

No. CDA/PLW/HS(700)/2003/Vol-III/ 304

Islamabad, 14th September, 2026

Engr. Muhammad Saleem,
Dy. Chief Executive,
M/s Bahria Town (Pvt) Ltd.,
New Bahria Head Office, Business District,
Bahria Town, Phase-8, Rawalpindi.

Subject:- **CANCELLATION/WITHDRAWAL OF LAYOUT PLAN OF "BAHRIA TOWN (PHASE III-E & IV)", ZONE-5, ISLAMABAD, SPONSORED BY M/S BAHRIA TOWN (PVT) LTD.**

Ref:- Please refer to this Office letters dated 28-5-2013, 27-9-2013, 02-10-2013, 19-9-2014, 21-01-2015, 05-01-2023, 06-01-2023, 20-3-2025, 21-5-2025, 01-9-2025, 05-9-2025, 01-12-2025, 29-12-2025, 15-01-2026\, 06-3-2026 & 19-3-2026, regarding the subject matter, including Violations of Approved LOP & **Construction of Illegal Buildings along Corniche Road, on Park, Graveyard & in Riverbed.**

It is informed that the Layout Plan of "**Bahria Town (Phase-III E & IV)**" **Housing Scheme**, sponsored by M/s Bahria Town (Pvt) Ltd. over an area measuring 2,999 Kanals, was approved by CDA, on **08-12-2010**, subject to terms & conditions mentioned in the letter. It has been observed that M/s Bahria Town (Pvt.) Ltd. (BTPL) has failed to comply with the terms & conditions of the Layout Plan approval and complete the pre-requisites for obtaining **NOC** for the scheme from CDA, despite lapse of about **15 years**. Instead, the sponsors of the scheme executed the development works at site and sale of land/plot of the scheme before the NOC of the scheme is obtained from CDA. M/s BTPL was clearly informed, through LOP approval letter of the scheme, that they will refrain from carrying out any development work at site and sale of land/plots of the approved housing scheme before the NOC of the scheme is issued by CDA. Thus, development of the scheme at site and construction of buildings in the scheme without obtaining NOC is violation of the CDA Ordinance 1960 and ICT (Zoning) Regulation, 1992.

2. It has also been observed with grave concern that various **Violations of Approved Layout Plan** have been made on site. Therefore, M/s BTPL was directed, vide this Office Notice No. 204, dated **21-5-2025**, to get the all the plots of Public Amenities (Parks/ Playgrounds/ Open Spaces/ Public Buildings etc.) vacated, and restore it as per the **Approved Layout Plan**, and submit a **Compliance Report** in this regard, within 10 days of issuance of this Notice. M/s BTPL, replied aforementioned Notice vide letter dated **29-5-2025**. However, it is made clear that said Reply is not based on facts and had not been accepted by CDA.

3. Upon Non-compliance of Notice dated 21-5-2025, Final Show Cause Notice, 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, framed under ICT Zoning Regulations, 1992", was issued on **05-9-2025**, wherein, M/s BTPL are directed to:

Remove, demolish or alter the building, structure or work, or stop the use of the land and, in so doing, may use such force including police force as may be necessary and may also recover the cost therefor from the person responsible for the erection, construction or use of the building, structure, work or land in contravention of the provisions as aforesaid, reading the Buildings constructed on the Land/Plots Transferred to CDA, in 7 days, without Excuse & Fail.

4. Further, the Directorate General of Federal Audit has framed **Audit Para 3.4.65/2023-24**, titled "Illegal Construction of Commercial Building along Corniche Road, Bahria Town Phase III-E & IV, Zone-5, without prior approval from the CDA and Violation of the Layout Plan". The Departmental Accounts Committee (DAC), headed by the Secretary Ministry of Interior, has discussed the Para and Ordered to Remove such Illegal Commercial Buildings, constructed in Riverbed, Graveyard & Park/Open Space.

5. It is pertinent to mention here that this office has received your request for approval of Revised & Extended Layout Plan of Bahria Town (Phase-III-E & IV), over an area measuring 3,251 Kanals, at Mouza Kotha Kalan & Mouza Humak, Zone-5, Islamabad, vide letter dated 22-5-2025, 15-9-2025 & 19-01-2026. The same has been examined and Observations have been issued vide letter dated 06-3-2026.

6. It is further informed that the Honorable Islamabad High Court, Islamabad, in the **WP-2766/2019**, 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.

7. **Clause-5** of the ICT (Zoning) Regulation, 1992 read with **Clause-42** of "Regulation for Planning and Development of Private Housing/ Farm Housing, Apartments/ Commercial Schemes/ Projects in Zones-2, 4 & 5, of Islamabad Capital Territory, 2023, titled as "**Penalties for Violations**", is reproduced as under:

- (5) Any person, group of persons, organization, etc., if found violating any provision of this Regulation shall be liable to be proceeded against as under:
 - i. The Offending Structure made in violation of the provisions of this Regulation, and/ or ICT Building Control Regulation, 2020, shall be liable to demolition in accordance with Section 49-C of the CDA Ordinance, 1960, unless regularized by the Authority on the payment of compounding fee as may be fixed by the Authority from time to time.
 - ii. **NOC/ Permission given by the Authority to any person, group of persons, organization, etc., for a scheme shall be liable to be cancelled.**

iii. Any person, group of persons, organization, etc., found guilty of violating any of the provisions of this Regulation or who or which without lawful excuse fails or refuses to comply with any direction or order issued by the Authority in this behalf may be proceeded against under Section 46 and 46-B of the CDA Ordinance, 1960, in addition to action under clauses (i) and (ii) above.

8. Therefore, under the provisions of the **Clause-5 (ii)** of the ICT (Zoning) Regulation, 1992, as aforementioned, the Layout Plan (LOP) of "**Bahria Town (Phase III-E & IV**", Zone-5, Islamabad, dated **08-12-2010** is hereby **CANCELLED/WITHDRAWN**, with immediate effect.

9. In addition to above, the following has also been decided by the Authority:

- a. **Suspension** of Approval of Building Plans of subject Scheme by CDA.
- b. **Suspension** of Processing/ Approval of other cases of M/s BTPL, being defaulter of CDA

9. This is issued with the Approval of Member (P&D), CDA, and without prejudice.

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

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"

4. Director Enforcement (East), 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

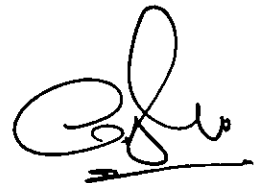
[It is requested to initiate action for demolition/removal of the Illegal buildings/ structures constructed, without approval of Building Plans, under the provisions of Section 49-C of CDA Ordinance 1960, the Pakistan Capital Regulation (MLR) 1982, Clause 5(i) ICT Zoning Regulation 1992 and relevant Clauses of Islamabad Capital Territory Building Control Regulation 2020 (amended in 2023)].

Director (I.T), CDA

[It is requested to Upload this Show Cause Notice on CDA Website for Awareness of the General Public & All Stakeholders]

By. No. 2048
Dated: 16.9.26

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. DG (Building & Housing Control), CDA
12. Director Public Relations, CDA
13. Mrs. Kiran Saeed, Director Housing (Monitoring & Evaluation), CDA
14. Director Estate Management-III, CDA
15. Director Law-I, CDA
16. Director Staff to the Chairman, CDA
17. DC, CDA
18. Additional Deputy Commissioner (Revenue) [ADCR],
ICT Administration, Islamabad
19. 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]
20. 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]
21. PS to Member (Estate), CDA
22. Master File



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