

No. CDA/PLW/RP-4(14)/2019-22/ 106

Islamabad, 25<sup>th</sup> May, 2026

Mr. Muhammad Zaheer,  
 Secretary, M/s IBECHS,  
 Head Office, Street No. B-04,  
 Business Park, Gulberg Greens, Islamabad

**Subject: - SHOW CAUSE NOTICE**  
**FOR NON-FULFILMENT OF TERMS & CONDITIONS OF REVISED & EXTENDED LAYOUT PLAN APPROVAL OF "GULBERG GREENS FARM HOUSING SCHEME", ZONE-4, ISLAMABAD, SPONSORED BY M/S IBECHS.**

Ref:- This office letter No. CDA/PLW/RP-4(14)/2019-22/85, dated 29-4-2026, regarding the subject matter.

It is informed that the initial Layout Plan of "Gulberg Greens Farm Housing Scheme" sponsored by M/S Intelligence Bureau Employees Cooperative Housing Society (IBECHS), Islamabad, over an area measuring **3,862 Kanals**, Zone-4, Islamabad, was approved by the Authority on **26-8-2011**. Subsequently, NOC was issued on **28-5-2012**. Completion period was **28-5-2018**. The 2<sup>nd</sup> Revised and Extended Layout Plan of subject Scheme over an area measuring **16,934 Kanals**, was approved by the Authority on **13-6-2018**, and Revised NOC was issued on **26-6-2020**. Accordingly, Completion period is upto 20-6-2026.

2. The 3rd Revised and Extended Layout Plan of "Gulberg Greens Farm Housing Scheme" sponsored by M/S Intelligence Bureau Employees Cooperative Housing Society (IBECHS), Islamabad, over an area measuring **20,875 Kanals**, was approved by CDA, vide letter dated **04-10-2023**, subject to certain Terms & Conditions.

3. 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 vide No. S.R.O 886(I)/2023, dated 07-7-2023, and Letter of Approval of LOP, dated **04-10-2023**, the Submission Status of the Documents, Plans & Fee, etc. by the Sponsors of the Scheme, is as under;

Sr. No.	Documents/Plans/ Fee	IBCHS Reply	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.	Draft Public Notice submitted on 17-11-2025. Approval is pending in CDA.	Prior to vetting Draft Public Notice the Revised Approved LOP is to be rectified as per provisions of SRO.886(I)23 by reducing the <b>Commercial Area to 3 %</b> with 2 % of land to be designated as <b>Parking</b> . Detail of the same is at <b>Annex-A</b> .
2.	Submit an undertaking within 15 (fifteen) days from the date of issuance of this letter as per specimen at <b>Annex "A"</b> in the Modalities & Procedures		Undertaking submitted on <b>01-4-2026</b> .

	regarding acceptance of the conditions relating to planning, designing and implementation of the scheme.		
3.	Since you have already mortgaged 20% of the saleable area in the detailed layout plan with the Authority as a guarantee for completing development works/services within the prescribed period i.e. in six years. Accordingly, the rectified mortgage deed shall be executed clearly indicating the earlier mortgage plots and the plots to be mortgaged in the rectified mortgage deed and same shall be executed by the sponsor in the form attached as Annex "B" of Modalities & Procedures and be got registered with the Registrar, Islamabad, within <b>45 days</b> after clearance of detailed Layout Plan of the scheme.	Draft Mortgage Deed submitted on 15-01-2025 Approval is pending in CDA.	<b>Penalty</b> for late Transfer of 20% saleable additional area amounting to <b>Rs. 4.76 Million</b> is to be deposited by M/s IBECHS. Original Fards are being scrutinized by Revenue Staff of Planning Wing, CDA.
4.	Since, you have already transferred to the Authority in the form annexed as Annexure "C" and free of charge, the land reserved for open spaces/parks, graveyard, only 1% of the scheme area reserved for public buildings, and land under right-of-way of roads, etc. in the scheme, within <b>45 days</b> of the clearance of the detailed layout plan of the scheme. Plots under mosques, solid waste collection point and STP will not be part of 50% public building area for the purpose of transfer. Accordingly, the rectified transfer deed shall be executed clearly indicating the earlier transferred plots and the plots to be transferred in the rectified transfer deed and same shall be executed by the sponsor in the form attached as Annex "C" of the Regulations.	Draft Transfer Deed submitted on 22-01-2025 Approval is pending in CDA.	<b>Penalty</b> for late transfer of land amounting to <b>Rs. 12.57 Million</b> is to be deposited. M/s IBECHS. Original Fards are being scrutinized by Revenue Staff of Planning Wing, CDA.
5.	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.	Certified copies will be provided to CDA as soon as the Deeds are executed.	--
6.	A <b>Public Notice</b> , as per specimen as <b>Annex-H</b> , 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	Will be published by IBECHS as soon as the Mortgage Deed is executed.	--

