



No. CDA/PLW/HS(90)E-11/2010/Vol-II/ 423

Islamabad, 26<sup>th</sup> 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

**Subject:-** CANCELLATION/WITHDRAWAL OF LAYOUT PLAN (LOP) AND NO OBJECTION CERTIFICATE (NOC) OF ISLAMABAD GARDENS HOUSING SCHEME, SECTOR E-11, ISLAMABAD

**Ref:-** Please refer to this office Letters, dated 23-8-2011, 21-3-2014, 02-5-2018, 23-01-2023, 24-01-2023, 26-3-2025, 07-4-2025 & 02-5-2025, regarding the subject matter cited above.

I am directed to inform that CDA approved the Layout Plan (LOP) of Islamabad Gardens Housing Scheme in Sector E-11, Islamabad on **10-6-2005** over an area measuring **811 Kanals**, subject to certain conditions given in the approval letter. The Approved Landuse Analysis and Distribution of Plots in the Scheme, was as under:

**APPROVED LANDUSE DISTRIBUTION**

Sr. No.	Landuse	Area (Kanals)	% Age
1.	Residential	446.08	54.97
2.	Commercial	32.62	04.02
3.	Circulation	213.67	26.33
4.	Institutional	37.65	04.64
5.	Park & Open Spaces	65.24	08.04
6.	Graveyards	16.24	02.00
<b>Total</b>		<b>811.50</b>	<b>100.00</b>

**SCHEDULE OF RESIDENTIAL PLOTS**

Sr. No.	Sizes	Plots
1.	50'X90'	456
2.	40'X90'	02
3.	40'X80'	48
4.	35'X80'	55
5.	35'X70'	64
6.	30'X60'	18
7.	25'X60'	19
<b>Total</b>		<b>662</b>

2. After approval of Layout Plan of said Scheme, M/s MPCHS Transferred Land measuring **332.85 Kanals** under Roads, Parks, Graveyard and Public Buildings in the name of CDA vide Transfer Deed, dated **21-6-2005**, as under:

Sr. No.	Landuse	Area (Kanals)
1.	Public Buildings	37.65
2.	Parks/Open Space	65.25
3.	Graveyard	16.25
4.	Roads/Streets	213.70
<b>Total</b>		<b>332.85</b>

3. Later on, No Objection Certificate (NOC) for development of this Housing Scheme was issued by CDA on **22-8-2005**, subject to certain conditions. Completion Certificate for this Scheme was issued on **02-10-2009**.

4. In **2011**, as part of "Exercise of Verification/Restoration of Approve Layout Plans of the Private Housing Schemes in Zone-2 & Sector E-11, CDA examined the LOP and following were the findings:

**LANDUSE ANALYSIS (as per actual)**

Sr. No.	Landuse	Area (Kanals)	% Age	CDA Standards
1.	Residential (including flats sites)	521.05	64.20	Max. 55%
2.	Commercial/Parking	41.00	04.92	Max. 5 %
3.	Public Buildings	26.41	03.25	Min 4 %
4.	Parks/Open Space	29.15	03.59	Min 8%
5.	Graveyard	08.48	01.04	Min 2%
6.	Roads/Streets	186.41	23.00	Min 26.00
<b>Total</b>		<b>811.50</b>	<b>100.00</b>	<b>-</b>

**SCHEDULE OF RESIDENTIAL PLOTS (as per actual)**

Sr. No.	Sizes	Plots
1.	60'X90'	02
2.	50'X90'	490
3.	60'X60'	01
4.	40'X80'	50
5.	35'X80'	40
6.	35'X70'	72
7.	30'X70'	01
8.	30'X60'	18
9.	25'X60'	19
<b>Total</b>		<b>693</b>

5. CDA informed M/s MPCHS, vide letters referred above, that the actual Land Use Distribution % ages are in Sheer Violation of Planning Standards given in Modalities and Procedures, framed under ICT (Zoning) Regulation 1992, for Planning & Development of Private Housing Scheme in Zone-2 and Zone-5 of ICT Zoning Plan. They were advised to explain their position regarding such Discrepancies/Violations It was also informed, that the above position was in Sheer Violation of Planning Standards given in Modalities and Procedures, framed under ICT (Zoning) Regulation 1992, for Development of Private Housing Schemes in Zones 2& 5 of ICT Zoning Plan.

