

	<b>CAPITAL DEVELOPMENT AUTHORITY</b> <b>PLANNING WING</b> <b>Directorate of Housing Societies</b>	
---	---	---

No. CDA/PLW/HS(798)/2022/Vol-IV/ 216

Islamabad, 27<sup>th</sup> May, 2025

Chief Executive Officer,  
M/s Tele Town (Pvt) Ltd.  
Flat No. 3, Glaxy Arcade,  
G-11 Markaz, Islamabad

**Subject:- FINAL SHOWCAUSE NOTICE**

[NON-FULFILMENT OF TERMS & CONDITIONS OF LAYOUT PLAN APPROVAL DATED 24-3-2023, BY "TELE TOWN HOUSING SCHEME", SPONSORED BY M/S TELE TOWN (PVT) LTD, ZONE-5, ISLAMABAD]

**Ref:-** Please refer to this office letter No. CDA/PLW/HS(798)/2004/Vol-IV/833, 1230, 334 & 412 dated 24-3-2023, 29-12-2023, 23-8-2024 & 01-11-2024, regarding the subject matter.

It is informed that the Layout Plan of "Tele Town Housing Scheme", sponsored by M/s Tele Town (Pvt) Ltd, on land measuring 499.50 Kanals, in Mouza Ghora Mast & Pindori Hatiyal, Zone-5, Islamabad, was Approved by authority vide letter dated 24-3-2023, subject to certain Terms & Conditions, mentioned in the letter.

2. As per 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", Gazette Notified on 07-7-2023, and Letter of Approval of LOP, dated 24-3-2023, the Submission Status of the Documents, Plans & Fee, etc. by the Sponsors of the Scheme, is as under;

Sr. No.	Documents/Plans/ Fee	Reference	Submission Status	Miscs/ Remarks
1.	Layout Plan shall also be published, at the cost of Sponsor, in Two leading National Newspapers [one Urdu and one English], within 7 days of its issuance, for general public's awareness.	Clause-12 (viii) of the Regulations, ibid.	Not Published	-
2.	Execute in the form attached as Annex-A, an undertaking regarding acceptance of the conditions relating to planning, designing and implementation of the Scheme/Project.	13(i) & 4(a) of LOP Approval Letter	Submitted	-
3.	Provide and develop 60' wide access road from the notified Genl. Khudadad Road to the scheme	4(b)	Not Developed	
4.	Mortgage 20% of the saleable area in the Layout Plan with the Authority as a Guarantee for completing development works/services within the period specified. The mortgage deed shall be executed by the Sponsor in the form attached as Annex-B and be got registered with the Registrar, ICT, Islamabad, within 45 days after clearance of detailed layout plan of the Scheme/Project.	13(iii) & 4(d)	Draft Submitted on 02-12-2024	Penalty for late Mortgage of 20% saleable area amounting to Rs. 0.247 Million is to be deposited.



5.	<b>Transfer</b> to the Authority in the form annexed as Annex-C and free of charge, the land reserved for Parks/Open Spaces, Playgrounds, Graveyard, land under Right-of-Way (R.o.W) of roads/streets and 50% of land earmarked for Public Buildings, etc. in the Scheme/Project, within <b>45 days</b> of the approval of the Layout Plan of the Scheme/Project	13(v) & 4(f)	Draft Submitted on 02-12-2024	<b>Penalty for late transfer of Land amounting to Rs. 1.681 Million is to be deposited.</b>
6.	The Tehsildar of Planning Wing CDA will ensure that the certified copies of Sanctioned Mutations and Fard Jamabandi of Mortgaged & Transferred Land, in favor of CDA, within 15 days of the execution of Mortgaged & Transfer Deeds by Sponsor.	13(vi)	<b>Not Submitted</b>	-
7.	A <b>Public Notice</b> , as per specimen as Annex-H, shall be published in at the expense of Sponsor, and with the approval of Director General/Dy. DG (Planning), regarding the mortgage of plots under saleable area with the Authority, in Two leading National Newspapers [one Urdu and one English], and uploaded on CDA Website, for awareness of the general public, within 7 days after Mortgage Deed has been executed between CDA and the Sponsor.	14 & 4(e)	<b>Not Published</b>	-
8.	The Sponsor shall prepare, within a period of three months, the <b>Engineering Design and Specification</b> of the services and utilities and make a presentation to a Panel of Engineering Experts of CDA (as given Annex-I), for approval of Engineering Designs and detailed specifications of services/utilities in the Scheme/Project. OR get a Third-Party Validation of Engineering Designs & Specifications prepared by the consultants registered with PCATP/PEC and enlisted with CDA, as per specimen of Certificates at Annex-K, to be provided on Stamp Paper of Rs.100/-). The third party vetted Engineering Designs & Specifications and Hydrological Studies/Flood Study Report, will be presented to the Panel of Engineering Experts and forwarded to Design Wing, CDA, for vetting	15(i) & 4(g)	<b>Partially Submitted</b>	<b>Penalty for late Submission of Engineering Designs, amounting to Rs. 2.872 Million</b>
9.	Traffic Impact Assessment, Emergency & Disaster Management Plan, Solid Waste Management Plan, Sewage Disposal Plan.	15(vi)	<b>Not Submitted</b>	-
10.	The sponsor shall be required to deposit a <b>Fee</b> for the processing and approval of engineering designs by the Panel of Experts at the rate of Rs.1000/- per Kanal or as revised from time to time by the CDA, and provided in Annex-F.	15(iv) & 4(i)	<b>Deposited</b>	-
11.	The sponsors of the Schemes/Projects shall provide to CDA the <b>Environmental Clearance</b> from the Environmental Protection Cell (EPC), CDA/Pakistan Environmental Protection Agency (Pak-EPA), before the submission of case to CDA Board for Approval of NOC.	18 & 4(l)	<b>Not Submitted</b>	-
12.	Submit design of <b>Sewerage Treatment Plant (STP)</b> to be provided in the scheme, in the Authority within <b>2 months</b> from the date of issuance of this letter.	16(iii) of Regulations ibid	<b>Not Submitted</b>	-
13.	The Sponsors shall provide a comprehensive <b>Solid Waste Management Plan</b> as per the approved Layout Plan of the scheme. The plan should identify the final disposal site for solid	16(vii)	<b>Not Submitted</b>	-



