

	CAPITAL DEVELOPMENT AUTHORITY PLANNING WING Directorate of Housing Societies	
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No. CDA/PLW/HS(521)/2025/253

Islamabad, 16th June, 2025

Mr. Azhar Baloch,
 General Secretary,
 T&T Employees Co-operative Housing Society,
 Abu Dhabi Towers, Office No. 01, Ground Floor, Hilal Road, F-11/1, Islamabad

Subject:- MINUTES OF MEETING REGARDING ISSUES OF TELE GARDENS HS SECTOR F-17, ZONE-2, ISLAMABAD, SPONSORED BY THE T&T EMPLOYEES CO-OPERATIVE HOUSING SOCIETY

Ref:- This office Letter No. CDA/PLW/HS(521)/2025/173, dated 02-5-2025, regarding the subject matter cited above.

A Meeting to discuss the issues of Tele Gardens HS Sector F-17, Zone-2, Islamabad, sponsored by the T&T Employees Co-operative Housing Society, was held in the Office of Member (P&D), CDA, on **Thursday 08-5-2025, at 4:00 pm**. The Secretary of the Society and Consulting Town Planner of the **Scheme**, were requested to attend the meeting, which remained **Absent** from Meeting. However, the meeting was attended by the following:

CDA

1.	Dr. M. Khalid Hafiz	Member (P&D), CDA	In-chair
2.	Mr. Zafar Iqbal Zafar	DG (Urban Planning)	
3.	Mr. Ijaz Ahmad Sheikh	Director Housing Societies	
4.	Mr. Nisar Ali Shah	Director Building Control (North)	
5.	Mr. Arif Pervez Khalid	Director (GM&IT), GSTWP	
6.	Mrs. Aimen Feroz	Town Planner, GSTWP	
7.	Mr. M. Akram Arain	Assistant Director, EM-III	
8.	Mr. Khurram Shahzad	Town Planner-I (HS)	

T&T ECHS

1.	Mr. Tariq Mehmood	Vice President
2.	Mr. Riaz Hussain	Finance Secretary
3.	Mr. Haroon Arshad	G.M Finance

2. The meeting was started with the name of Almighty Allah and Member (P&D), CDA, welcomed all the participants. The Director (HS) briefed the Members that 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 & 26-4-2025, respectively, requested M/s T&T ECHS to provide following Data/ Information, under the provisions of **Clause-40** 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, Gazette Notified on 07-7-2023:

1.	Allotments of Plots
2.	Amenities, Services, Utilities position at Site
3.	Approved Building Plans Details
4.	Certified Copies of Sanctioned Mutations of Land/Plots, Mortgaged with and Transferred to CDA
5.	Completion/Latest Infrastructure Development Works
6.	Constructed Buildings on Ground
7.	Establishment of Sewerage Treatment Plants
8.	Establishment of Solid Waste Management System
9.	KMZ File of the Approved Scheme and Un-approved Extensions
10.	Last Year Annual Audit Reports
11.	Latest Drone Videos
12.	Latest Satellite Images Approved Scheme and Un-approved Extensions
13.	Present Site Position of Mortgaged Plots with CDA
14.	Present Site Position of Transferred Land to CDA
15.	Tree Plantation Details

3. It was regretted to inform that M/s T&T ECHS had **failed** to provide the requisite Data/Info, which is Regulatory Obligation under the aforementioned Regulations. It was also conveyed that the Chairman CDA/ Chief Commissioner ICT, Islamabad, had Constituted a Joint Committee, comprising of the Officers of CDA, ICT, & MCI, along with TORs of the Committee. One of the relevant TORs is 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". The said Committee, led by the ADCR, ICT, had started making Surprise Visits of the Offices of the Sponsors for Collection of Data.

4. Member (P&D) informed the Members of the Schemes that CDA had established Geo-Spatial Technology Wing Project (GSTWP) and one of its Core Function is the Spatial Analysis of Private Housing Schemes. The said analysis is being made by Superimposing the Approved Layout Plans on Satellite imagery and performing Site Visits.

5. The Director Housing Societies, briefed 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 Cooperative 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,. 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. The Completion Period of this Scheme was 5 years i.e. **30-01-2013**. But, M/s T&T ECHS has failed to Complete the Development of the Scheme in accordance with Approved LOP, Engineering Design & Specifications, after about **17 years**.

6. Furthermore, Right of Way (R.o.W) of 18th Avenue, in the North-Western Part of Scheme was Illegally Converted into Residential Plots by the M/s T&T ECHS and Houses stand Constructed, therein, in **Glaring Violation of Master Plan of Islamabad**.

7. CDA approved Revised LOP of the Scheme on **21-01-2022**, At **Para-4(b&c)** of the LOP Approval Letter, following conditions has been imposed regarding the RoW of 18th Avenue:

- b. 180.41 Kanals area falling in the original RoW of 18th Avenue is hatched and held till the final decision of Federal Commission/Government.
- c. The alternate reservation provided in specified area will be kept green till the finalization of the above decision indemnifying the authority from any encumbrances.

