

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



No. CDA/PLW/HS(700)/2003/Vol-III/ / 155

Islamabad, 19th March, 2026

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

Subject: - OBSERVATIONS REGARDING THE REQUEST FOR APPROVAL OF REVISED & EXTENDED LAYOUT PLAN OF "BAHRIA TOWN (PHASE III-E & IV)", ZONE-5, ISLAMABAD, SPONSORED BY M/S BAHRIA TOWN (PVT) LTD.

- Ref:**
- i. 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 & 06-3-2026, regarding the subject matter, **including violations of Approved LOF & Construction of illegal buildings along Corniche Road, on Park, Graveyard & in River Bed.**
 - ii. Your office letters dated **22-5-2025, 15-9-2025, 19-01-2026 & 16-3-2026**, 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. over an area measuring 2,999 Kanals, was approved by CDA, on **08-12-2010**, subject to terms & conditions mentioned in the letter. 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.**

2. However, vide above referred letters, this office has received your request for approval of Revised & Extended Layout Plan of Bahria Town (Phase-III-E & IV), over an area measuring **3,251 Kanals**, at Mouza Kotha Kalan & Mouza Humak, Zone-5, Islamabad. The detailed observations regarding the same was conveyed vide above referred letters/ Notices/ Show Cause Notices.

3. In response the reply submitted vide letter dated **16-3-2026** are denied, until & unless the observations conveyed vide above referred letters/ Notices/ Show Cause Notices, are attended in person in the office of undersigned.

4. Furthermore, it is categorically informed that No Case of Revision of Layout Plan of subject Housing Scheme is Pending at this office.

(IJAZ AHMAD SHEIKH)
DG (Spatial Planning)/
Director Housing Societies

Distribution: -

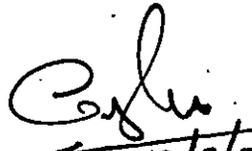
1. **Dy. DG (Enforcement), CDA**
[It is requested to make necessary arrangements, on expiry of Notice period, for demolition/removal of buildings/structures constructed in violations of Approved LOP on the Land/Plots earmarked for Amenity/Public Building Areas, in co-ordination of this Office, Directorates 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 Borad 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

Computer Dye CDA
Dy. No. 579
Dated: 25.3.24




(ARSLAN ABBAS)
Dy. Director-III (HS)