



No. CDA/PLW/HS(90)/MGCHS-I/2025/

/377

Islamabad, 1st September, 2025

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

CORRIGENDUM

Subject:- **NOTICE FOR ILLEGAL CONVERSION OF PUBLIC AMENITY PLOTS, TRANSFERRED IN THE NAME OF CDA IN "MULTI GARDENS" HOUSING SCHEME, SECTOR A-17/B-17, ZONE-2, ISLAMABAD, SPONSORED BY M/S MULTI PROFESSIONAL COOPERATIVE HOUSING SOCIETY**

Ref:- Please refer to this Office Notices, dated **30-11-2018, 28-12-2018, 23-5-2025 & 01-9-2025**, regarding the subject matter.

In **supersession** of this office Notice bearing No. CDA/PLW/HS(90)/MGCHS-I/2025/375, dated **01-9-2025**, it is informed that Layout Plan (**LOP**) of the "Multi Gardens-I" Housing Scheme, Sectors A-17, B-17, Zone-2 and B-18 (specified area) Islamabad, **7,673 Kanals**, sponsored by M/s Multi Professionals Co-Operative Housing Society (MPCHS), was approved by CDA on **27-9-2006**, subject to conditions given in the Approval Letter, which were required to be completed within prescribed timeframe. Accordingly, the land under Roads, Parks, Graveyard & Public Buildings were **Transferred in the name of CDA vide Transfer Deed No. 5277, dated 12-9-2007.** Subsequently, No Objection Certificate (NOC) for Development of the Housing Scheme was issued by CDA, vide letter dated **30-01-2008**, subject to conditions mentioned in the letter. Later on, revised Layout Plan (LOP) of Block A & B of Multi Gardens Housing Scheme, over an area measuring **4,815.75 Kanal**, in Sector A-17/B-17, Zone-2, Islamabad, was approved by CDA vide letter No. CDA/PLW/HS(90)/MPCHS/2022/132, dated **10-3-2022**, subject to various Terms & Conditions. However, **M/s MPCHS has not obtained Revised No Objection Certificate (NOC) from CDA, after lapse of (03) years.**

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 **30-01-2014**. However, M/s MPCHS have failed to complete the Development Works and obtain the Completion Certificate, in spite of lapse of about **17 years**.

3. It has been observed with grave concern and viewed seriously that M/s MPCHS has violated the Approved Layout Plan and **Illegally Converted** the sites reserved for Parks/ Green & 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	Block	Area (Kanal)	Land Uses on the Ground
1.	Green under High Tension Lines (HTL)	Street 08	A	2.75	Residential [Allotted to Plot Nos. 640 & 641]
2.	Green under HTL	Street 09	A	0.6	Residential [Allotted to Plot No. 115]
3.	Green under HTL	Street 10	A	1.08	Residential [Allotted to Plot No. 149&150]
4.	Green adjacent to Nullah	Street 15 & 16	A	4.55	Residential [Allotted to Plot Nos. 243, 244, 277 etc.]
5.	Green under HTL	Street 13	B	1.07	Residential [Allotted to Plot Nos. 216, 220]
6.	Green under HTL	MR-6	B	0.56	Residential [Allotted to Plot No. 247]
7.	Green under HTL	Street 14	B	1.62	Residential [Allotted to Plot Nos. 271, 274, 275]
8.	Green under HTL	Street 15	B	2.16	Residential [Allotted to Plot Nos. 295, 296, 299, 300]
9.	Green under HTL	Street 16	B	1.02	Residential [Allotted to Plot Nos. 321, 325]
10.	Green under HTL	Street 17	B	1.02	Residential [Allotted to Plot Nos. 347, 351-A]
11.	Green under HTL	Street 20	B	1.08	Jamia Masjid Madni
12.	Green under HTL	Street 64	B	1.27	Residential [Allotted to Plot Nos. 1457-A, 1458-A]
13.	Green under HTL	Street 65	B	1.09	Residential [Allotted to Plot Nos. 1474-A, 1475-A]
14.	Green under HTL	Street 66	B	1.01	Residential [Allotted to Plot Nos. 1488-A, 1630]
15.	Green under HTL	Street 68	B	0.86	Residential [Allotted to Plot No. 1514-A]
16.	Green under HTL	Street 57/68	B	1.64	Residential [Allotted to Plot Nos. 1290-A, 1353-A, 1515-A]
17.	Green under HTL	Street 57/69	B	1.84	Residential [Allotted to Plot Nos. 1349-A, 1350, 1520, 1521]
18.	Green under HTL	Street 70	B	0.88	Residential [Allotted to Plot Nos. 1554, 1583]
19.	Green under HTL	Street 72	B	1.32	Residential [Allotted to Plot Nos. 1598, 1616, 1617]
20.	Green under HTL	Street 11	B	1.37	Residential
21.	Park	MR-1A	B	4.55	Encroached

