



**CAPITAL DEVELOPMENT AUTHORITY
PLANNING WING
Directorate of Housing Societies**



No. CDA/PLW-RP-2(767)/04/Vol-III/

254

Islamabad, 16th July, 2026

Sardar Sabeel Mumtaz,
Secretary,
Jammu & Kashmir Co-operative Housing Society,
Community Center, Sector G-15 Markaz,
Main G. T. Road, Islamabad.

Subject: NOTICE FOR NON-FULFILMENT OF TERMS & CONDITIONS OF LAYOUT PLAN APPROVAL DATED 12-01-2008, BY "KHAYABAN-E-KASHMIR-II HOUSING SCHEME", SPONSORED BY M/S M/S JAMMU & KASHMIR COOPERATIVE HOUSING SOCIETY, ZONE-5, ISLAMABAD.

Ref: Please refer to this office letter No. CDA/PLW/HS(767)/2004/Vol-I/774 & 930, dated 01-7-2010 & 17-8-2010 (copies attached), regarding the subject matter.

I am directed to inform that the Layout Plan of Khayaban-e-Kashmir-II, Zone-5, Islamabad, sponsored by M/s Jammu & Kashmir Cooperative Housing Society, over an area measuring **1280 Kanals**, was approved by the Authority on **12-01-2008**. Accordingly, the Land under Public Amenities i.e. Roads, Open Spaces/ Parks, Graveyard etc. measuring **543.80 Kanals**, have been transferred in the name of CDA vide **Transfer Deed No. 14866, dated 15-12-2008**. Similarly, land measuring **135.48 Kanals** had been **Mortgaged with CDA**, as Guarantee for Timely & Quality Development, vide **Mortgage Deed No. 14867, dated 15-12-2008**. The sponsor has not fulfilled the terms & conditions of approval letter; therefore, **NOC had Not yet been issued**.

2. It is further informed that vide above referred letters, you were advised to submit the following documents/ information, to process the case further for issuance of NOC:

- i. Mortgage deed as amended.
- ii. Redemption deed for redemption of mortgaged land vide registration deed No.14867.
- iii. Environmental Clearance report from PAK EPA.
- iv. Copies of Inteqalaat of land transferred in favor of CDA duly attested by Tehsildar, Islamabad

3. However, the same has not yet been submitted by the M/s J&KCHS. It is, therefore, you are once again directed, in your own interest to submit the above-mentioned documents/ information, within 7 days of issuance of this letter, enabling this office to proceed further.

4. In case of failure to do so, the Authority will be constrained to take necessary actions as per the provisions of CDA Ordinance 1960, ICT (Zoning) Regulations, 1992, Regulation for Planning and Development of Private Housing/ Farm Housing, Apartments/ Commercial Schemes/ Projects in Zones-2, 4 & 5, of Islamabad Capital Territory, 2023 and

ICT Building Control Regulations, 2020 (as amended in 2023), flowing **Punitive Actions**, may be initiated against you being **Defaulting Sponsor**:

- a. Cancellation of Layout Plan of the Scheme.
- b. The Case may be referred to the Investigating Agencies like **NAB, FIA**.
- 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.

5. You are also provided an Opportunity of **Personal Hearing**, in your Defense (if any), in the Office of the Director (Housing Societies), during Working Hours, within **10 days**.

6. This is issued without prejudice.

7. This is issued with the approval of Director (Housing Societies), CDA.

(USAMA YOUNAS)
Deputy Director - II (HS)

Copy to:-

1. Member (P&D), CDA
2. Deputy Commissioner, ICT/Registrar Co-operative Societies, Islamabad
3. DG (Urban Planning / Spatial Planning), CDA
4. DG (Law), CDA
5. Director Co-ordination, CDA
6. Director Building Control (South), 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
10. Additional Deputy Commissioner (ADCR), ICT, F-8 Markaz, Islamabad
11. Tehsildar / Naib 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**, 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".

12. PS to Member (Estate), CDA
13. Master File

Deputy Director - II (HS)

Copy to: DC, CDA
By No. 1579
Dated: 20-7-26