



No. CDA/PLW/RP-4(14)/2019-22/105

Islamabad, May 25, 2026

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

Subject:- 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
[TRANSFER OF LAND FALLING UNDER PUBLIC BUILDINGS, PARKS, GRAVEYARD AND ROADS, IN THE NAME OF CDA IN "GULBERG GREENS FARM HOUSING SCHEME", ZONE-4, ISLAMABAD

Ref:- Please refer to this Office Letters/Notices No. CDA/PLW/RP-4(14)/2019-22/ dated 04-10-2023, 26-3-2025, 23-04-2025, 18-4-2025, 29-8-2025, 10-9-2025, 16-01-2026 & 29-4-2026, regarding the subject matter.

It is informed that, as per **Clause-2(xxxvii)** 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", Gazette Notified vide No. S.R.O 886(I)/2023, dated 07-7-2023, **Public Building means a building designed for public use such as hospital/dispensary, post office, police station, town hall, library, recreational buildings and club, etc.**

2. As per Chapter-III, "Development Control of Zones", Clause-4 "Development Strategies of Zones", Sub Clause-2(b)(vi), of the ICT Zoning Regulations, 1992, "All land reservations made for roads and other services in such schemes shall belong to the Authority".

3. Clause-7(ii)(d) of the "Modalities & Procedures framed under I.C.T (Zoning) Regulation, 1992", states that:

"also transfer to the Authority in the form annexed as Annexure "C" and free of charge, the land reserved for open spaces/parks, graveyard, and land under right-of-way of roads, etc. in the scheme, within 45 days of the clearance of the detailed layout plan of the scheme".

4. As per the above-mentioned regulations, the Layout Plan of Housing Schemes are processed in the Authority, subject to Transfer to Public Buildings, in the name of CDA, as per the prevailing Regulations of the Authority. **Para-2 of the Specimen Transfer Deed, reads a sunder:**

That in consideration of Public Welfare, the transferor hereby transfers to the Transferee, free of charge, all its rights, interest, easements, pertinent to the Property and to hold the same by the transferee as an absolute and lawful owner.

5. CDA Board, in its meeting held on **14-10-2014**, approved the proposal regarding transfer of Public Building sites in Private Housing Schemes to CDA. **Cases where NOCs already issued without transfer of public sites, sponsors be directed to get the Public Building Sites transferred in favor of CDA. In case of failure to do the needful, NOCs previously issued be withdrawn after issuance of proper notice.** However, withdrawal decision be taken at least at Member Planning level.

6. All the Sponsors of Private Housing Schemes/Projects were therefore directed, vide letters referred above to submit the following Documents/Plans, both in **Soft & Hard Formats**, regarding their respective Schemes/ Projects, duly Signed & Stamp through Covering Letters, within 10 Days:

- e. Compliance Report for **Proper Earmarking/Fencing** of All Public Building Areas, and other Plots, Areas already Transferred to CDA, as per Approved Layout Plan of Respective Schemes/Projects
- f. **Installation of Display Boards** of All Public Building Areas, and other Plots, Areas already Transferred to CDA, as per Approved Layout Plan of Respective Schemes/Projects
- g. Latest Satellite Image @ Scale of 1:2000, showing the Public Building Areas and other Plots, Areas, Lands (with present use), Transferred to CDA, supported with latest Drone Video of the Approved Scheme
- h. Draft Transfer Deeds, as per respective Regulations as aforementioned, where Public Building Areas are Not Transferred to CDA. In case of Failure, Cases for Issuance of NOC shall Not be processed further and Cases for Cancellation/ Withdrawal of NOC, shall be initiated, where NOCs have already been issued. In addition, the cases of Vetting of Allotment/Transfer Letters shall also Not be processed.

7. 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 **3862 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 2nd 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 up to **20-6-2026**.

8. 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**, located in Mouzas Koral, Pahag, tarlai Khurd, Tarlai Kalan, Chapper Mir Khanal, Ghora Sardar, Khaderpur, Bora Bangyal, Darwala, Kirpa, Alipur, Sub-Zone-C of Zone-4, Tehsil & District, Islamabad, was approved by CDA, vide letter dated **04-10-2023**, subject to certain Terms & Conditions.

9. M/s IBECHS is, therefore, directed to Show Cause,

1st Layout Plan [3862 Kanals, 26-08-2011]

Sr. No.	Land Use	Area [Kanals] as per LOP	Area [Kanals] (Already Transferred to CDA)	Area [Kanals] (To be Transferred to CDA)
5.	Public Building	157.14		-
6.	Open Spaces/ Parks/ Green	579.96	579.96	-
7.	Graveyard	77.16	77.16	-
8.	Roads	599.55	599.55	-
	Total	1,413.81	1,256.67	-

2nd Layout Plan [16,934.31 Kanals, 13-06-2018] Additional Area = 13,072.31

Sr. No.	Land Use	Area [Kanals] as per LOP	Area [Kanals] (Already Transferred to CDA)	Area [Kanals] (To be Transferred to CDA)
6.	Public Building	701.25	701.25	-
7.	Open Spaces/ Parks/ Green	2555.34	2555.34	-
8.	Graveyard	340.71	340.71	-
9.	Roads	4407.74	4407.74	-
10.	TOTAL	8,005.04	8,005.04	-

3rd Layout Plan [20,874 Kanals, 04-10-2023] Additional Area = 3939.69

Sr. No.	Land Use	Area [Kanals] as per LOP	Area [Kanals] (Already Transferred to CDA)	Area [Kanals] (To be Transferred to CDA)
6.	Public Building	1050.33	701.25	174.54
7.	Open Spaces/ Parks/ Green	3168.18	2555.34	612.84
8.	Graveyard	417.41	340.71	76.7
9.	Roads	4844.86	4407.74	437.12
10.	TOTAL	9,480.78	8,005.04	1,301.20

10. 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, M/s **IBECHS** is directed to:

- e. **Transfer to the Authority** in the form annexed as **Annexure "C"** and free of charge, the land reserved for **Public Buildings, Parks, Graveyard and Roads** in the Scheme, measuring **1,301.20 Kanals**, within **10 days**.
- f. Compliance Report for **Proper Earmarking/Fencing** of All Public Building Areas, and other Plots, Areas already Transferred to CDA, as per Approved Layout Plan of Respective Schemes/Projects
- g. **Installation of Display Boards** of All Public Building Areas, and other Plots, Areas already Transferred to CDA, as per Approved Layout Plan of Respective Schemes/Projects
- h. Latest Satellite Image @ Scale of 1:2000, showing the Public Building Areas and other Plots, Areas, Lands (with present use), Transferred to CDA, supported with latest Drone Video of the Approved Scheme

11. In case of Non-Compliance of directions at Para-14 above, following **Actions**, in addition to **Cancelation of NOC/LOP**, may also be initiated against you being **Defaulting Sponsor**:

- a. **Suspension** of Approval of Building Plans of your Scheme by CDA.
- b. **Sale of Mortgaged Plots** with CDA (even along with superstructures, if illegally allotted & built), for Development of your Defaulting Scheme

c. Suspension of all under Process cases of Approvals of LOPs/NOCs sponsored by the Society

d. Sealing of your Society Offices & Site Offices

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

13. This is issued without prejudice.

(IJAZ AHMAD SHEIKH)

Director Housing Societies
~~IJAZ AHMAD SHEIKH~~
Director General (Spatial Planning)
Capital Development Authority
Islamabad

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 03-4-2025]
3. **Director (RP), 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

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