22.	Green	Along boundary on G.T Road	B	9.96	Encroached
23.	Club/ Park	18 th Avenue/ MR-5 & MR-3	B	80	Multi Club

4. Furthermore, as per Master Plan of Islamabad, 300 feet on the East of 17th Series of Sectors is reserved for the **Right of Way (ROW) of 18th Avenue**. The said ROW has also been reserved in the approved LOP of Multi Gardens Housing Scheme. But it has been observed with grave concern and viewed seriously, that some **Illegal and Un-Authorized Developments/Construction Works in the shape of Grid Station, Zoo, Site Office, Medical Centre, Residential Houses etc. has been/is being made within the 300 feet R.O.W of 18th Avenue.**

5. It was conveyed that the Honorable Islamabad High Court, Islamabad, at Para-8 of the Judgment in **WPs. No. 2929, 2930, 2931, 2932, 2933, 2934 of 2013 & 4303 of 2012**, ordered as under:

"Hence in view of above referred case laws, I am of the view that respondents have violated procedure provided in Modalities & Procedures framed under ICT (Zoning) Regulations, 1992 for Development of Private Housing Schemes in Zones Two & Five of Islamabad Capital Territory Zoning Plan as **respondents are bound by their Undertaking submitted before the CDA as they will never convert, relocate or modify the Layout Plan without prior proper approval, even in this case they started conversion and at the same time they have submitted the Revised Layout Plan**, hence, they have adopted Illegal Procedure as there is no concept of Ex-Post Facto Approval rather they have to get the Revised Layout Plan at the first instance and then start Relocation or Modification only in the larger interest of public if allowed by the CDA .

Even otherwise the respondent Society has violated the terms of its Undertaking which was submitted before CDA, respondents have developed monetary interest against the public at large, and all actions under the so-called modification, relocation are made against the public interest, Public Amenity plots cannot be changed for any purpose. **Hence, the actions of relocation, modification of commercial plots or residential plots in violation of Approved Layout Plan are hereby declared Illegal**".

The above Orders have been upheld by the Honorable Islamabad High Court, Islamabad in ICA No. 263-269/2016 and Supreme Court of Pakistan in CP No. 3221-3227/2016., and thus have attained Finality.

6. It is informed that the Honorable Islamabad High Court Islamabad, in its Judgment in **Writ Petition No. 1662/2018** titled Toquir Ahmad, MD Des Pardes vs CDA, dated **11-5-2018**, Ordered as under:

"CDA Authorities are directed to visit all the Societies and Verify the Credential of All Utility Plots, Service Areas, Parking Lot, which belong to CDA under the Layout Plan (LOP) or under the NOC granted to the Society, and if it is found that **any Illegal Structure has been raised on the Amenity Plots by the Society or any Third Party, they can proceed in accordance with Law without taking any exception and Director Building Control, CDA as well as Director Societies, CDA shall also issue Warning Notice to all the Societies and their Executive Bodies to comply with the CDA Bye-laws in Letter & Spirit.**"

7. Islamabad High Court, Islamabad, in its orders dated **26-5-2025**, passed in **WP No. 4043/2024**, titled "Muhammad Anwar Ch. etc. Vs CDA", has directed as under:

