


	CAPITAL DEVELOPMENT AUTHORITY PLANNING WING Directorate of Housing Societies	
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No. CDA/PLW/HS(862)/2025/239

Islamabad, 10th June, 2025

✓ **Mr. Wajid Naseem Sahi,**
 Secretary, Federal Employees Co-operative Housing Society (FECHS),
 Main Commercial, Street No. 9, Society Plaza, Near Post Office,
 Korang Town, Rawalpindi

Subject:- NOTICE FOR ILLEGAL CONVERSION OF PUBLIC AMENITY PLOTS, TRANSFERRED IN THE NAME OF CDA, IN "JINNAH GARDENS-I HOUSING SCHEME, PHASE-I", ZONE-5, ISLAMABAD, SPONSORED BY M/S FEDERAL EMPLOYEES CO-OPERATIVE HOUSING SOCIETY

Ref:- This Office Notice, issued vide No. CDA/PLW/HS(196)/2025/115, dated 26-3-2025, regarding the subject matter.

It is informed that Layout Plan (LOP) of the "Jinnah Gardens-I Housing Scheme", Zone-5, Islamabad, over an area measuring **2,548 Kanals**, sponsored by M/s Federal Employees Co-operative Housing Society (FECHS), was approved by CDA on **09-4-2011**, subject to conditions given in the Approval Letter, which were required to be completed within prescribed timeframe. Accordingly, the land under Roads, Parks, Graveyard & Public Buildings were Transferred in the name of CDA vide Transfer Deed Nos. 8634 & 14313, dated 08-6-2006 & 16-11-2011.

2. M/s FECHS were served with Notices, Final Notice & Show Cause Notices, to fulfill the Terms and Conditions of Layout Plan approval letter dated 09-4-2011, but M/s FECHS failed to fulfil the Terms & Conditions for obtaining NOC for start of Development Works of said scheme. Therefore, the Layout Plan of the said scheme was **Cancelled/ Withdrawn**, vide letter dated **14-8-2018**.

3. However, during the site visits, it has been observed with grave concern and viewed seriously that M/s FECHS has violated the Approved Layout Plan and **Illegally Converted** the sites reserved for Parks, Graveyard & Public Buildings, Transferred in the Name of CDA, vide aforementioned Transfer Deeds, into other uses without prior Approval of CDA. The details of **Illegal Conversions** are as under:

Sr. No.	Land Uses as per Approved LOP	Location	Block	Area (Kanal)	Land Uses on the Ground
1.	Park	Street No. 5-A	A	8.84	Residential
2.	Play Ground	Street No. 5-A&6-A	A	4.07	Residential
3.	Green Area	Street No. 6&8	A	11.67	Residential
4.	Open Space	Street No. 10-A	A	3.22	Residential
5.	Open Space	Street No. 12-A	A	4.91	Residential
6.	Open Space	Street No. 15-A	A	2.36	Residential

7.	Open Space	Street No. 15-A	A	0.88	Residential
8.	Park	Street No. 18 & 24	B	27.26	Residential
9.	Public Park	Iqbal Avenue (Street No. 36&38)	C	13.46	Residential
10.	Open Space	Street No. 49	C	1.02	Residential
11.	Green Area	Street No. 50-A	C	13.13	Masjid
12.	Park	Street No. 65&66	D	1.05	Residential
13.	Green Area	Street No. 202	D	23.50	Residential
14.	Open Space	-	D	31.50	Capital Enclave
15.	Park	Street No. 67&68	D	4.63	Residential
16.	Park	Street No. 5	E	5.40	Marquee
17.	Masjid	Street No. 29	C	0.91	Residential
18.	Masjid	Street No. 62&63	D	1.95	Residential
19.	Masjid	Street No. 197	D	1.38	Capital Enclave Housing Scheme
20.	Community Centre	Street No. 67	D	8.13	Residential
21.	School	Street No. 6&8	A	3.52	Residential
22.	School	Street No. 62&63	D	6.61	Residential
23.	School	Street No. 184& 186	D	8.06	Residential
24.	Hospital	Street No. 11	B	8.21	Residential
25.	Hospital	Street No. 198	D	6.53	Capital Enclave
26.	Over Head Tank	Street No. 16	E	0.72	OHWT + Residential
27.	S.T.P.	Street No. 34	C	6.60	Residential
28.	Graveyard	-	D	57.40	Capital Enclave

4. Forgoing in view, M/s FECHS is directed to get the all the plots of Public Amenities (Parks/ Play Grounds/ 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. In case of Failure to do so, CDA will Retrieve/Take Over the Land/Plots Transferred in the name of CDA, along with Buildings/Superstructures, Illegally Allotted & Built.

5. Furthermore, **Punitive Actions** will be initiated 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".


6. The Following actions, in addition of above, may also be initiated against you being **Defaulting Sponsor**:

- a. The Case may be referred to the Investigating Agencies like **NAB, FIA**.
- b. The Access to the Scheme may be **blocked**.
- c. **Suspension** of Approval of Building Plans of your Scheme by CDA.
- d. **Sealing** of your Society Offices & Site Offices

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 10 days.

8. This is issued on the instructions of the **Director General (UP), CDA**

9. This is issued without prejudice.


(IJAZ AHMAD SHEIKH)
Director Housing Societies

Copy to:-

1. Member (P&D), CDA
2. Deputy Commissioner, ICT/Registrar Co-operatives, Mauve area, G-11/4, Islamabad.
3. DG (Law), CDA
4. DG (Urban Planning), CDA,
5. Dy. DG (Enforcement), CDA
6. Director Building Control (South), CDA
7. Director Staff to the Chairman, CDA
8. Additional Deputy Commissioner (Revenue) [ADCR], ICT Administration, Islamabad
9. P. S. to Member (Estate), CDA
10. Master File


(MUHAMMAD MANSHA)
Dy. Director (HS)