8. The Director (GM&IT), GSTWP, present the Geo-Spatial Analysis of M/s T&T ECHS and informed the chair that the site earmarked for Educational Complex in the LOP is encroached at site and sites of OHWT & UGWT have been changed into other uses.

9. It was informed that following Fee/Charges/Penalty, are Payable by M/s T&T ECHS in the form of Pay Orders drawn in the name of DDO (Housing Societies).

Sr. No.	Fee/Charges/Penalty	Area (Kanals)	Period	Rate (Rs.)	Amount Million (Rs.)
1.	Extension Charges for the Development Period of the Scheme for 2 nd , 3 rd , 4 th , 5 th & 6 th Year i.e. up to 12-5-2017, as per CDA Board decision dated 24-6-2015.	1194.7	For 2 nd , 3 rd , 4 th , 5 th and 6 th Year	2 nd Year, 3,000 per Kanal 3 rd Year, 4,000 per Kanal 4 th Year, 5,000 per Kanal 5 th Year, 6,000 per Kanal 6 th Year 8000 per Kanal	31.062
2.	Scrutiny Fee for Engineering Designs for additional area	289.1	-	1,000/- per kanal	0.289
3.	Penalty for Late submission of Engineering Designs for additional area	289.1	38 Months	25% of original scrutiny fee of Engineering Designs, per Month	2.746
4.	Penalty for late Execution of Mortgage Deed	23.15	39 Months	1,000/- per Kanal per 3 Months	0.300
5.	Penalty for late Execution of Transfer Deed	172	39 Months	1,000/- per Kanal per 3 Months	2.236
Total					36.633

[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].

10. In response, General Manager Finance, M/s T&T ECHS replied that the requisite Data/Info, as aforementioned, will be provided in **3 days**, i.e. 12-5-2025, and Outstanding Dues/Charges will also be paid, after re-conciliation in 7 days.

11. The Member (P&D), CDA, after concluding the meeting directed M/s T&T ECHS, as under:

- a. **Immediately stop all kind of Allotments/Transfer, Development/ Construction, within the Original Right of Way of 18th Avenue [300 feet in the East of Street-39] till the final decision of the Federal Commission/Government.** The Boundary Pillars of the Centre Line of the 18th Avenue already Installed in the Scheme, by the Survey of Pakistan, on the directions of the Supreme Court of Pakistan in 2018. Copy of LOP depicting Original 18th Avenue is attached.

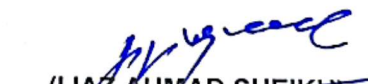
- b. Provide all the **requisite Data/Info**, as aforementioned, in 3 days
- c. **Pay all the Outstanding Dues** (Fee/ Penalties), in 10 days
- d. **No Illegal Conversion** of Amenities/Public Building in Violations of Approved LOP, what so ever, shall be Allowed.
- e. Complete the Post LOP Approval Documentation for obtaining NOC of Revised LOP, which is already **Too Late**.

12. M/s T&T ECHS was finally informed that in case of Non-Compliance, legal action will 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". 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 Legislature. It was further informed that in the event of Non-compliance of these instructions, Eex-parte proceeding will be initiated and no excuse whatsoever in this regard will be entertained.

13. The meeting ended with the Vote of Thanks to and from the Chair.

14. It is regretted to inform that M/s T&TCHS has not taken any Step, in compliance of above instructions. Therefore, M/s T&T CHS are provided an Opportunity of **Personal Hearing**, in their Defense (if any), in the Office of the undersigned, during Working Hours, within 7 days, before CDA takes Legal Actions, as aforementioned.

Encl: As above.


(IJAZ AHMAD SHEIKH)
Director Housing Societies

Copy to:-

1. Member (P&D), CDA
2. Deputy Commissioner/Registrar Co-operatives, ICT, Mauve Area, Sector G-11/4, Islamabad
3. DG (Urban Planning), CDA,
4. Director (GM&IT), GSTWP, CDA
5. Director Building Control (North), CDA
[It is requested NOT to Approve any Building Plans in the Original Alignment of 18th Avene, as per attached LOP].
6. Director Staff to the Chairman, CDA
7. **Mr. M. Aslam Rao**
President, M/s Multi Professionals Co-operative Housing Society,
Plaza No.12-B/1, Ground Floor, Behind PSO Petrol Pump,
G-8 Markaz, Islamabad
[The Displeasure of the Member (P&D) for remaining Absent from the Meeting, convened for discussion of the issues of the Multi Gardens HS, Tele Gardens HS, Zone-2 & Islamabad Gardens HS, E-11, particularly when Mr. President was present in his Office, at the time of meeting, as conveyed by his Office on Landline Phone]
8. Master File


(KHURRAM SHAHZAD)
Town Planner-I (HS)

