



No. CDA/PLW/RP-4(14)/2019-22/ 104

Islamabad, 25th May, 2026

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

Subject:- SHOW CAUSE 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, 2023]
ILLEGAL CONSTRUCTION OF BUILDINGS ON AMENITES/PUBLIC BUILDING PLOTS ALREADY TRANSFERRED/MUTATED TO CDA

Ref:-

- i. Please refer to this Office Letters/Notices, dated **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.
- ii. Your Office letter No. IBECHS/33/2009/318, dated 06-5-2026, received on 18-5-2026, regarding the subject matter.

It is informed that the Contents of your Office letter, dated 06-5-2026, received on 18-5-2026, referred at **Sr. No. ii** above, are **Not Agreed** on the following grounds:

- a. The Public Building Area measuring 8,005 Kanals stands transferred to CDA, vide Transfer Deed Nos. 8444 & 8959, dated 30-5-2009 & 21-6-2018, which is still intact and valid without any amendment/change. This land is also, reportedly, mutated in the name of CDA. The contents of the Transfer Deed clearly depict that CDA is an absolute and lawful owner of the Transferred Land.
- b. The Regulations are always **Prospective** and Not Retrospective.
- c. The routine letters/correspondence cannot overrule the **mandatory Regulatory requirements**.
- d. The said land is reportedly mutated in the name of CDA.
- e. It is Settled Law that if the foundation/basis faulty/wrong, all the **superstructures shall fall**.
- f. The CDA Board in its Decision dated **03-10-2019**, regarding, "Request for issuance of No Objection Certificate (NOC) Gulberg Greens Farm Housing Scheme sponsored by M/s Intelligence Bureau Employees C-operative Housing Society, Zone-4, Islamabad", approved the NOC. **Para-3 of the Summary placed before the CDA Board clearly mentioned that the 8,005 Kanals land was Transferred in the name of CDA. NOC was issued on this express condition.**

2. In the light position detailed above and 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 **again** directed in your own interest to immediately stop building constructions on the subject plots and refrain from illegally utilizing all such like Plots which already **stands transferred/mutated** to the Authority and submit Compliance Report to CDA in **7 Days**.

3. It is made clear that, if this **Show Cause Notice** is not complied within **7 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.

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

5. This is issued without prejudice.

(IJAZ AHMAD SHEIKH)
DG (Spatial 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(F&D)/2023/9034, dated 10-8-2023, on the directions of CDA Board]
2. **Director Building Control (South), CDA**
[He is requested to apprise this Office, whether any Building Plans have been Approved from CDA. Otherwise, the details of actions initiated/taken against aforementioned illegal construction of buildings on Plots already transferred to CDA]
3. **Director (EM-III), CDA**
[It is requested to proceed further in compliance of the CDA Board Decision, dated 08-4-2025]
4. **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 (Building & Housing Control), CDA
4. DG (Law), CDA
5. Dy. DG (Enforcement), CDA
6. Director (Monitoring & Enforcement), Planning Wing, CDA
7. **Director (I.T), CDA**
[It is requested to Upload this Show Cause Notice on CDA Website for Awareness of the General Public & All Stakeholders]
8. DC, CDA/Sr. Special Magistrate, CDA
9. Director Staff to the Chairman, CDA



Computer Use CDA
Dr. M. J. Khan
Date: 2-6-26

mb

10. Additional Deputy Commissioner (ADCR), ICT, F-8 Markaz, Islamabad

11. 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".

10. PS to Member (Estate), CDA\

11. Master File

(EJAZ UL HASAN)
Director Regional Planning