CAPITAL DEVELOPMENT AUTHORITY
PLANNING WING
Directorate General of Spatial Planning

CAPITAL DEVELOPMENT AUTHORITY

No. CDA/PLW/DG-SP/General/2026/ 356 Islamabad, 23rd October, 2026

Subject:- **IN-ACTION REGARDING SEALING OF OFFICES OF ILLEGEAL/ UN-AUTHORIZED PRIVATE HOUSING SCHEMES IN ICT, ISLAMABAD, ON ACCOUNT OF VIOLATIONS OF APPROVED LAYOUT PLANS AND ILLEGAL EXTENSION/ DEVELOPMENT OF THE SCHEME WITHOUT APPROVAL OF THE AUTHORITY**

It is informed that the **Clause 42-4 (i&ii)** of the "Regulations regarding Planning & Development of Private Housing Schemes/Farm Housing, Apartments/Commercial Schemes/Projects in Zone-2, 4 & 5 of Islamabad Capital Territory, 2023 framed under ICT Zoning Regulation, 1992", are re-produced as under:

i. With a view to maintain sanctity of this Regulation, without prejudice to any proceedings pending under these regulations, premises, where Illegal/Un-authorized, Construction/ Development, Advertisement/Marketing on Electronic, Print, Social Media, Roads, etc. of the Schemes/Projects, provided in this Regulation, is being made, without obtaining requisite approval of Layout Plan, NOC and approval of Building Plans, the offices of the Advertisers, Sponsors, Operators, Consultants, Contractors, Real Estate Agents, Marketing Partners, etc. **be sealed by Director Enforcement, CDA**, or any person empowered by the Authority in the presence of Magistrate, CDA.

ii. Sealing may be done after issuance of order for sealing of said Offices/Premises, by Director General/Dy. DG (Planning), or any person empowered by the Authority and after expiry of notice of 15 Days & Show Cause Notice of 7 Days, issued by the concerned Directorate of Planning,

2. During **Campaign/Action** against **Illegal Private Housing Schemes** in ICT Islamabad After fulfilment of Legal & Codal formalities considering the above-mentioned Regulations, the Planning Wing, CDA, has forwarded the case of about **40 Housing Schemes,** for sealing their offices, on account of Violations of Approved Layout Plans and Illegal Extension/ Development of the scheme without prior approval of the Authority

Sr. No.	Name of Schemes	Date of Sealing Orders
1.	Jinnah Garden Housing Scheme	21-8-2026
2.	Baqir Shah Housing Scheme	28-8-2026
3.	Bahria Town (Phases I, II, III, III-E, VI, V & VI]	28-8-2026
4.	Soan Garden	28-8-2026
5.	AGOCHS-I	31-8-2026
6.	Al-Amin Garden, Phase-I	02-9-2026
7.	Blue Enclave	02-9-2026
8.	Green Homes/Valley	02-9-2026
9.	Islamabad Green Paradise	02-9-2026
10.	Islamabad Villas/Village	02-9-2026
11.	Ittefaq Residencia	02-9-2026

12.	Nilore Homes	02-9-2026
13.	Rawal Enclave	02-9-2026
14.	Al-Nafees Town	18-9-2026
15.	Bahria Enclave-I	18-9-2026
16.	J.J. Housing Societies	18-9-2026
17.	J\Kashmir Gardens, J&K FHS	18-9-2026
18.	Mufti Mehmood Enclave	18-9-2026
19.	Rawal Enclave	18-9-2026
20.	Royal City	18-9-2026
21.	Royal Homes/ Residencia	18-9-2026
22.	Yar Muhammad Town	18-9-2026
23.	Babar Enclave	02-10-2026
24.	Capital Hills	02-10-2026
25.	Green Fields	02-10-2026
26.	Islamabad Farms	02-10-2026
27.	Kiyani Town	02-10-2026
28.	Safa Homes	02-10-2026
29.	Saif Garden Housing Scheme	02-10-2026
30.	Country Farms (Pvt) Ltd	14-10-2026
31.	Gul Town	14-10-2026
32.	Madina Enclave	14-10-2026
33.	Margalla Valley	14-10-2026
34.	Opel Villas	14-10-2026
35.	Paradise Enclave (Phase-III)	14-10-2026
36.	Rawal Enclave (Phase-III)	14-10-2026
37.	Razzaq Town	14-10-2026
38.	Sadat Town	14-10-2026
39.	Suffah Valley	14-10-2026
40.	Tele Town	21-10-2026

