



No.CDA/PLW/HS(90)/EHS/94/Vol-IV/ 197

Islamabad, 19th May, 2025**Mr. M. Arif Shiekh**

Director, M/s Engineers Housing Scheme,
 1st Floor, Valley-1 Shopping Center,
 Street No. 14, G-14/4, Islamabad

Subject:- SHOW CAUSE NOTICE
NON-FULFILLMENT OF TERMS & CONDITIONS OF NOC FOR
DEVELOPMENT OF ENGINEER'S HOUSING SCHEME IN SECTORS D-16
& D-17, ZONE-2, ISLAMABAD

Ref:- Please refer to this office Show Cause Notices, issued vide letter No. CDA/PLW-HS(90)EHS/94/Vol-III/749, dated 11-7-2011, 19-11-2018 & 24-10-2023.

It is informed that Layout Plan (LOP) of the Engineers Housing Scheme in Sectors D-16, D-17, Zone-2, Islamabad, 1156 Kanals, sponsored by M/s Engineer's Housing (Pvt.) Ltd., was approved by CDA on 01-3-2008, subject to conditions given in the approval letter No. CDA/PLW-HS (90)/94/Vol-II/130, dated 01-3-2008. No Objection Certificate (NOC) for Development of the Housing Scheme was issued by CDA, vide letter dated 08-11-2010, subject to the conditions mentioned in the letter.

2. M/s Engineers' Housing Scheme (Regd.) [EHS], 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 4 years, i.e. the Development of Infrastructure Works in the scheme were to be completed by 07-11-2014.

3. M/s EHS were served with Notices, Final Notice & Show Cause Notices, to fulfill the Terms and Conditions of NOC at the earliest. It was conveyed that, otherwise, it would be assumed that M/s EHS are not serious in the Development of the Scheme and in this case CDA would be constrained to initiate action for violating Terms and Conditions of NOC of the scheme under ICT (Zoning) Regulation, 1992. But, it has been observed with grave concern that the Sponsors of the Scheme have failed to fulfill the Terms & Conditions of the said NOC, even after lapse of more than 14 Years of issuance of NOC.

4. In view of position detailed above, M/s EHS were Finally Directed to submit the following Documents, Plans, Fee/Charges, within 15 Days from the date of issuance of subject letter failing which CDA would be constrained to initiate legal proceedings under the provisions of CDA Ordinance 1960, ICT Zoning Regulation 1992 including Modalities & Procedures framed there under, as provided in the subject letter.:

5. M/s EHS were, therefore, directed to **Show Cause** within 15 days of the issue of this letter as to why the NOC for development of the scheme issued by CDA

should not be **Withdrawn/Cancelled** under the provisions of ICT (Zoning) Regulation, 1992. In the event of non-compliance of this Show Cause Notice, ex-party proceedings will be initiated and no excuse whatsoever in this regard shall be entertained.

6. 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 to provide 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, regarding:

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 Planation Details

7. It is regretted to inform that **You**, had not so far provided the **Complete** requisite Data/Info, which is Regulatory Obligation under the aforementioned Regulations. The Member (P&D), CDA, convened a meeting on Monday 06-5-2025, at 4:00 pm, in his Office at CDA Headquarters, Sector G-7/4, Islamabad. The Director & Consulting Town Planner of Your Scheme/Society, are requested to attend the meeting, as Scheduled, to discuss the **Issues of Your Schemes**. You or ur representative, didn't even bother to attend the meeting.

8. M/s Engineer's Housing Scheme. is therefore directed to deposit **Rs. 32.368 Million**, on account of Extension Charges for the Aforementioned Housing Schemes, in the form of Pay Order in the name of **DDO (Housing Societies), CDA**, within 7 days. In case of Failure, legal proceedings will be initiated under the relevant Provisions of CDA Ordinance 1960, ICT Zoning Regulations, 1992, which is still Awaited. The Directorate General of Federal Audit, Government of Pakistan, has framed an Audit **Paras 3.5.12/2019-20** and **No. 3.4.9/2023-24**, for Non-Recovery of Access & Extension Charges, including of your Scheme and directed to re-cover the outstanding Amount, immediately. The Public Accounts Committee (PAC) of the Parliament will discuss this Audit Para, shortly.

9. Following Fee/Charges/Penalty, are Payable by M/s Engineers Housing Scheme (Pvt.) Ltd. in the form of Pay Orders drawn in the name of DDO (Housing Societies), CDA.

Sr. No.	Fee/Charges/Penalty	Amount [Rs. (Million)]
1.	Extension Charges for the Development Period of the Scheme	32.368
2.	Three Access/R.O.W. Charges	96.000
Total		128.368 Million

10. Numerous Complaints have also been received from the Allottees/ Members of the Scheme, in this Office on different pretexts, against you, which are being forwarded to you separately.

11. M/s Engineers Housing Scheme, is **Finally** 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".

12. In addition to above, following punitive actions may also be initiated against you being **Defaulting Sponsor**:

- a. The Case may be referred to the Investigating Agencies like **NAB, FIA**.
- b. The Direct Access to the Scheme passing through CDA Land may be **blocked**
- c. Your Case may be referred to Senior Special Magistrate, CDA, for **Recovery of Arrears**, as above, under Land Revenue Act, 1967
- d. **Suspension** of Approval of Building Plans of your Scheme by CDA
- e. **Taking Over** of your Defaulting Scheme by CDA
- f. **Sale of Mortgaged Plots** with CDA (even along with superstructures, if illegally allotted & built), for Development of your Defaulting Scheme
- g. **Sealing** of your Scheme Offices & Site Offices

13. 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.

14. 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.

15. This is issued on the directions of the **Member (P&D), CDA**

16. This is issued without prejudice.


(IJAZ AHMAD SHEIKH)
Director Housing Societies

Copy to:-

1. The Director General
Awareness & Prevention Divisions
Headquarters, National Accountability Bureau (NAB),
Shahra-e-Jamhooriat, Sector G-5/1, Islamabad

2. Member (P&D), CDA
3. Deputy Commissioner/Registrar Co-operatives, ICT, Mauve Area, Sector G-11/4, Islamabad
4. Secretary, CDA
5. DG (Urban Planning), CDA,
6. Director Building Control (North), CDA
7. Director EM-III, CDA
8. Director Staff to the Chairman, CDA
9. Additional Deputy Commissioner (Revenue) [ADCR], ICT Administration, Islamabad
10. P. S. to FA/Member, CDA
11. Joint Registrar of Companies,
Securities & Exchange Commission of Pakistan, (Companies Registration Office), State life Building, 1st Floor Blue Area, Islamabad
12. Master File

7/c

(MUHAMMAD MANSHA)
Dy. Director (HS)