

REGISTERED



**CAPITAL DEVELOPMENT AUTHORITY
PLANNING WING
Directorate of Housing Societies**



No. CDA/PLW/HS(RP-2)(865)/2016/ *SS*

Islamabad, 26th January, 2025

1. Chief Executive Officer,

M/s Al-Hamra Avenue (Pvt) Ltd.
Head Office, Suit 4-A, Floor M-42, Eden Tower,
82-E/1, Main Boulevard, Gulberg-III, Lahore

2. Mr. Abdul Hameed,

Authorized Rep & Legal Coordinator,
M/s Al-Hamra Avenue (Pvt) Ltd.
Head Office, Suit 4-A, Floor M-42, Eden Tower,
82-E/1, Main Boulevard, Gulberg-III, Lahore

Subject:- OBSERVATIONS REGARDING THE REQUEST FOR APPROVAL OF REVISED & EXTENDED LAYOUT PLAN OF "AL-HAMRA AVENUE" HOUSING SCHEME, SPONSORED BY M/S AL-HAMRA AVENUE (PVT) LTD., LOCATED AT MOUZA CHIRA, ARA & DARWALA, ZONE-5, ISLAMABAD].

Ref: i. This office letter No. CDA/PLW/HS(RP-2)(865)/2025/238, 263 & 414, dated **10-6-2025, 18-6-2025 & 23-9-2025**,
ii. Your office letter dated 16-11-2025, regarding the subject matter.

It is informed that Layout Plan (LOP) of "Al-Hamra Avenue" Housing Scheme, over an area measuring 1,074 Kanals, having 626 residential plots of various sizes and other allied land uses, located Mouza Chira, Ara & Darwala, Zone-5, Islamabad, sponsored by M/s Al-Hamra Avenue (Pvt) Ltd. was approved by the competent authority on **25-7-2006**. Subsequently, the CDA Board in its meeting held on **11-3-2008** approved the proposal for issuance of NOC to Al-Hamra Avenue Housing Scheme, Zone-5, Islamabad. CDA issued No Objection Certificate (NOC) for advertisement of said scheme on **15-3-2008**.

2. M/s Al-Hamra Avenue (Pvt) Ltd. 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 four years i.e. up to 15-03-2012, which was extend for the further (03) years i.e. from 15-03-2012 to 15-03-2015, after submission of extension charges as per the policy. However, it has been observed with grave concern and viewed seriously that the development of the Scheme has not be completed till date, after lapse of more than 17 years. Now, You have submitted the request for approval of revised LOP over an area measuring **1,976 Kanals**.

3. In this regard you are advised to submit the Scrutiny Fee for the revised Layout Plan @ Rs. 4000/- per Kanal amounting to **Rs.7.904 Million**, along with the pending Fee/ Fine/ Penalties, already conveyed vide above referred letters, amounting to **Rs.19.641 Million**, within 7 days of issuance of this letter.

4. In case of non-compliance, the subject case would be considered as Disposed off as un-approved.

(IJAZ AHMAD SHEIKH)
Director Housing Societies

Copy to:-

1. Member (P&D), CDA
2. Deputy Commissioner, ICT/Registrar Co-operative Societies, Islamabad.
3. DG (Urban Planning), CDA
4. Director Building Control (South), CDA
5. Director Housing (Monitoring & Evaluation), CDA
6. Director Staff to the Chairman, CDA
7. DC, CDA/Sr. Special Magistrate, CDA
8. Dir. IT, CDA
[It is requested to upload this Notice on CDA Website for awareness of the General Public & Stakeholders]
9. Joint Registrar of Companies,
Securities & Exchange Commission of Pakistan, (Companies Registration Office), State life Building, 1st Floor Blue Area, Islamabad
[w.r.t Section-456 of the Companies Act, 2017]
10. PS to Member (Estate), CDA
11. Master File

(MUHAMMAD MANSHA)
Dy. Director (HS)

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