



CAPITAL DEVELOPMENT AUTHORITY  
PLANNING WING  
Directorate of Regional Planning



No.CDA/PLW/RP/Zone-4(13)2018/99

Islamabad, 12<sup>th</sup> May, 2026

**Engr. Muhammad Saleem**  
Deputy Chief Executive,  
M/s Bahria Town (Pvt.) Ltd.  
Plot # 65, M-R Road, M-Commercial  
Bahria Town Phase-8, Rawalpindi.

**Subject:-** SHOW CAUSE NOTICE  
NON-FULFILMENT OF TERMS & CONDITIONS OF NOC LETTER, DATED  
30-10-2019, FOR DEVELOPMENT OF BAHRIA ENCLAVE-II FARM  
HOUSING SCHEME, SIMLY DAM ROAD, ZONE-4 (D), ISLAMABAD,  
SPONSORED BY M/S BAHRIA TOWN (PVT.) LTD.

**Ref:-**

- LOP Letter No. CDA/PLW/RP-Zone-4(13)/2011/68, dated 03-11-2011,
- NOC letter No. CDA/PLW/RP-Zone-4(13)/2011/254, dated 16-7-2014,
- LOP Letter No. CDA/PLW/RP-Zone-4(13)/2018/635, dated 25-5-2018,
- NOC letter No. CDA/PLW/RP-Zone-4(13)/2018/314, dated 30-10-2019,
- Notice regarding the Extension Charges issued vide letter CDA/ PLW/ RP-Zone-4(12)/2011/Vol-III/220, dated 03-6-2025.

It is informed that 1<sup>st</sup> Layout Plan of Bahria Enclave-II Farm Housing Scheme, Simly Dam Road, Zone 4-D, over an area measuring 2,047 Kanals sponsored by M/s Bahria Town (Pvt.) Ltd was approved on 03-11-2011. Subsequently NOC was issued on 16-7-2014. The Completion Period of this Scheme was Five Years i.e., 16-7-2019, but the same has not been developed/completed till date.

2. 2<sup>nd</sup> (Revised & Extended) Layout Plan of Bahria Enclave-II Farm Housing Scheme, was approved on 25-5-2018 over an area measuring 2,489 Kanals, having 217 Farm Housing Plots and 276 Commercial Plots. Thus, Additional Area of 442 Kanals was Approved. Subsequently, NOC for the Scheme was issued by CDA on 30-10-2019, duly approved by the CDA Board in its meeting, dated 03-10-2019. This NOC was subject to the fulfillment of formalities under provisions of Modalities and Procedures, framed under ICT Zoning Regulations 1992, for the development of Private Housing Schemes in Zone-2&5 of ICT. The Completion Period of Additional Area of 442 Kanals was 3 years, which has also expired on 03-10-2022. However, it has been observed that M/s BTPL failed to develop the Scheme within stipulated time. M/s BTPL has carried out approximately 30% of the development works only till date.

3. As per the "Revised Modalities & Procedures (2020) framed under ICT (Zoning) Regulation, 1992 (as amended) for Development of Private Housing/ Farm Housing Schemes in Zones 2, 4, & 5 of Islamabad Capital Territory Zoning Plan", Gazette Notified vide No. S.R.O 64(I)/2020, dated 29-1-2020, and Letter of NOC, dated 30-10-2019, the Status of **Compliance/Fulfilment** and Submission of the Documents, Plans & Fee, etc. by the Society, is as under:-

Sr. No.	Documents/Plans/ Fee	Reference	Submission Status	Misc./ Remarks
1.	The sponsors shall submit Environmental Clearance from Pakistan Environmental	Para-1(i) of NOC	Submitted	-

