



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



No. CDA/PLW/(HS)RP-2(700)/2003/Vol-III/ 70

Islamabad, 29th January, 2026

Dy. Chief Executive,
M/s Bahria Town (Pvt) Ltd.,
New Bahria Head Office,
Business District, Bahria Town,
Phase-8, Rawalpindi.

Subject:- FINAL SHOW CAUSE NOTICE

NON-SUBMISSION OF TRANSFER DEED IN COMPLIANCE OF TERMS & CONDITIONS OF LAYOUT PLAN APPROVAL DATED 08-12-2010 AND ILLEGAL CONVERSION OF PUBLIC AMENITY PLOTS, DEMOLITION/ REMOVAL OF WORK/STRUCTURE/BUILDING AND STOPPAGE OF USE OF LAND IN "BAHRIA TOWN (PHASE – III-E & IV)", SPONSORED BY M/S BAHRIA TOWN (PVT) LTD, ZONE-5, ISLAMABAD.

Ref:- This office letters dated 28-5-2013, 27-9-2013, 02-10-2013, 19-9-2014, 21-01-2015, 05-01-2023, 06-01-2023, 20-3-2025, 21-5-2025, 01-9-2025, 05-9-2025, 01-12-2025, 29-12-2025 & 15-01-2026, regarding the subject matter.

It is informed that the Layout Plan of "Bahria Town Phase-III E & IV Housing Scheme" sponsored by M/s Bahria Town (Pvt) Ltd. was approved by CDA, vide letter No. CDA/PLW/HS/RP-2 (700)/2003/Vol-1&II/1423, dated 08-12-2010, subject to terms & conditions mentioned in the letter. The Layout Plan of the scheme was approved in Mouza Kotha Kalan and Mouza Humak, Zone-5 Islamabad, over an area measuring 2, 999 Kanals and comprising of 2,730 residential plots, along with other allied Land uses.

2. It has been observed that M/s Bahria Town (Pvt.) Ltd. (BTPL) has failed to comply with the terms & conditions of the Layout Plan approval and complete the pre-requisites for obtaining NOC for the scheme from CDA, in spite of lapse of about 15 years. Instead, the sponsors of the scheme executed the development works at site and sale of land/plot of the scheme before the NOC of the scheme is obtained from CDA. M/s BTPL was clearly informed, through LOP approval letter of the scheme, that they will refrain from carrying out any development work at site and sale of land/plots of the approved housing scheme before the NOC of the scheme is issued by CDA. Thus, development of the scheme at site and construction of buildings in the scheme without obtaining NOC is violation of the CDA Ordinance 1960 and ICT (Zoning) Regulation, 1992.

3. It has been observed with grave concern that various Violations of Approved Layout Plan have been made on site. The Summary of Violations of Approved LOP, already committed by M/s BTPL, is as under:

Sr. No.	Approved Land Use (As per LOP)	Location	Land Use (As per site)
1.	Graveyard	Street No. 53	Residential
2.	Graveyard	Corice Road	Commercial
3.	Masjid	Commercial Avenue	Parking

4.	Open Space	North of SE Boulevard	Road
5.	Open Space/ Park	Main Boulevard, Civic Center	Parking
6.	Park	Street No. 21	Parking
7.	Park	Cornice Road	Commercial
8.	Public Building	Commercial Avenue	Commercial
9.	Public Building	Main Boulevard, Civic Center	Commercial
10.	River Bed	Commercial Avenue	Commercial
11.	School & Play Ground	Street No. 44 & 48	Football Club/ Commercial Use

4. Therefore, vide above referred letters M/s BTPL was directed, to get the all the plots of Public Amenities (Parks/ Play Grounds/ Open Spaces/ Public Buildings etc.) vacated, and restore it as per the **Approved Layout Plan**, and submit a **Compliance Report** in this regard, **within 10 days** of issuance of this Notice. **However, it has been observed that the same has not been removed yet. Moreover, during the site visit dated 06-01-2026, it was observed that a building is being constructed on the area earmarked as Park along the Cornice Road (Pictures attached). Therefore, another Show Cause Notice was issued on 15-01-2026. But the violations have not been removed till date.**

5. Further, the Directorate General of Federal Audit has framed **Audit Para 3.4.65/2023-24**, titled "Illegal Construction of Commercial Building along Corniche Road, Bahria Town Phase III-E & IV, Zone-5, without prior approval from the CDA and Violation of the Layout Plan". The Departmental Accounts Committee (DAC), headed by the Secretary Ministry of Interior, has discussed the Para and Ordered to Remove such Illegal Commercial Buildings, constructed in River Bed, Graveyard & Park/Open Space.

