

No. CDA/PLW/UP(90)HS/MPCHS/93-Vo-III/

/171

Islamabad, 5th May, 2025

Rao M. Aslam,
 President,
 Multi Professionals Co-operative Housing Society,
 Multi Mansion, G-8, Markaz, Islamabad

Subject:- SHOW CAUSE NOTICE ON VIOLATIONS OF APPROVED LAYOUT PLAN OF TELE GARDENS HOUSING SCHEME, SECTOR F-17, FATEH JANG ROAD, ZONE-2, ISLAMABAD

Ref:- Please refer to this Office Letters/Notices, issued vide No. CDA/PLW/UP(90)/HS/MPCHS/93-Vo-III, dated **05-8-2011** & **17-01-2023**, 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. 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. 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. Most glaring Violation, amongst other is **Development and Construction of Residential Plots on the Green Strip of 150 Feet**. Copy of the Approved LOP, dated **18-02-2005**, is attached for reference.

3. The above is **Sheer Violation** of the following:

- i. CDA Ordinance 1960,
- ii. The Pakistan Capital Regulation (MLR) 1982,
- iii. ICT Zoning Regulation 1992
- iii. 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".
- iv. ICT Building Control Regulation, 2020 (amended in 2023)
- v. Islamabad Preservation of Landscape Ordinance, 1966, Islamabad Preservation of Landscape Rules, 1967, CDA Environmental Protection Regulation, 2008.

4. Further, this is very well in the knowledge of the Management of MOCHS that all Land under, Roads/Streets, Parks/Green Areas, Graveyard, Public Buildings, etc. stands Transferred to CDA. **Green Strip of 150 Feet** in the North of Scheme is also Transferred to CDA, vide **Transfer Deed**, dated 24-6-2005. M/s MPCHS was directed to submit Certified copies of the Sanctioned Mutations of Lands under, Roads/Streets, Parks/Green Areas, Graveyard, Public Buildings, Transferred to CDA, within 10 days of the issuance of this letter.

5. M/s MPCHS was directed to Show Cause in writing within 10 Days of as to why legal action should not be taken against the Sponsors of the Scheme, for Violations of Approved Layout Plan of the Scheme, including Illegal Conversion of 150 feet wide Green Strip in the North of the Scheme, 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 Modalities and Procedures for Development of Private Housing Schemes, made there under. It is informed that the CDAs' action may include, but not limited, to the following:

- i. NOC/Approval/Permission given by the Authority for the said Scheme shall be liable to be cancelled/withdrawn and its publication in the National Dailies/CDA Website.
- ii. Suspension/Stoppage of Sanctioning of the Building Plans in the said Scheme.

6. M/s MPCHS was provided an opportunity of hearing regarding this Show Cause Notice, within 10 days, in the office of Director Housing Societies, CDA.

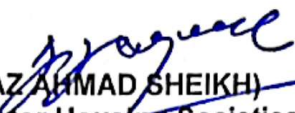
7. It was made clear that, if this **Show Cause Notice** is not complied within 10 days, the Illegal Work/Structures will be Removed, Demolished and Use of Land will be stopped by using Force (including Police Force), by CDA. The cost will be recovered by CDA, from the person responsible for the construction of work/ structures and use of land in contravention of the provisions, as aforesaid

8. It was 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.

9. It is regretted to inform that M/s MPCHS had taken No Practical Steps to adhere to the aforementioned Instructions of the Authority. Therefore, M/s MPCHS is 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".

10. 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.

11. This is issued without prejudice.


(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 Building Control (North), CDA
5. Director EM-III, CDA
6. Director Staff to the Chairman, CDA
7. Mr. Azhar Ahmad Balouch,
Secretary General,
T&T Employees Co-operative Housing Society, Flat # 1,
Ground Floor, Abu Dhabi Towers, Sector F-11 Markaz, Islamabad
8. Master File


(MUHAMMAD MANSHA)
Dy. Director (HS)