



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



No. CDA/PLW-RP-1(1545)/2022/226-A

Islamabad, 22-09-2026.

MR. Babax Enclave

Mouza Mohya Noor,

Bani Guala, Islamabad.

Subject:- SHOWCAUSE NOTICE UNDER SECTION 49-C & 46-B OF THE CDA ORDINANCE 1960, READ WITH, CLAUSE-5 (I) & (II) OF THE ICT (ZONING) REGULATION, 1992 (AMENDED IN 2010) DEMOLISH/REMOVAL OF WORK/STRUCTURE/BUILDING AND STOPPAGE OF USE OF LAND, ILLEGAL/ UNAUTHORIZED HOUSING SCHEME NAMELY Babax Enclave ZONE-4, ISLAMABAD.

Reference Public Notices inserted in National Dailies dated 05-03-14, 16-04-15, 28-12-17, 12-02-21, 20-04-21, 15/29-04-22, 20-12-24, 17-03-23, 02-06-25.

During site visit it has been observed that Development Works for Housing Scheme and Construction of Buildings is being carried out by the sponsor of the scheme which is illegal/ unauthorized Housing Scheme in Zone-IV, Islamabad.

2. This Work/ Structure / Building is being Constructed / Erected and Land is being used in contravention of the provisions of CDA Ordinance 1960, ICT Zoning Regulation 1992 and Islamabad Capital Territory Building Control Regulations 2020. Therefore, you are directed to demolish/remove the said Work. Structure / building and to desist using the land, within 15 days of the issuance of this Order.

3. Public Notice was published in National Dailies wherein all the sponsors of illegal/ Un-authorized Housing/ Farm-Housing Schemes were advised in their own interest to obtain approval from CDA by submitting their Layout Plans as per the relevant provisions and approved planning standards/ land use percentages, however, nothing in this regard has been received.

4. It is made clear that if the above Order is not complied with within 15 days, the above illegal work/structures/buildings will be removed. Demolished and use of land stopped by using Force (including Police Force) by CDA the cost will be recovered, by CDA for the construction of work/structures/buildings and use of land in contravention of the provisions, as aforesaid.


(EJAZ-UL-HASSAN)
Director (Regional Planning)

Distribution: -

1. **The DC, ICT, Islamabad, Mauve Area, G-11/4, 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 12-07-2018. It is further requested to issue necessary directions to Tehsildar, ICT Islamabad that registrations & Execution of Mutations of Land by the sponsors of illegal works/ structures/ buildings/ land uses may not be entertained.

2. **The SSP, ICT, Islamabad**, is requested to issue necessary directions to concerned SHO in compliance of Para-21 (ii) of the Islamabad High Court Judgment in ICAs Nos.83/2017, 84/2017, 20/2018, 21/2018, dated 12-07-2018.
3. **The DG (B & HC), CDA**, is requested to initiate action against all illegal Structures/ Building being constructed/ Erected in contravention of the provisions of CDA Ordinance 1960 the Pakistan Capital Regulation (MLR) 1982, ICT Zoning Regulation 1992 and Islamabad Capital Territory Building Control Regulation 2020, under Section 49-C of CDA Ordinance 1960, Clause 5(1) of ICT Zoning Regulations 1992 and relevant provisions of Islamabad Capital Territory Building Control Regulation 2020.
4. **The DG Enforcement, CDA**, is requested to initiate action, against illegal Works/ Structures / Buildings being Constructed / Erected and Land being the Pakistan Capital Regulation (MLR) 1982 & ICT Zoning Regulation 1992. Under Section 49-C of CDA Ordinance 1960. Clause 5(1) of ICT Zoning Regulations 1992, Clause-3(2) read with Schedule-II, part -VI (283) of CDA Conduct of Business Regulation, 1985.
5. **The DC, CDA**, is requested to initiate proceedings against Sponsors of illegal Works/ Structures/ Buildings, Under the provisions of Clauses 5(i) & (ii), Chapter-IV of ICT (Zoning) Regulation, 1992, read with Section 46, 46-B and 49-c of CDA Ordinance, 1960.
6. **The Chief Executive IESCO**, Head Office, Street No. 40, Sector G-7/4, Islamabad. It is requested that the Service Connections may Not be provided to the illegal works/ structures/ buildings/ land uses and previously provided connections may be disconnected.
7. **The GM, SNGPL**, Sui Southern Gas Pipeline Ltd. (SNGPL), Plot No.27-30, Industrial area, Sector I-9, Islamabad. It is requested that the Service connections may not be provided to the illegal works/ Structures / Buildings/ land uses.
8. **The Region GM, PTCL**, Islamabad Region, House Sector F-5/1, Islamabad. It is requested that the Service Connections may Not be provided to the illegal Works/ Structures/ Buildings / Land uses.
9. **The Director (L&R), CDA**, is requested to direct his staff to be vigilant, observe strict watch and ward of the illegal Works/Structures/ Buildings/ Land uses and make sure that no CDA Land is being encroached by the Sponsors, in any manner whatsoever.
10. **The DG (Environment), CDA**, is requested to initiate against Sponsor of illegal works/ Structures/ Buildings/land uses, under the Provision of Islamabad Preservation of landscape Ordinance 1966 and Environmental Protection Regulation, 2008.
11. **The Director (Municipal Administration)**, is requested to direct the concerned staff to be vigilant and observe strict watch and ward and make sure that No advertisement of illegal works/ Structures/ Buildings/ Land uses is permitted in the ICT Limits.
12. **The Director Public Relation, CDA**, is requested to advise Print and Electronic Media to advertise Private Projects/ Scheme only with prior Permission/ NOC/ Approval of CDA, in best interest of the public at large. It is further requested to share this letter with the Print & Electronic Media for awareness of the General public. For any information Director Regional Planning may be contacted.
13. **The Director I.T, CDA**, is requested to Up-loaded this Complete Letter on CDA Website for Awareness the General Public.

Copy:

1. P.S to Chairman, CDA.
2. P.S to Member (P&D), CDA.
3. P.S to Member (Estate), CDA.
4. P.S to Member (Environment), CDA
5. Master File.

Egaj Khan
Director Regional Planning

Computer Dte CDA
Dy. No. 2338
Dated: 9-10-26