	Protection Agency (Pak EPA) within the one year from the issuance of this conditional NOC.			
2.	Development of the scheme shall be in accordance with the Layout Plan, Services Design and Building Plan as approved by the Authority	Para-1(ii) of NOC	<b>Not Complied</b>	Extended Area/ Boundary
3.	The sponsor shall strictly confine the scheme within the approved area i.e., 2489.38 Kanals and no extension/revision/amendment in the approved scheme shall be made prior to the approval of CDA.	Para-1(iii) of NOC	<b>Not Complied</b>	Extended Area/ Boundary
4.	The Layout Plan of the scheme approved vide letter No.CDA/PLW/4(13)/2018/635, dated 25/05/2018, would be strictly followed and no change(s) shall be made in the approved Layout Plan	Para-1(iv) of NOC	<b>Not Complied</b>	Extended Area/ Boundary
5.	The easement of Nullah(s) and prominent land features, etc. shall be clearly identified and preserved as open spaces.	Para-1(v) of NOC	<b>Not Complied</b>	-
6.	All Buildings to be constructed in the scheme shall be subject to the ÇDA Building Regulations as may be amended, modified or substituted from time to time.	Para-1(vi) of NOC	-	Buildings Not Constructed
7.	Sponsors of such schemes shall arrange, at their own cost, the entire development of the scheme without any obligation on the part of the Authority.	Para-1(vii) of NOC	<b>Not Complied</b>	Development of the Scheme has not yet been completed.
8.	The development of the scheme will be completed within five years, as per Engineering Designs and Specifications Vetted by 3 <sup>rd</sup> Party. The services at site shall be maintained by the sponsors.	Para-1(viii) of NOC	<b>Development of the Scheme has not yet been Completed.</b>	Extension Charges for 1 <sup>st</sup> LOP/NOC = 57.308 million Extension Charges for 1 <sup>st</sup> LOP/NOC = 2.213 million
9.	The validity of the NOC shall automatically be deemed to have been withdrawn in case the sponsors do not complete at least 10% of development works within one year from the date of issuance of the NOC.	Para-1(ix) of NOC	Approx 40% Scheme Developed	-
10.	The sponsors shall submit to the Director (Planning) the detailed Work Schedule in respect of implementation of the Scheme.	Para-1(x) of NOC	Submitted on 04-11-2019	
11.	Monthly Progress Report shall be submitted to the Director (Planning) till the completion of the scheme.	Para-1(xi) of NOC	<b>Not Submitted</b>	-
12.	The scheme shall have independent Water Supply and Primary Sewage Treatment System which will be arranged by the sponsors at their own cost.	Para-1(xii) of NOC	<b>Not Complied</b>	Development of the Scheme has not yet been completed.
13.	The provision of water supply will be sole responsibility of sponsors and CDA would assume no responsibility for the supply the water to the resident of the scheme.	Para-1(xiii) of NOC	<b>Not Complied</b>	Development of the Scheme has not yet been Completed.
14.	The disposal of Sewage shall be made through the trunk Sewer which will terminate at a	Para-1(xiv) of NOC	<b>Not Complied</b>	Development of the Scheme

	Sewerage Treatment Plant (STP) for primary treatment.			has not yet been Completed.
15.	The sponsors shall strictly adhere to the clauses of the Mortgage Deed and Transfer Deed registered with Joint Sub-Registrar, ICT.	Para-1(xv) of NOC	Sponsors were asked to submit report regarding the Present Site Position of Land/Plots, already Mortgaged with CDA, as Guarantee for Quality & Timely Development of the Schemes, vide letter dated 26-3-2025. But No Report has been submitted.	
16.	The plots Mortgaged with the CDA by the Sponsors will be released after the Committee appointed by the CDA has certified that the development works have been completed as per approved schedule, specifications and design.	Para-1(xvi) of NOC	-	-
17.	The sponsors shall not allocate the plots mortgaged with the CDA to any one until the same are re-deemed by the Authority in favor of the sponsors.	Para-1(xvii) of NOC	Sponsors were asked to submit report regarding the Present Site Position of Land/Plots, already Mortgaged with CDA, as Guarantee for Quality & Timely Development of the Schemes, vide letter dated 26-3-2025. But No Report has been submitted.	
18.	The plots reserved for Amenities and Public Buildings shall not be utilized by the sponsor for any other purposes other than prescribed in the approved Layout Plan.	Para-1(xviii) of NOC	Sponsors were asked to submit report regarding the Present Site Position of Land/Plots, already Mortgaged with CDA, as Guarantee for Quality & Timely Development of the Schemes, vide letter dated 26-3-2025. But No Report has been submitted.	
19.	The area of Agro farm Scheme shall be demarcated on ground within one month.	Para-1(xix) of NOC	<b>Not Complied</b>	Area of the Scheme has not been demarcated on ground.
20.	The Mortgaged and Transferred Land shall be clearly demarcated on ground and Display Boards installed in this regard for information of General Public during the entire period of its execution.	Para-1(xx) of NOC	<b>Not Complied</b>	Mortgaged and Transferred Land has not been demarcated on ground
21.	The scheme shall be open for inspection to the CDA during the entire period of its execution.	Para-1(xxi) of NOC	-	-
22.	The sponsors shall pay to the CDA Inspection/Monitoring fee during the execution stage of the scheme as per rates notified by the authority from time to time.	Para-1(xxii) of NOC	<b>Not Deposited</b>	-
23.	Possession of individual plots in the scheme shall not be handed over by the sponsor till the entire scheme is fully developed and completion certificate in this behalf has been obtained from the Authority.	Para-1(xxiii) of NOC	-	-
24.	After completion and allotment, the scheme shall be maintained by the sponsors or by an association of the allottees, as the case may be till such time it is taken over by the Authority.	Para-1(xxiv) of NOC	Development Not Completed	-
25.	The Building Plans along with Structure Plans of the Buildings in the scheme prepared in accordance with the prevailing Planning Parameters and Building Regulations will be submitted to CDA for approval.	Para-1(xxv) of NOC	-	-
26.	Total covered area of Agro farm shall not exceeded 9000 Sft.	Para-1(xxvi) of NOC	-	-
27.	Undertaking on stamp paper duly attested by Notary Public shall be submitted to CDA within	Para-1(xxvii) of NOC	Submitted	Affidavit No. A822754