6. CDA **Cancelled/Withdrawn** the **Completion Certificate**, vide letter No. CDA/PLW/HS(90)/E-11/2010/Vol-II/682, **dated 11-12-2014**, due to Non-compliance of Conditions of Completion Certificate, Violations of the Approved Layout Plan, Non-adherence to the Terms & Conditions of NOC, Directions of the Authority and other Discrepancies, as under **[Annex-A]**:

- i. Existing plan of the scheme earmarking residential area on it. As per approved LOP it was 446.08-K (54.97%) whereas, as per actual it is 483.81-K (61.71%). This is also a violation of Clause-XV of the Completion Certificate dated 02-10-2009.
- ii. To construct the Sewerage Treatment Plant (STP) which is a violation of Clause-Vi of NOC letter dated 22-8-2005 and Clause-i of Completion Certificate dated 02-10-2009.
- iii. To submit existing plan of the scheme earmarking Open Spaces & Park areas on it. As per approved LOP it was 65.24-K (8.04%) whereas, as per actual it is just 14.0-K (1.72%).

- iv. To justify the construction of a restaurant (Des-Perdais) on the land reserved for Open Space/Park in violation of the approved LOP.
- v. To deposit penalty for change in approved LOP without approval of CDA i-e 2000/- per Kanal amounting to **Rs. 1,622,000/-**
- vi. To deposit fee for extension in development period (from 2009 to 2012) due to non construction of STP amounting to **Rs.4,561,875/-**

7. M/s MPCHS was FINALLY directed, vide Notice dated **07-4-2025**, to bring the Landuses strictly in accordance with the Planning Standards given in Modalities and Procedures, framed under ICT (Zoning) Regulation 1992, for Development of Private Housing Schemes in Zones 2& 5 of ICT Zoning Plan. Failing to do so, in letter & spirit, CDA will be constrained to take Action 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 Modalities and Procedures for Development of Private Housing Schemes, made there under. It was also informed that the CDAs' action may include, but not limited, to the following:

- i. NOC/Approval/Permission given by the Authority for the said Scheme shall be liable to be cancelled/withdrawn and its publication in the National Dailies/CDA Website.
- ii. Suspension/Stoppage of Sanctioning of the Building Plans in the said Scheme.

8. It has been observed with grave concern and viewed seriously that M/s MPCHS has, in sheer Violation of the Approved Layout Plan and **Illegally Converted** the sites reserved for Parks, Graveyard & Public Buildings, **Transferred in the Name of CDA**, vide aforementioned Transfer Deed, into other Landuses uses without prior Approval of CDA. The details of **Illegal Conversions** are as under:

Sr. No.	Land Uses as per Approved LOP	Location	Area (Kanal)	Land Uses on the Ground
1.	Green	Street No. 06	0.37	Residential
2.	Green	Street No. 06	0.34	Residential
3.	Green	Street No. 59 & 75	0.49	Residential
4.	Park & Commercial	Street No. 11	8.46	Residential
5.	Green	Along with Nullah	5.43	Residential

9. Further, as per approved Layout Plan (LOP) of Islamabad Gardens Housing Scheme, the plot on which the Building of Project "**Verandah Residences**" has been constructed is earmarked as "**Park & Commercial**" with Ground + 5 Storey, in Street No. 11. The construction of subject building with Basements+Ground+08 Storey as "**Apartments**" is Unauthorized, Illegal and Blatant Violation of approved Layout Plan of the Scheme.

10. It transpires that this is a clear case of willful concealment of facts, criminal breach of trust and fraud with motive to achieve wrongful gains in violation of the commitments on the part of M/s FECHS to spare agreed amount of land specified in the approved Layout Plan for amenities such as Parks, Green/Open Spaces, Public Buildings like Schools, Hospital, Community Centre, etc. and Graveyard. The Society has brazenly violated express Terms and Conditions which formed the mainstay of the Approved Layout Plan for the Scheme, illegally converted the land meant for Amenities into Residential and Commercial plots and has sold the same to prospective buyers while concealing the fact that the land in question was essentially to be used for purposes evident from the approved plan.

11. Active concealment of facts having knowledge and belief of facts committed by anyone for wrongful gain attracts criminal liability punishable under the law. In such situations, where the land meant for amenities is sold out through concealment of facts, possession of such land can be retrieved by the CDA by all means and the loss and damage of any nature occurred to the wrongful purchasers shall be the sole responsibility of the Society to compensate. This is a matter of great public importance being an encroachment on the rights of the bonafide residents of the scheme within the territorial jurisdiction of CDA, particularly so wherein the Society has refused to rectify the irregularities and mend its ways.

12. The Directorate General Federal Audit has framed Audit Paras Nos. 2.4.45/2012-13, 2.4.50/2012-13, 2.4.61/2012-13, 2.4.49/2016-17, 3.4.63/2023-24, regarding Discrepancies, Violations and Recoveries from M/s MPCHS. These Paras had been and will be discussed in the Public Accounts Committee (PAC) of the Parliament.

