.

Subject:- SUSPENSION OF RELEASE OF MORTGAGED PLOTS IN "TELE GARDENS" HOUSING SCHEME, SECTOR F-17, ZONE-2, ISLAMABAD SPONSORED BY M/S MPCHS

Ref:- Please refer to this office letters dated 05-8-2011, 17-01-2023, 30-9-2024, 05-5-2025 & 30-4-2026, regarding the subject matter.

It is informed that CDA, on **18-02-2005**, approved the Layout Plan (LOP) of the Housing Scheme namely "**Tele Gardens**" in Sector F-17, Fateh Jang Road, Zone-2, Islamabad, sponsored jointly by M/s Multi Professional Co-operative Housing Society (MPCHS) and M/s Telegraph & Telephones Employees Cooperative Housing Society (T&T ECHS) over an area of **2,751 Kanals** and comprising of 2,386 residential plots of different sizes (Copy attached). Accordingly, the Land measuring **836 Kanals & 16 Marlas**, under Roads, Parks, Graveyard & Public Buildings were Transferred in the name of CDA vide Transfer Deed dated **24-6-2005**. Subsequently, No Objection Certificate (NOC) for development of Tele Garden Housing Scheme issued on 30-01-2008, by CDA, subject to conditions mentioned in the NOC letter.

2. M/s MPCHS being Sponsor of the Scheme, were required to complete certain conditions & formalities within prescribed timeframe as per the provisions of Modalities and Procedures, framed under ICT (Zoning) Regulation 1992, for Development of Private Housing Schemes in ICT. The Completion Period of the Scheme was 5 years, i.e., the Development of Infrastructure Works in the scheme were to be completed by **30-01-2013**. However, M/s MPCHS have failed to complete the Development Works, as per Approved LOP, and obtain the Completion Certificate, in spite of lapse of about **17 years**.

3. During Site Visit of the Scheme, it was observed with grave concern that the Management of MPCHS has committed serious Violations of the Approved Layout Plan. M/s MPCHS has violated the Approved Layout Plan and **Illegally Converted** the sites reserved for Parks, Graveyard & Public Buildings, Transferred in the Name of CDA, vide aforementioned Transfer Deed, into other uses without prior Approval of CDA. The details of **Illegal Conversions** are as under:

Sr. No.	Land Uses as per Approved LOP	Location	Area (Kanal)	Land Uses on the Ground
1.	17 th Avenue	Street No. 20 & 22	46	Residential
2.	Green	North, toward Blue Area	129	Residential
3.	Park	Street 40 & 41	1.43	Residential

4.	Playground	Street 50	14.32	Residential
5.	Green Pocket	Street 3	-	Residential
6.	Green Pocket	Street 3 & 4	-	Residential
7.	Green Pocket	Street 4 & 5	-	Residential + OHWT
8.	Green Pocket	Street 5 & 6	-	Residential
9.	Green Pocket	Street 6 & 7	-	Residential
10.	Green Pocket	Street 7	-	Residential
11.	Green Pocket	Street 8	-	Residential
12.	Green Pocket	Markaz Road	-	Residential
13.	School for Boys	Street 19	22.90	Not in Possession/ Undeveloped
14.	Water tank	Street 15	1.76	Masjid & Residential
15.	Post Office	Zero-point Commercial Area	0.77	Multi Office
16.	Community Club	Zero-point Commercial Area	5.78	Parking
17.	School	Street 42, 43 & 50	9.11	Residential

4. The relevant provisions of the Regulations, regarding "Release of Mortgaged Plots" area s under:

RELEASE OF MORTGAGED PLOTS

Modalities & Procedures framed under ICT (Zoning) Regulation, 1992, for Development of Private Housing Schemes in Zones Two & Five of Islamabad Capital Territory Zoning Plan

20. RELEASE OF MORTGAGED PLOTS

The plots mortgaged with the CDA by the Sponsors will be released after the Committee appointed by the CDA has certified that the development works have been completed as per **approved schedule, specifications and design**. The form of redemption deed is appended as Annexure "E".

Revised Modalities & Procedures (2020) framed under ICT (Zoning) Regulation, 1992 (as amended) for Development of Private Housing/Farm Housing Schemes in Zones 2, 4 & 5 of Islamabad Capital Territory Zoning Plan

21. RELEASE OF MORTGAGE PLOTS

- v. The plots mortgaged with the CDA by the Sponsors will be released after the Committee appointed by the CDA has certified that the development works have been completed as **per approved schedule, specifications and design**. The form of redemption deed is appended as Annexure "E".
- vi. Mortgage land/plots may be redeemed proportionate to development carried out hi the scheme area. On every 10% of development of the scheme area 10% of the mortgaged land/plots shall be redeemed.

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

28. RELEASE OF MORTGAGED PLOTS

- iii. The plots mortgaged with the CDA by the Sponsor will be released after the CDA Development Works Committee has certified that the development works have been

completed as per **Approved Layout Plan, Engineering Design & Detailed Specifications, and Schedule**. The Development Works Committee is given at Annex-J.

- iii. Mortgaged Plots will be redeemed proportionate to development carried out in the Scheme area. On every 10% of development of the Scheme area, 10% of the Mortgaged Plots will be redeemed. The form of Redemption Deed is appended as Annex-E.

6. It has been found that that:

- a. The Scheme has been developed in **Sheer Violations of the Approved LOP**
- b. The land Transferred to CDA has been converted into other uses and in some cases Sold, like **Hospital Plot**
- c. The Scheme has Not been developed within Approved Schedule, i.e., up to **30-01-2013. Extension Charges** have Not been paid by the Sponsors

7. In the light of factual position detailed above, the Competent Authority, has Reviewed Already 100% Release of Mortgaged Plots and Suspended the CDA Letter, dated 30-9-2024, regarding Release of Mortgaged Plots, referred above, and subsequent Redemption Deed.

8. M/s MPCHS is directed to get the all the plots of Public Amenities (Parks/ Playgrounds/Open Spaces/ Public Buildings etc.) vacated and restore it strictly as per the **Approved Layout Plan & Transferred Deed**, and also remove illegal/un-authorized construction from the **Northern GREEN Area/Strip**, and submit a **Compliance Report** in this regard, **within 10 days** of issuance of this Notice, along with Payment of Extension Charges. The case of Release of Mortgaged Plots will then be Re-considered.

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

10. This is issued without prejudice.

(IJAZ AHMAD SHEIKH)
DG (Spatial Planning)
Director Housing Societies

Copy to:-

1. Member (P&D), CDA
2. Deputy Commissioner, ICT/Registrar Co-operative Societies, Islamabad
3. DG (Building & Housing Control), CDA
4. Dy. DG (Enforcement), CDA
5. Director Building Control (North), CDA
6. Director (EM-III), CDA
7. Director Housing (Monitoring & Evaluation), CDA
8. Director (Monitoring & Enforcement), Planning Wing, CDA
9. Director Staff to the Chairman, CDA
10. DC, CDA/Sr. Special Magistrate, CDA
11. Additional Deputy Commissioner (Revenue) [ADCR],
ICT Administration, Islamabad
12. PS to Member (Estate), CDA
13. Master File

DG (Spatial Planning)
Director Housing Societies

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