

No. CDA/PLW/HS(700)/95-A/Vol-VI
 305
 Islamabad, 11th September, 2026

Mr. Saqib Dayo,
 Director (P&D), 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 – II, III, V & VI, ZONE-5, ISLAMABAD, SPONSORED BY M/S BAHRIA TOWN (PVT) LTD.**

- Ref:-**
- i. This office letters dated 28-5-2013, 02-10-2013, 10-02-2014, 19-01-2024, 18-3-2024, 01-8-2024, 29-01-2025, 14-3-2025, 16-6-2025, 01-10-2025 & 09-7-2026, regarding the subject matter, **including violations of Approved LOP.**
 - ii. Your office letters dated **22-4-2025, 13-10-2025 & 21-8-2026**, regarding the subject matter.

It is informed that the Layout Plan (**LOP**) of the “Bahria Town, Phase-II, III, V & VI”, Zone-5, Islamabad, over an area measuring **2,504.7 Kanals**, sponsored by M/s Bahria Town (Pvt) Ltd., was approved by CDA on **30-8-2000**. subject to conditions mentioned in the letter, including Transfer to land under Roads, Parks, Graveyard & Public Buildings in the name of CDA. The same were got Transferred vide Transfer Deed dated 05-7-2001. No Objection Certificate (NOC) for Development of the Housing Scheme was issued by CDA, vide letter dated **05-7-2001**.

2. M/s Bahria Town (Pvt.) Ltd., being Sponsor of the Scheme, were required to complete certain conditions & formalities within prescribed timeframe as per the provisions of Modalities and Procedures, framed under ICT (Zoning) Regulation 1992, for Development of Private Housing Schemes in ICT. The Completion Period of the Scheme was 5 years, i.e., the Development of Infrastructure Works in the scheme were to be completed by **04-5-2006**. However, M/s Bahria Town (Pvt) Ltd. have failed to complete the Development Works in accordance with the Approved Layout Plan and obtain the Completion Certificate, despite lapse of above **19 years**.
3. This office has received your request for approval of Revised & Extended Layout Plan of Bahria Town-II, III, V & VI, Zone-5, Islamabad, over an area measuring **2593.71 Kanal**.
4. As per the **Clause 8-B** 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 on 07-7-2023, **Land Documents required**, and **Submission Status** is as under:

LAND DOCUMENTS [In Original] (For the Additional/ Cleared Land)

Sr. No.	Documents	Submission Status	Remarks
i.	Fresh copies of Register Haqdarane-Zameen (Fard) attested by Tehsildar ICT.	Not Submitted	-
ii.	Aks Shajra/ Khasra Plan, showing clear boundaries of the scheme/project, certified by Tehsildar; certifying the true possession of land owned by the sponsors that ,”the land measuring in Mouza-----, District Islamabad shown in ---- color	Not Submitted	-

	boundary is owned and possessed by the ----- and is one contiguous piece"		
iii.	Non-Encumbrance Certificate (NEC) from Tehsildar/Registrar/Sub-registrar/Naib Tehsildar	Not Submitted	-
iv.	Khasra Gardawary for Shamlati Land attested by Gardawar/Qanoongo/ Naib-Tehsildar	Not Submitted	-

5. As per Clause 8-c of the Regulations, *ibid*, the Planning Documents required, and Submission Status, is as under:

PLANNING DOCUMENTS

[Duly Signed & Stamped by the Town Planner, duly Registered with PCATP Enlisted in CDA and the Sponsors/Owners]