13. M/s MPCHS was also directed, vide Notice dated **13-3-2025**, to deposit **Rs.22.722 Million**, on account of Extension Charges for the Aforementioned Housing Schemes, within 7 days. In case of Failure, legal proceedings will be initiated under the relevant Provisions of CDA Ordinance 1960, ICT Zoning Regulations, 1992 and the Private Scheme Regulations, *ibid*.

14. It is regretted to inform that M/s MPCHS had taken No Practical Steps to adhere to the aforementioned Instructions of the Authority. Therefore, M/s MPCHS was directed, vide Notice dated **02-5-2025 [Annex-B]**, 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".

15. It was made clear that, if this **Show Cause Notice** was 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.

16. It is regretted to point out that nothing has been done by the Society, for removal of Irregularities, Illegalities & Violations, after lapse of **15 years**.

17. The following **Judgements/Directions** of the Honourable **Supreme Court of Pakistan** and **Islamabad High Court, Islamabad**, have also been relied upon, in reaching at the Conclusion/Decision in this case **[Annex-C]**:

- a. CP 863/2013, ICA 301-W/2012, WP 1777/2011
- b. Cr. Petition 923/2015, ICA 488/2015, Crl. Org. 397-W/2013
- c. CP-3221 to 3227/ 2016, ICA-263-269/ 2016, WP-2929/ 2013
- d. CP-3424 to 3467/ 2018, WP 676/2017
- e. ICA 498/2015, WP 4400/2013
- f. Civil Suit 10/2016

- g. ICA 83&84/2017, ICA 20&21/2018, WP 2646/2014, WP 2884/2014
- h. ICA 289/2018, WP-1141/2011
- i. WP 1662/2018
- j. WP-2766/2019
- k. Cr. Org. No. 73/2023
- l. WP No. 4043/2024

18. Chapter-IV, Clause-5, titled **Penalties for Violations**, of the ICT (Zoning) Regulation, 1992, reads as under:

5. Any person, group of persons, organization, etc., if found violating any provision of this Regulation shall be liable to be proceeded against as under: -

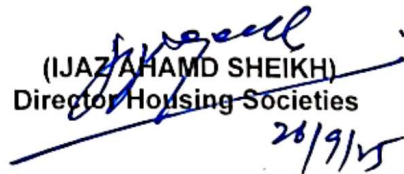
(i) The offending structure made in violation of the provisions of this Regulation, the Islamabad Building Regulation, 1963, or the Islamabad Residential Sectors Zoning Regulation, 1985, shall be liable to demolition in accordance with Section 49-C of the CDA Ordinance, 1960, unless regularized by the Authority on the payment of compounding fee as may be fixed by the Authority from time to time.

(ii) NOC/ permission given by the Authority to any person, group of persons, organization, etc., for a scheme shall be liable to be cancelled.

(iii) Any person, group of persons, organization, etc., found guilty of violating any of the provisions of this Regulation or who or which without lawful excuse fails or refuses to comply with any direction or order issued by the Authority

19. Therefore, under the provisions of the **Clause-5 (ii)** of the ICT (Zoning) Regulation, 1992, as aforementioned, the Layout Plan (LOP) of Islamabad Gardens Housing Scheme, Sector E-11, Islamabad, dated **10-6-2005** and No Objection Certificate (NOC), dated **22-8-2005**, are hereby **Cancelled/Withdrawn**, with immediate effect. The Imposition of remaining penalties, provided in the Regulations, *ibid*, will be decided, subsequently.

20. This is issued with the **Approval of Member (P&D)**, CDA, and without prejudice.

  
(IJAZ AHAMD SHEIKH)  
Director Housing Societies  
28/9/25

Copy to:-

1. The Director General  
Awareness & Prevention Divisions  
Headquarters, National Accountability Bureau (NAB),  
Shahra-e-Jamhoriyat, Sector G-5/1, Islamabad
2. Deputy Commissioner, ICT/ Registrar Co-operative Societies, Islamabad
3. DG (Urban Planning), CDA
4. Director General (Building & Housing Control), CDA
5. Director General (Law), CDA
6. Deputy DG (Enforcement), CDA
7. Director Building Control (North), CDA
8. Mrs. Kiran Saeed, Director Housing (monitoring & Evaluation), CDA
9. Director Estate Management-III, CDA
10. Director Municipal Administration, MCI
11. Director (IT), CDA  
[for uploading on the CDA Website, for awareness of the general public & stakeholders]

12. Director Public Relations, CDA

[for publicity in the print & electronic media, for awareness of the general public & stakeholders)

13. Director (Revenue), CDA

14. DC, CDA/Sr. Special Magistrate, CDA

15. Director Staff to Chairman, CDA

16. PS to Member (P&D), CDA

17. PS to Member (Estate), CDA

18. Master File



**(MUHAMMAD MANSHA)**  
Dy. Director (HS)