



No. CDA/PLW/HS(481)/2025/

Islamabad, 21st August, 2025

✓ Mr. Yasir Mehdi,
 Secretary,
 M/s Civilian Employees Cooperative Housing Society,
 House No.18, Street No. 4, Block F,
 Soan Gardens Housing Scheme, Islamabad.

Subject:- SHOW CAUSE NOTICE
UNDER SECTION 49-C, 46 & 46-B OF THE CDA ORDINANCE 1960, 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".
[DEMOLITION/REMOVAL OF WORK/STRUCTURE/BUILDING AND
STOPPAGE OF USE OF LAND IN SOAN GARDEN BLOCK H-EXTENSION
HOUSING SCHEME IN ZONES-5, ISLAMABAD]

Ref: Please refer to this office letter No. No. CDA/PLW/HS(481)/2025/, dated 13-6-2026, regarding the subject matter.

It is informed that it has been noticed with serious concerns that M/s Civilian Employees Cooperative Housing Society (CECHS), has Carried Out Development Works, over an area measuring approx. **585 Kanals**, located at Zone-5, Islamabad, Illegally without any Approval of Layout Plan (LOP) and obtaining No Objection Certificate (NOC) from CDA, which is mandatory under the provisions of subject CDA Ordinance & Regulations made thereunder, for "**Soan Garden, Block H-Extension**". No Housing Scheme can be Advertised, Floated, Launched, Planned & Developed, in Islamabad by the Private Sponsors without Approval of CDA. Thus, this Work/ Structure/Building is being Constructed/ Erected and Land is being Used in contravention of the subject legislature and is Illegal.

2. Therefore, You are ordered to Stop Illegal Development Works, Marketing and Sale/Purchase, Allotments/Transfer of Plots, in this Illegal Housing Scheme, Immediately and Demolish/ Remove the said Work/Structure/Building and to Desist Using the Land, carried out Illegally, within 10 Days of the issuance of this Order.

3. M/s CECHS is directed to **Show Cause** in writing within **7 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".

4. It is further informed that the Honorable Islamabad High Court (IHC), Islamabad, in Cr. Org. No. 73/2023, titled Muhammad Yameen vs Kamran Cheema. Has passed following Orders on 15-4-2025:

9. Therefore, in order to resolve this issue, it is hereby declared that the Secretary, Cooperative Societies Department, the Director (Housing Societies), CDA, and the Circle Registrar, Cooperative Societies Department, are obligated to verify that in future no plot shall be allotted beyond the approved LOP to any person in the society. Similarly, the Executive Committee of the society shall submit an undertaking before the CDA and the Cooperative Societies Department when applying for the approval of the LOP/NOC, affirming that they will only allot plots within the approved LOP and that subsequent conversion of any street or plot number is not permissible once it has been allotted, provisionally or otherwise as per map of the society. Furthermore, the society shall not incorporate any clause in the provisional or final allotment letter stating that "they are empowered to change the location or number of the plot," as the power for conversion of any plot or street number, or the shifting of the location of a plot, is not permissible once the LOP has been approved and the plots are earmarked.

5. In case of failure to do so, strict legal action would be initiated, under subject Ordinance & Regulations made thereunder, as aforementioned, including, but not limited to:

- a. Dy. Commissioner/ Registrar Cooperative Societies may be requested for **Ban on Transfer of Plots/ Properties**.
- b. The Case may be referred to the Investigating Agencies like NAB, FIA.
- c. **Suspension of Approval of Building Plans of your Scheme by CDA.**
- d. **Sealing of your Society Offices & Site Offices.**

6. It is made clear that, if this **Show Cause Notice** is not complied within **7 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.

7. You are also provided an Opportunity of **Personal Hearing**, in your Defense (if any), in the Office of the undersigned, during Working Hours, within 7 days.

8. This is issued without prejudice.

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

Distribution:-

1. **Dy. DG (Enforcement), CDA**

[It is requested to make necessary arrangements, on expiry of Notice period, for demolition/removal of buildings/structures constructed in violations of Approved LOP on the Land/Plots earmarked for Amenity/Public Building Areas, transferred in the name of CDA, in co-ordination of this Office, Directorates of EM-III & Building Control (North), CDA, with the approval of the Competent Authority, under Section 49-C of CDA Ordinance 1960, Clause 5(i) of ICT Zoning Regulations 1992, Clause-3(2) read with Schedule-II, Part-VI (2&3) of CDA Conduct of Business Regulation, 1985].

2. **Director Building Control (South), CDA**

[It is requested to initiate action for demolition/removal of the Illegal buildings/ structures constructed, in violations of Approved LOP on the Land/Plots earmarked for Amenity/Public Building Areas, transferred in the name of CDA, with the approval of the Competent Authority, under the provisions of Section 49-C of CDA Ordinance 1960, the Pakistan Capital Regulation (MLR) 1982, Clause 5(i) ICT Zoning Regulation 1992 and relevant Clauses of Islamabad Capital Territory Building Control Regulation 2020 (amended in 2023)].

3. **Director Housing (Monitoring & Evaluation), CDA**

[It is requested to proceed further in compliance of the Job Description Notified by Member (P&D), CDA, vide No. CDA/PS/M(P&D)/2023/9034, dated 10-8-2023, on the directions of CDA Board.

Copy to:-

1. Member (P&D), CDA
2. Deputy Commissioner/Registrar Co-operatives, ICT, Mauve Area, Sector G-11/4, Islamabad
3. Director Building Control (South), CDA
4. Deputy Commissioner, CDA/Sr. Special Magistrate, CDA
5. Director Staff to the Chairman, CDA
6. Master File

(ARSLAN ABBAS)
Dy. Director-I (HS)