	waste along with its dumping process, before the submission of case to CDA Board for Approval of NOC.			
--	---	--	--	--

3. M/s Tele Town (Pvt) Ltd, are directed to deposit **Rs. 4.800 Million**, on account of Fee & Penalties for the aforementioned Housing Schemes [calculated up to 23-5-2025], in the form of Pay Order in the name of DDO (Housing Societies), CDA, detailed as under:

Sr. No.	Fee & Penalties	Amount [Million]
1.	Penalty of Late Transfer of Land @ Rs. 1000 per Kanal per 3 months	1.681
2.	Penalty of Late Mortgage of Land @ Rs. 1000 per Kanal per 3 months	0.247
3.	Penalty for Late Submission of Engineering Designs	2.872
	<b>Total</b>	<b>4.800</b>

4. It is evident from the above detailed factual position that M/s Tele Town (Pvt) Ltd, have **Failed** to abide by the relevant provisions of "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", and Terms & Conditions of the Letter of Approval of LOP, dated 29-9-2022, for obtaining NOC for Development of the Scheme.

5. Directorate of Housing Societies, CDA, vide Letter Numbers 24, 59, 72, 84, 86, 103, 104, 115 & 118, dated 28-01-2025, 24-02-2025, 05-3-2025, 14-3-2025, 19-3-2025, 26-3-2025 & 26-4-2025, respectively, requested to provide Data/ Information, under the provisions of **Clause-40** 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, regarding:

1.	Allotments of Plots
2.	Amenities, Services, Utilities position at Site
3.	Approved Building Plans Details
4.	Certified Copies of Sanctioned Mutations of Land/Plots, Mortgaged with and Transferred to CDA
5.	Completion/Latest Infrastructure Development Works
6.	Constructed Buildings on Ground
7.	Establishment of Sewerage Treatment Plants
8.	Establishment of Solid Waste Management System
9.	KMZ File of the Approved Scheme and Un-approved Extensions
10.	Last Year Annual Audit Reports
11.	Latest Drone Videos
12.	Latest Satellite Images Approved Scheme and Un-approved Extensions
13.	Present Site Position of Mortgaged Plots with CDA
14.	Present Site Position of Transferred Land to CDA
15.	Tree Planation Details

6. It is regretted to inform that **You**, had not so far provided the requisite **Data/Info**, which is Regulatory Obligation under the aforementioned Regulations. The Member (P&D), CDA, convened a meeting on Monday 06-5-2025, at 4:00 pm, in his Office at CDA Headquarters, Sector G-7/4, Islamabad. The Director & Consulting Town Planner of Your Scheme/Society, were requested to attend the meeting on **16-5-2025**, to discuss the **Issues of Your Schemes**. You or your representative, didn't even bother to attend the meeting, which clearly depicts the Lack of Your Interest to resolve the Outstanding Issues of your Schemes.



7. M/s Tele Town (Pvt.) Ltd, are **Finally** directed 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", which may include but Not Limited to **Cancellation/Withdrawn of Approval of Layout Plan** of the Scheme.

8. In addition to above, following punitive actions may also be initiated against you being **Defaulting Sponsor**:

- a. The Case may be referred to the Investigating Agencies like **NAB, FIA**.
- b. Your Case may be referred to Senior Special Magistrate, CDA, for **Recovery of Arrears**, as above, under Land Revenue Act, 1967
- c. **Suspension** of Approval of Building Plans of your Scheme by CDA
- d. **Sealing** of your Scheme Offices & Site Offices

9. It is made clear that, if this **Show Cause Notice** is 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.

10. You are also provided an Opportunity of **Personal Hearing**, in your Défense (if any), in the Office of the undersigned, during Working Hours, within 10 days.

11. This is issued on the directions of the **Member (P&D), CDA**

12. This is issued without prejudice.

(IJAZ AHMAD SHEIKH)  
Director Housing Societies

Copy to:-

1. Member (Planning), CDA
2. The Director General  
Awareness & Prevention Divisions  
Headquarters, National Accountability Bureau (NAB),  
Shahra-e-Jamhoriyat, Sector G-5/1, Islamabad
3. Deputy Commissioner/Registrar Cooperative Societies, Islamabad
4. Secretary, CDA
5. DG (Urban Planning), CDA
6. Director Building Control (South), CDA
7. Director Staff to Chairman, CDA
8. Joint Registrar of Companies,  
Securities & Exchange Commission of Pakistan, (Companies  
Registration Office), State Life Building, 1<sup>st</sup> Floor Blue Area, Islamabad
9. Master File

(MUHAMMAD MANSHA)  
Deputy Director (HS)