6. Moreover, M/s BTPL submitted that **Draft Transfer Deed** for 1,122.79 Kanals only, instead of 1,309.81 Kanals. The Penalty amounting to Rs. 78.589 Million, for late Transfer of Land allocated for Public Amenities, is also pending at your end. Therefore, this office is unable to proceed further for vetting of this **INCOMPLETE Draft Transfer Deed**.

7. It is further informed that the Honorable Islamabad High Court, Islamabad, in the **WP-2766/2019**, titled "**Bahria Town (Pvt.) Ltd. Vs CDA**", Ordered on **26-9-2019**, as under:

4. On 30-8-2000, the CDA approved the layout plan for Bahria Town Scheme comprising Phase-II, III, V and VI (excluding Phase- II-E, IV and VI-E) at Mouza Kotha Kalan, Zone-5, Islamabad. On 23-11-2018, the petitioner submitted an application to the C.D.A. for the approval of the **Revised Layout Plan** for the said scheme.
7. It was confirmed by the learned counsel for the petitioner that the development activity carried out by the petitioner with respect to the above-mentioned housing Schemes were in accordance with the Revised Layout Plans which had not been approved by the CDA. Thus far, I am of the view that the petitioner's conduct in carrying out developmental activity in accordance with Revised Layout Plans which had not been approved by the CDA disentitles it from relief in the discretionary/equitable jurisdiction of this Court.
8. In view of the above, the abovementioned **Writ Petitions are Dismissed**, with no order as to costs.

8. Therefore, under the provisions of Section 49-C, 46 & 46-B of the CDA Ordinance 1960 [Demolition/Removal of Work/Structure/Building and Stoppage of Use of Land in Contravention of the Approved Layout Plan], 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", M/s BTPL are once again directed to:

Remove, demolish or alter the building, structure or work, or stop the use of the land and, in so doing, may use such force including police force as may be necessary and may also recover the cost therefor from the person responsible for the erection, construction or use of the building, structure, work or land in contravention of the provisions as aforesaid, reading the Buildings constructed on the Land/Plots Transferred to CDA, in 7 days, without Excuse & Fail.

9. You are further directed to submit the Transfer Deed for land measuring **1309.81 Kanals**, after removing the above mentioned violations, **Strictly** as per the Specimen provided at the Annex-C, of the Regulations, ibid., along with the approved Layout Plan, highlighting the Land/ Area/ Plots to be Mortgaged/ Transferred in favour of CDA, duly Singed & Stamped by the Consultant Town Planner and CEO/ Director of M/s Bahria Town (Pvt) Ltd., within **7 days** of issuance of this letter.

10. The Following **Punitive Actions**, in addition of above, may also be initiated against you being **Defaulting Sponsor**:

- a. **Cancellation of Approved Layout Plan**
- 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**.
- e. **Suspension of Processing/Approval of Other Cases of LOPs, NOCs, Building Plans of M/s BTPL, being Defaulter of CDA**

11. 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**.

12. This is issued without prejudice.

(IJAZ AHMAD SHEIKH)
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, in co-ordination of this Office, Directorates of EM-III & Building Control (South), 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, 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**

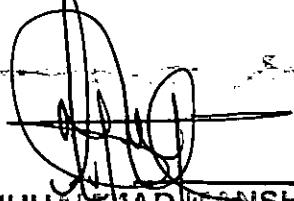
[It is requested to proceed further in compliance of the Job Description Notified by Member (P&D), CDA, vide No. CDA/PS/M(P&D)/2023/9034, dated 10-8-2023, on the direction of CDA Board]

4. **Director (EM-III), CDA**

[It is requested to proceed further in compliance of the CDA Board Decision, dated 08-4-2025]

Copy to:-

1. Member (P&D), CDA
2. Deputy Commissioner, ICT/Registrar Co-operative Societies, Islamabad.
3. DG (Urban Planning), CDA,
4. **Director Audit, CDA**
[w.r.t. Para 123.4.65/2023-24]
5. **Director (I.T), CDA**
[It is requested to Upload this Show Cause Notice on CDA Website for Awareness of the General Public & All Stakeholders]
6. **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 SECP Act, 2017]
7. Director Staff to the Chairman, CDA.
8. DC, CDA/Sr. Special Magistrate, CDA.
9. PS to Member (Estate), CDA
10. Master File


(MUHAMMAD MANSHA)
Dy. Director (HS)

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