

No. CDA/PLW/HS(481)/2025/ **246**Islamabad, 13th June, 2025**Mr. Raza Gondal**

President,

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".

[DEMOLISHION/REMOVAL OF WORK/STRUCTURE/BUILDING AND STOPPAGE OF USE OF LAND IN SOAN GARDEN BLOCK H-EXTENSION HOUSING SCHEME IN ZONES-5, ISLAMABAD]

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. 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. **Demolition** of Illegal Development/Structures
- d. **Sealing** of your Scheme 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 on the directions of the **Member (P&D), CDA**.

9. This is issued without prejudice.

(IJAZ AHMAD SHEIKH)
Director Housing Societies

Copy to:-

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

(ARSLAN ABBAS)
Town Planner (HS-II)