



**CAPITAL DEVELOPMENT AUTHORITY  
PLANNING WING  
(Directorate of Regional Planning)**



No. CDA/PLW-RP-1(1054)/2025/Vol-IV/2025

Islamabad, September 07, 2026

**Secretary,**  
Jammu & Kashmir Cooperative Housing Society,  
Zone-IV, Expressway, Islamabad.

**Subject: REQUEST FOR APROVAL OF LAYOUT PLAN OF KASHMIR GARDENS AGRO FARMING SCHEME AT MOUZA PHAG, PANWAL AND BHOKKAR ZONE-IV ISLAAMABAD.**

**Ref:** This office letters No. CDA/PLW-RP-1(1054)/2012/Vol-II/223 &133, dated 26-12-2022, 04-6-2025 & 29-6-2026, on the subject noted above (copies enclosed)

I am directed to inform that your requested regarding the subject matter has been examined in the authority and it is conveyed vide referred letters to provide the pre-requisite documents/ information/ Plans, without any discrepancies and complete in all respect, for proceeding further in the matter, however, you miserably failed to submit the pre-requisites.

2. It is **once again** requested in your own interest, to provide the ~~following pre-requisite documents/ information/ Plans, without any discrepancies and~~ complete in all respect and enable this office for proceeding further in the matter. In case of failure the instant request regarding approval of LOP of Agro-farming Scheme, "Kashmir Gardens" will be considered disposed-off;

- i. Duly attested Registration Certificate bearing name/ address of the Company/ Society and names and names of Directors/ Sponsors/ Proprieties.
- ii. Certified true copies of Articles and Memorandum of Association.
- iii. CNICs of the Directors/ Sponsors/Proprietors of the Company Society.
- iv. Statement of verifiable financial document/ resources through last Audited Report.
- v. Name of Focal Person to Liaison with CDA on behalf of the Company/ Society.
- vi. Original/ Fresh copies of Register Haqdaranc-Zameen (Fard) attested by Telisildar ICT and certified copies of sanctioned mutations in the name of sponsors. [Fard Malkiyati Bakhana Kasht/ Mustary Miqdar Shamilat].
- vii. Aks Shajra/Khasra Plan showing clear boundaries of the scheme/ project, certified by Tehsildar; certifying that true possession of land by the sponsors that, "the land measuring in relevant Mouza District Islamabad shown in colored boundary is owned and possessed by the sponsors and is one contiguous piece".

- viii. Khasra Gardwari for Shamalati Land attested by Gardawar/ Qanoongo/ Naib Tehsildar.
- ix. Khasra Gardwari for Shamalati Land attested by Gardawar/ Qanoongo/ Naib Tehsildar.
- x. Non-Encumbrance Certificate (NEC) from Tehsildar/ Registrar/ Sub-Registrar/ Naib Tehsildar.
- xi. Aks Shajra of the Scheme superimposed on Contour Plan
- xii. Layout Plan Concept Report  
Total Area of Scheme, Location, Existing Topographic features, source of water, Planning Standards, proposed schedule of plots, proposed population, rain water harvesting plan for scheme, Traffic Impact Assessment, Emergency & Disaster Management & Solid Waste Management Plan, Sewage Disposal Plan, etc. Without these documents no shall be proceeded for its approval.
- xiii. Scrutiny fee for Layout Plan of Scheme amounting to **Rs. 8,114,560/-** to be submitted in the shape of Pay Order in favor of DDO (Planning), CDA.

3. It has been observed that development work and construction of building is being carried out in the scheme prior to approval of Layout Plan and issuance of No Objection Certificate (NOC) from the authority, hence, is illegal/ unauthorized, you are directed to immediately stop the advertisement, marketing, sale/ purchase, transfer & allotment of plots, landscaping & development work in the scheme.

4. This is issued with approval of DG (Spatial Planning), CDA.

**(EJAZ UL HASAN)**  
**Director Regional Planning**

**Copy to:-**

1. Member (P&D), CDA
2. Deputy Commissioner, ICT, Islamabad  
[It is requested to issue necessary directions to concerned Magistrate in compliance of Para-21 (iii) of the Islamabad High Court Judgment in ICAs Nos. 83/2017, 84/2017, 20/2018 & 21/2018, dated 12-7-2018, which reads as under:  
"Chief Commissioner, Deputy Commissioner, Inspector General of Police, SSP Islamabad, concerned SHO, and Magistrates are directly responsible for compliance of CDA By-laws as well as directions referred in this Judgment"
3. S.S. P. Islamabad  
[It is requested to issue necessary directions to concerned SHO in compliance of Para-21 (iii) of the Islamabad High Court Judgment in ICAs Nos. 83/2017, 84/2017, 20/2018 & 21/2018, dated 12-7-2018, which reads as under:  
"Chief Commissioner, Deputy Commissioner, Inspector General of Police, SSP Islamabad, concerned SHO, and Magistrates are directly responsible for compliance of CDA By-laws as well as directions referred in this Judgment"
5. Dy. DG (Enforcement), CDA  
[It is requested to take action for demolition/removal of works/buildings/structures constructed, in this Illegal 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].

6. 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)].

→ 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. 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]

9. 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].

10. 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].

11. DC (Building & Housing Control), CDA

12. Director Public Relations, CDA

13. Director Staff to the Chairman, CDA

14. DC, CDA

15. Additional Deputy Commissioner (Revenue) [ADCR],  
ICT Administration, Islamabad

16. Additional Collector Recovery/Senior Special Magistrate CDA

[It is requested to proceed further under the provisions of Section 49-C, 46 and 46-B of the CDA Ordinance 1960]

17. Joint Registrar of Companies,

Securities & Exchange Commission of Pakistan, (Companies Registration Office), State life Building, 1<sup>st</sup> Floor Blue Area, Islamabad

18. Master File

  
Director Regional Planning

COMPTROLLER OF THE CDA  
By. No. 977  
dated 9-9-26