	seven days from the date of issue of this NOC regarding acceptance of above listed terms and conditions.			dated 13-4-2022
28.	In case of violation of any of the above term(s), the NOC shall be liable to cancellation.	Para-1(xxviii) of NOC	-	-

4. It is evident from the above detailed factual position that M/s BTPL have **Failed** to abide by the relevant provisions of "Revised Modalities & Procedures (2020) framed under ICT (Zoning) Regulation, 1992 (as amended) for Development of Private Housing/ Farm Housing Schemes in Zones 2, 4, & 5 of Islamabad Capital Territory Zoning Plan", Gazette Notified on **29-01-2020**, and Terms & Conditions of the NOC Letter dated **30-10-2019**, as well as filed to develop the scheme within stipulated time.

5. M/s BTPL, are therefore advised in their own interest to strictly comply with the aforementioned provisions of the Regulations, *ibid*, and Terms & Conditions of the LOP Approval Letter and NOC, and submit a Compliance Report, as well as deposit the **Fee for Extension in Completion Period** amounting to **Rs. 59.521 Million**, through Pay Order in favor of D.D.O (Planning), CDA, **within 15 Days**, positively. In case of Failure, the case will be initiated for the **Cancellation/Withdrawal** of the LOP and NOC.

6. The following **Punitive Actions**, in addition of above, may also be initiated against you, being the **Defaulting Sponsor**:

- a. The Case will be referred to **Sr. Special Magistrate/DC**, CDA for **Recovery** under Section-49/C of the CDA Ordinance, read with relevant Clauses of the Land Revenue Act, 1967.
- b. **Suspension** of Approval of Building Plans of your Scheme by CDA.
- c. **Sale of Mortgaged Plots** with CDA (even along with superstructures, if illegally allotted & built), for Development of your Defaulting Scheme
- d. **Sealing** of your Society Offices & Site Offices
- e. **Suspension** of Processing/ Approval of other Cases of M/s BTPL, being defaulter of CDA

7. 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**.

8. This is issued without prejudice.

(IJAZ AHMAD SHEIKH)  
DG (Spatial Planning)

**Director Regional Planning, CDA**

[He is directed to peruse the matter vigorously and submit Report on regular basis, in all such like cases]

**Copy to:-**

1. Member (P&D), CDA
2. Deputy Commissioner, ICT/Registrar Co-operative Societies, Islamabad.
3. DG (Building & Housing Control), CDA
4. Dy. DG (Enforcement), CDA
5. Director Building Control (South), CDA
6. Director Housing (Monitoring & Evaluation), CDA

7. Director (EM-III), CDA

→ 8. **Director (I.T), CDA**

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

9. Joint Registrar of Companies.

Securities & Exchange Commission of Pakistan, (Companies Registration Office), State life Building, 1<sup>st</sup> Floor Blue Area, Islamabad  
[w.r.t Section-456 of the SECP Act, 2017]

10. Director Staff to the Chairman, CDA

11. Sr. Special Magistrate DC, CDA

12. PS to Member (Estate), CDA

13. Master File



(HUNAIN KHAN)  
Dy. Director-III (RP)