"15. In view of above, the instant Writ Petition No. 4043 of 2024 is **Allowed**. The impugned **Revised Layout Plan dated 21-03-2023**, passed by CDA is declared to be **Illegal, without lawful authority and of No Legal Effect**,

and is hereby **Set Aside**. The respondents are directed to **Restore the Layout Plan of CBR-ECHS Phase-1 to its Original Form** as approved on **24-02-2007**. The CDA is further directed to ensure that **no amenity plots, green areas or public utility spaces are converted to residential commercial usage in violation of applicable laws and regulations, and that the rights of the residents are safeguarded in future with no order as to costs**".

8. M/s MPCHS is directed to get the all the plots of Public Amenities (Parks/ Play Grounds/ Open Spaces/ Public Buildings etc.) vacated, and restore it as per the **Approved Layout Plan**, and also remove illegal/ un-authorized construction from the R.o.W of 18th Avenue and submit a **Compliance Report** in this regard, **within 10 days** of issuance of this Notice. In case of Failure to do so, CDA will Retrieve/Take Over the Land/Plots Transferred in the name of CDA, along with Buildings/ Superstructures, Illegally Allotted & Built.

9. It is further directed to **absolutely clear** the 300 feet Right of Ways (R.O.Ws) of 18th Avenue and Khayaban between Sector A-17 & B-17 (measuring 600 Feet), from all sort of Illegal Constructions/Encroachments, like Residential/Commercial Buildings, Grid Station, Zoo, MPCHS Offices, etc., on Immediate Basis, without Excuse & Fail. **The case against Management of the Society is already in FIA Court on similar Violations.**

10. Furthermore, **Punitive Actions** will be initiated under the provisions of Section 49-C, 46 & 46-B of the CDA Ordinance 1960 [Demolition/Removal of Work/ Structure/Building and Stoppage of Use of Land in Contravention of the Approved Layout Plan], read with, Clause-5 (1) & (iii) of the ICT (Zoning) Regulation, 1992 and Clauses 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 Regulations, 1992".

11. The Following actions, in addition of above, may also be initiated against you being **Defaulting Sponsor**:

- a. The Case may be referred to the Investigating Agencies like **NAB, FIA**.
- b. The Access to the Scheme may be **blocked**.
- c. **Suspension** of Approval of Building Plans of your Scheme by CDA.
- d. **Sealing** of your Society Offices & Site Offices

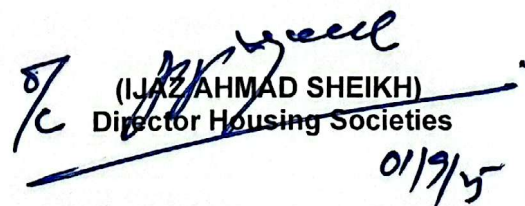
12. You are also provided an Opportunity of **Personal Hearing**, in your Defense (if any), in the Office of the undersigned, during Working Hours, within 10 days.

13. This is issued on the instructions of the **Director General (Urban Planning), CDA**.

14. This is issued without prejudice.

Copy to:-

1. Member (P&D), CDA


(IJAZ AHMAD SHEIKH)
Director Housing Societies
01/09/25

2. The Director General
Awareness & Prevention Division,
Headquarters, National Accountability Bureau (NAB),
Shahra-e-Jamhooriat, Sector G-5/1, Islamabad
3. Deputy Commissioner, ICT/Registrar Co-operative Societies, Islamabad
4. DG (Urban Planning), CDA,
5. Dy. DG (Enforcement), CDA
6. Director Building Control (North), CDA
7. Director (EM-III), CDA
8. Director Staff to the Chairman, CDA
9. DC, CDA/Sr. Special Magistrate, CDA
10. Additional Deputy Commissioner (Revenue) [ADCR],
ICT Administration, Islamabad
11. PS to Member (Estate), CDA
12. Master File

 01-9-25
(KHURRAM SHAHZAD)
Town Planner (HS-I)