	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.		
7.	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 <b>Annex-I</b> ), 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 <b>Annex-K</b> , 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	Engineering Design duly vetted/ validated by Third Party submitted on 06-12-2023 i.e. before the due date. The penalty of Rs.22.655 (m) is therefore not justified.	Engineering Design could not be processed as requisite Fee was submitted on <b>02-12-2025</b> . Therefore, Penalty amounting to <b>Rs. 22.655 Million</b> is applicable.
8.	The scheme shall have independent Water Supply and Sewage Collection and Treatment System which will be arranged by the sponsors at their own cost. <b>Sewage Treatment Plant (STP)</b> will be provided within the scheme area and the design of STP as per standards/requirements of Pak EPA would be submitted to CDA <b>within 60 days</b> .	The STP Design submitted on 06-12-2023.	STP is <b>encroached</b> on ground, hence, is not operational. It was time & again requested to make the STP operational.
9.	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.	The EIA Report has been submitted to Pak-EPA on 07-01-2026.	--
10.	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	Included as part of EIA Report.	Solid Waste Management Plan has <b>Not Submitted</b>

	for solid waste along with its dumping process, before the submission of case to CDA Board for Approval of NOC.		
11.	<b>Start of Development of Scheme prior obtaining NOC</b> without Approval of Engineering Designs @ Rs.10,000/- per Kanal. Penalty would be charged to the extent of developed area of the scheme	Engineering Design duly vetted/ validated by Third Party submitted on 06-12-2023. Penalty for start of development works prior to obtaining NOC should be therefore charged @ 2000/- per Kanal instead of Rs.10000/-per Kanal.	<b>Penalty amounting to Rs. 25.00 Million is to be deposited.</b> The Vetting Certificate on Rs.100/- Stamp Paper <b>Not Provided</b>
12.	On non- adherence to completion of requisite formalities within stipulated time (as mentioned above) by the sponsors, the subject approval of the Layout Plan of the scheme would stand withdrawn automatically without issuance of any notice by the Authority.		
13.	Undertaking on stamp paper duly attested by Notary Public shall be submitted to CDA within 7 days from the date of issuance of this LCP clearance regarding acceptance of above-listed terms and conditions.		Submitted on <b>01-4-2026</b> .
14.	Inspection Fee @ Rs.1500/- per Kanal (3861.85 Kanal).	Not justified may be withdrawn	Inspection Fee <b>Rs.5.80 M &amp; Rs. 8.47</b> is <b>to be deposited</b> as per the provisions of SRO 886(I)23.
15.	Inspection Fee @ Rs.500/- per Kanal. (16934)	Not justified may be withdrawn	

4. Moreover, the **Clause 41** of the **Regulations ibid.** states that "In case of approval of Revised Layout Plan of a Scheme/ Project on Extended Area, it will be mandatory for Sponsor of the Schemes/ Projects to obtain **Revised NOC** of the Scheme from CDA, which will be submitted to CDA Board for approval".

5. It is evident from the above detailed factual position that M/s IBECHS have Failed to comply with the Terms & Conditions, Letter of Approval of LOP, dated **04-10-2023**, as well as 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, Gazette Notified vide No. S.R.O 886(I)/2023, dated 07-7-2023, for obtaining NOC for Development of the Scheme.