3. It has been observed regrettably and viewed seriously that Marketing/Site Offices of **NONE** of the aforementioned Illegal/Un-authorized Private Housing Schemes has been **Sealed**, so far, despite lapse of more than 2 months. This is an alarming situation and hammering the Campaign/Action against Sponsors of Private Housing Schemes in ICT Islamabad, badly. Taking advantage of this prolonged Delay in Sealing Process, reportedly, some of the Sponsors of such Illegal Schemes are trying to get **Restarting Orders** from the Courts of Law against Sealing.

4. As per the Regulations referred above, the sealing is to be made by the concerned Director (Enforcement), CDA. It is made clear that the Planning Wing, CDA, has never been provided the Human Resource and Machinery for such Operations. All arrangements in this regard are always made by the concerned Directorate of Enforcement. Full Assistance in this process shall be extended by the concerned **Dy. Directors** of the Planning Wing, CDA.

5. Considering the position detailed above, Directorates of Enforcement (East & West) are **again** requested to proceed further for **Sealing the Offices of the 40 Schemes**, already forwarded to them, in the best interest of the Authority. There are dozens of cases where the Directorate of Enforcement has followed the same SoP.

6. The concerned **Dy. Directors** of the Planning Wing, CDA, are **again** directed to **immediately implement** the **Orders of Sealing** of Sponsors of Illegal Housing Schemes as aforementioned, in close co-ordination and providing full assistance to Enforcement Directorates, **without any further delay/loss of time**. In case of any adverse situation, they shall be equally responsible for **In-action** on their part. This will be taken as **In-efficiency & Mis-conduct** on their part and will be proceeded under relevant provisions of CDA Employees Service Regulations, 1992.

7. This is issued without Prejudice and in best Interest of Public & Authority.

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

Distribution:-

1. Director Enforcement (East), CDA
2. Director Enforcement (West), CDA

3. Mr. Muhammad Hanif, Dy. Dir. (RP-II), CDA
4. Mr. Abdullah Khan, Dy. Dir. (RP-III), CDA
5. Mr. Arslan Abbas, Dy. Dir. (HS-I), CDA
6. Mr. Muhammad Mansha, Dy. Dir. (HS-II), CDA
7. Mr. Usama Younas, Dy. Dir. (HS-III), CDA

Copy to:-

1. Chairman, CDA
2. Member (P&D), CDA
3. Member (Implementation), CDA
4. Dy. DG (Enforcement), CDA
   [It is requested to take action for demolition/removal of works/buildings/structures constructed, in this Illegal Scheme, in co-ordination of this Office & Directorate of Building Control (South), CDA, 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].
5. Directors Building Control (North & South), CDA
   [It is requested to initiate action for demolition/removal of the illegal buildings/ structures constructed, without approval of Building Plans, 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)].
6. Director (I.T), CDA
   [It is requested to Upload this Show Cause Notice on CDA Website for Awareness of the General Public & All Stakeholders]
7. Director General (Vigilance), CDA
8. Director General (Inspection), CDA
9. Director General (B&HC), CDA
10. Director General (Law), CDA
11. Director Public Relations, CDA

Dy. No. 2576
Dated: 27-10-26

12. Director Staff to the Chairman, CDA
13. Mr. Ejaz ul Hassan, Director (RP), CDA
14. Mrs. Kiran Saeed. Director Housing (Monitoring & Evaluation), CDA
15. Director EM-III, CDA
16. DC, CDA
17. Additional Deputy Commissioner (Revenue) [ADCR], ICT Administration, Islamabad
18. Additional Collector Recovery/Senior Special Magistrate CDA
    [It is requested to proceed further under the provisions of Section 49-C, 46 and 46-B of the CDA Ordinance 1960]
19. PS to Member (Admin), CDA
20. PS to Member (Estate), C DA
21. Master File

DG (Spatial Planning)/
Director Housing Schemes