Sr. No.	Documents	Submission Status	Remarks
i.	Three copies of the site plan showing location of the scheme at a scale of 1:10,000 with reference to its surrounding areas (within a radius of ½ Km all around) and the land use plan of the zone in which it falls.	Not submitted	-
ii.	Three copies of survey plan of the site drawn to a scale of not more than 1:1200 showing Khasra numbers, the spot level, and physical features such as high-tension lines, water channels, etc. The contours with 0.5 meters or 2 feet interval shall be indicated on the plan.	Not submitted	-
iii.	Three copies of layout plan drawn to a scale of not more than 1:1200 showing the sub-division of land into plots, and allocation of land for various uses in accordance with the planning standards laid down by CDA in these Regulations or any other law for the time being enforced.	Submitted	Observations are attached at Annex-A
iv.	Layout Plan should be prepared and signed by a PCATP registered Town Planner or Town Planner of a consulting firm registered with PCATP in town planning category enlisted with CDA	Submitted	OK
v.	Aks Shajra of the scheme Superimposed on Contour Plan.	Not submitted	-
vi.	LOP superimposed on Topography Plan	Not submitted	-
vii.	Layout Plan Concept Report (Total Area of the Scheme, Location, existing topographic features, source of water, Planning Standards, proposed schedule of plots, proposed population, Rainwater harvesting plan for scheme, Traffic Impact Assessment, Emergency & Disaster Management & Solid Waste Management Plan, Sewage Disposal Plan, etc. Without these documents no scheme shall be proceeded for its approval.	Not submitted	-
viii.	Water Resistivity Survey Report duly prepared by Geological expert/firm showing availability of underground water sufficient to cater future needs of the scheme.	Not submitted	-
ix.	Flood Study Report, if the proposed scheme falls within 500 meters of main water stream, The report must be duly prepared by Hydrological Expert/Firm and Third Party Vetted by Hydrological Expert, registered with PEC, and enlisted in CDA	Not submitted	-
x.	The Town Planner of the Scheme/Project shall provide a Certificate, on Stamp Paper of Rs.100/-, that Layout Plan has been prepared strictly in accordance with the provisions of this Regulation and all the calculations of this LOP are correct. The specimen of Certificate is given at Annex-M.	Not submitted	-

6. It has been observed with great concern and viewed seriously that M/s BTPL has planned & developed Schemes/Projects, falling within the jurisdiction of Islamabad Capital Territory, without the approval of Authority. Moreover, all the buildings in the such schemes, have also been constructed on site without prior approval of the Layout Plan of Scheme and Building Plans, from the Authority. M/s BTPL is directed to submit the Layout Plans of all the Schemes/ Projects falling within the Jurisdiction of CDA.

7. The Honorable Islamabad High Court, Islamabad, in the WPs 2765/2019, 2766/2019, 3108/2019 & 3111/2019, 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. It has also been observed with serious concerns that M/s Bahria Town (Pvt.) Ltd. being Sponsor of the said Scheme, has not comply with the mandatory Regulatory requirements under **Clauses-40&41** of the Regulations, *ibid*, as under:

Clause-40

7. All allotment letters, in case of Housing/Farm Housing Scheme, Commercial Scheme, Vertical Housing Project and Standalone Commercial Project, issued by Sponsors shall be shared with CDA through a Digital Platform i.e. Management Information System (MIS)/ERP at the cost of Sponsor, for regulating the Saleable Area within approved Layout Plans and Building Plans, respectively, of such Schemes/Projects.
8. No allotment letter, whether original, provisional or through transfer, in case of Housing/ Farm Housing Scheme, Commercial Scheme, Vertical Housing Project, Standalone Commercial Project, should bear any credence unless vetted (with signed & stamped) by the concerned Director (Planning) or the Officer not below the rank of Director (Planning), specifically authorized by the Member (P&D), CDA, in this regard. This facility of Vetting will be provided to the Schemes/Projects, wherein the Sponsors have executed the Transferred & Mortgaged Deeds of Plots/Land, in favor of CDA, under the provisions of this Regulation, in the best interest of the public.
9. The concerned Directorate of Planning Wing, through the above MIS or ERP will ensure that only those Plots will be allowed to be allotted/transferred which are part of Approved Layout Plan of Housing/Farm Housing Scheme, Commercial Scheme. Similarly, only those units will be permitted to be allotted/transferred which are part of approved Building Plans of Vertical Housing Project, Standalone Commercial Project. In both the cases, the Plots/ Units/Land, Transferred to & Mortgaged with the Authority, under the provisions of this Regulation, shall not be allowed to be Allotted/Transferred, until redeemed by the Authority.
10. CDA will charge, from the allottees/transferees, fee of Rs.100/- per Sq. yd. of the area of Residential Plot and Rs.1,000/- per Sq. yds. of Commercial Plots in Private Housing/Farm Housing/Affordable Housing Schemes. Similarly, Rs.50/- per Sq. Ft. of the Apartments and Rs.100/- per Sq. ft. of Commercial Units in Apartment/Commercial Projects, respectively, on account of Record Maintenance Fee.
15. The Sponsors of Schemes/Projects shall have a Website as per approved format duly connected to CDA Website containing details of land ownership, its location, approved **Layout Plan of Scheme Project, NOC, Details** of Public Amenities, Plots Mortgaged

with CDA and total residential, commercial and amenity plots. The Sponsors shall update the Website, regularly.