6. As per the Clause 3(m) of the Layout Plan approval letter "On non- adherence to completion of requisite formalities within stipulated time (as mentioned above) by the sponsors, the subject approval of the Layout Plan of the scheme would stand withdrawn automatically without issuance of any notice by the Authority".

7. M/s IBECHS was directed to strictly comply with the aforementioned provisions of the Regulations, ibid, and the Terms & Conditions of Layout Plan approval letter, and deposit the above-mentioned Fee/ Fine/ Penalties **Rs. 64.985 Million**, [calculated upto 18-4-2026], through Pay Order in favor of D.D.O (Planning), CDA, detailed as under:

Sr. No.	Fee/ Fine/ Penalty	Amount (PKR) (in Million)
1.	Penalty for late Execution of Mortgage Deed	4.76
2.	Penalty for late Execution of Transfer Deed	12.57
3.	Penalty for Late submission of Engineering Designs for additional area	22.655
4.	Penalty for Development without NOC and approval of Engineering Designs	25.00
5.	Inspection Fee	14.27
<b>TOTAL</b>		<b>79.26</b>

8. M/s IBECHS, is gain 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", which may include but Not Limited to **Cancellation/Withdrawn of Approval of Layout Plan** of the Farm Housing Scheme.

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

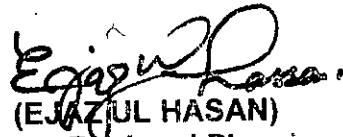
- a. Your Case may be referred to Senior Special Magistrate, CDA, for **Recovery of Arrears**, as above, under Land Revenue Act, 1967.
- b. **Suspension** of Approval of Building Plans of your Scheme by CDA.
- c. **Sale of Mortgaged Plots** with CDA (even along with superstructures, if illegally allotted & built), for Development of your Defaulting Scheme
- d. **Sealing** of your Scheme Offices & Site Offices
- e. **Suspension** of all under Process cases of Approvals of LOPs/NOCs, sponsored by the Society

10. 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.

11. You are also provided an Opportunity of **Personal Hearing**, in your Défense (if any), in the Office of the undersigned, during Working Hours, within **7 days**.

12. This is issued without prejudice.

  
(EJAZUL HASAN)  
Director Regional Planning

**Distribution:-**

1. **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 directions of CDA Board]
2. **Director (EM-III), CDA**  
[It is requested to proceed further in compliance of the CDA Board Decision, dated 08-4-2025]
3. **Dy. Director (RP-III), CDA**  
[He is directed to peruse the matter personally and submit Report after expiry of Notice Period]

**Copy to:-**

1. Member (P&D), CDA
2. Deputy Commissioner, ICT/Registrar Co-operative Societies, Islamabad
3. DG (Law), CDA
4. DG (Building & Housing Control), CDA
5. Dy. DG (Enforcement), CDA
6. Director Building Control (South), CDA
7. Director (Monitoring & Enforcement), Planning Wing, CDA
- 8. **Director (I,T), CDA**  
[It is requested to Upload this Show Cause Notice on CDA Website for Awareness of the General Public & All Stakeholders]
9. DC, CDA/Sr. Special Magistrate, CDA
10. Director Staff to the Chairman, CDA
11. Additional Deputy Commissioner (ADCR), ICT, F-8 Markaz, Islamabad
12. **Mirza Saeed Ahmad, Tehsildar, HS Dte. Planning Wing, CDA**  
[He is directed to peruse the matter. He is further directed to ensure the instructions issue to him vide this Office letter, dated **26-4-2025, 08-12-2025 & 13-5-2026**, under **Clause-13 (vi) of the Regulations**, ibid, which reads as under:  
"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. PS to Member (Estate), CDA
14. Master File

(EJAZ UL HASAN)  
Director Regional Planning

Member Dte. CDA  
Op. No. 956  
Date: 2-6-26

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