9. **Clause-41**

4. Every Housing/Farm Housing Scheme/Project to establish a plant nursery to cater basic/seasonal horticulture needs of the Scheme/Project.
15. The sponsor will display **Approved Layout Plan on Bill Boards** in the Scheme/Project Area clearly displaying the following with prominent colors:
 - i. Approved land uses
 - ii. Mortgaged Plots/Land
 - iii. Transferred Land/Plots
16. The mortgaged and transferred land will clearly be demarcated on ground in the Scheme/ Project fenced with barbed wire and display boards, before issuance of NOC.
19. The Sponsor shall make compulsory arrangement for Rainwater Harvesting, Recycling and Reuse of Waste Water.
20. The use of Renewable Resources of Energy shall be promoted/encouraged to reduce use of fossil fuels and reduce load on conventional resources of energy.

10. Furthermore, the Completion Period of the Scheme was 5 years, i.e., the Development of Infrastructure Works in the scheme were to be completed by **04-5-2006**, which was extended upto 05-7-2007. However, M/s Bahria Town (Pvt) Ltd. have failed to complete the Development Works in accordance with the Approved Layout Plan and obtain the Completion Certificate, despite lapse of above **19 years**. Therefore, M/s BTPL was directed to deposit the Extension Charges amounting to **Rs. 65.026 Million** vide this office letter dated 14-3-2025. But the same has not yet deposited by M/s BTPL.

11. Forgoing in view, you are hereby advised in your own interest to submit the complete case, along with all the requisite Plans/Documents and Fee/Fine/Penalties, within **10 days** of issuance of this letter, enabling this office to proceed further. In case of non-compliance, the subject request would be treated as **Disposed Of** and **Un-approved**.

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

Copy to:-

1. Member (P&D), CDA
2. DG (Building & Housing Control), CDA
3. Director Enforcement (East), CDA
[It is requested to take action for demolition/removal of works/buildings/structures constructed, in this Scheme, in co-ordination of this Office & Directorate of Building Control (South), CDA, 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].
4. Director Building Control (South), CDA
[It is requested to initiate action for demolition/removal of the Illegal buildings/ structures constructed, without approval of Building Plans, 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)].
5. Director (I.T), CDA
[It is requested to Upload this letter on CDA Website for Awareness of the General Public & All Stakeholders]

Computer Dte. CDA,
Dy. No. 2045
Dated: 16-9-26.

6. Chief Executive, Islamabad Electric Supply Company (IESCO), Islamabad
[It is requested that Service Connections may be provided strictly in accordance with the Approved Layout Plan and Sanctioned Building Plans by CDA in this Scheme and all such like Schemes. **Clause-40(13)** 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" is referred]
7. General Manager, Sui Northern Gas Pipelines Limited (SNGPL), Islamabad
[It is requested that Service Connections may be provided strictly in accordance with the Approved Layout Plan and Sanctioned Building Plans by CDA in this Scheme and all such like Schemes. **Clause-40(13)** of the Regulations, *ibid*, is referred].
8. Director Press Information Department (PID), Near Zero Point, Mauve Sector G-7/4, Islamabad
[It is requested will not allow to publish advertisement of any Private Housing/Farm Housing Scheme/Vertical Housing Project/Commercial Scheme/Standalone Commercial Project within ICT, without approval of CDA. PEMRA/PTA may block all Websites of Private Housing/Farm Housing Schemes/Vertical Housing Project/ Commercial Schemes/Standalone Commercial Projects launched before approval of Layout Plans/Building Plans of the Schemes/Projects, from the CDA, **Clause-40(14)** of the Regulations, *ibid*, is referred].
9. Mrs. Kiran Saeed, Director Housing (Monitoring & Evaluation), CDA
10. Director Estate Management-III, CDA
11. Director Law-I, CDA
12. Director Staff to the Chairman, CDA
13. DC, CDA/Sr. Special Magistrate, CDA
14. 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]
15. PS to Member (Estate), CDA
16. Master File



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

ANNEX - A

OBSERVATION REGARDING REVISED LOP BAHRIA TOWN (PHASE II, III, V & VI)

1. The Soan Highway has been excluded from the Layout Plan, which is already Transferred to CDA.
2. The area under Service Lanes and Median of Roads cannot be considered as Open/ Green Spaces.
3. Park with Restaurant is not allowed. The land is already Transferred to CDA.
4. Dimensions of Commercial Plots in Civic Center has not been Marked.
5. RoW of Nullah/ Open Drain passing through Phase-VI has not been mentioned.
6. Hydrology study regarding the Nullah is not submitted.
7. The Prevailing Planning Standards should be used for the Additional area.
8. Dimensions of all irregular Plots should be marked.
9. Remove the detailed Planning of Bahari III-E & IV