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

No. CDA/PLW-HS(767)/2004/ 574

Islamabad, 16th December, 2025

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

2. **Secretary,**
 M/s IBECHS,
 Head Office, Street No. B-04,
 Business Park, Gulberg Greens, Islamabad

Subject: **MERGER OF "KHAYABAN-E-KASHMIR-II" HOUSING SCHEME, ZONE-5, ISLAMABAD, SPONSORED BY M/S JAMMU & KASHMIR CO-OPERATIVE HOUSING SOCIETY (J&KCHS)] WITH GULBERG RESIDENCIA HOUSING SCHEME, SPONSORED BY M/S IBECHS.**

It is informed 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 **1,280 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**. M/s Jammu & Kashmir Cooperative Housing Society, had **Failed to develop the Scheme after about 18 years of LOP Approval**.

2. However, it has been noticed and viewed seriously that **Public Notice** has appeared in National Dailies, regarding Merger of "**Khayaban-E-Kashmir-II,**" Housing Scheme, Zone-5, Islamabad, sponsored by M/S Jammu & Kashmir Cooperative Housing Society (J&KCHS)] with **Gulberg Residencia** Housing Scheme, sponsored by M/S IBECHS, **without the Consent/Approval of CDA [Annex-A]**.

3. It is further informed that the Honorable Islamabad High Court Islamabad vide order dated 20-5-2025, in **WP 2882/2024**, restrained the M/s J&K ECHS, not to sign any agreement to sell with any third party or inclusion of land of the society with any third party. The relevant portion of the order dated **20-5-2025** is reproduced as under:

4. In view of the above, the concerned, authorities of the respondent Society/ JKECHS are directed to appear before the Director (Housing Societies), CDÁ, on the 26th, 27th, and 28th of May, 2025, at 11:00 A.M., to discuss and" comply with the instructions and requirements issued by the CDA regarding the revised layout plan, in order to resolve the issue.

3470
22-12-25

5. In addition to above, till approval of revised layout plan, the JKECHS is not allowed to enter in any agreement to sell with any third party for purchase of land and inclusion of the same in the society. They are also not allowed to allot any plot of pending layout plan in any manner. The CDA authorities shall not allow any revised layout plan application in which the society does not own land in complete manner in future.

CDA has already filed a Contempt Petition in IHC, in this regard.

4. Forgoing in view, M/s J&K ECHS and M/s IBECHS are directed to refrain from entering any Merger/Agreement, **without prior Approval/Consent of CDA.**

Encl: As above.

(IJAZ AHMAD SHEIKH)
Director Housing Societies

Copy to:-

1. Member (P&D), CDA
2. Deputy Commissioner, ICT/Registrar Co-operative Societies, Islamabad
3. DG (Urban Planning), CDA
4. DG (Law), CDA
5. Legal Advisor, CDA
6. Dy. DG (Enforcement), CDA
7. Director Building Control (South), CDA
8. Mrs. Kiran Saeed, Director Housing (Monitoring & Evaluation), CDA
9. Director (EM-III), CDA

→ 10. Director (I.T), CDA

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

11. DC, CDA/Sr. Special Magistrate, CDA
12. Director Staff to the Chairman, CD
13. Additional Deputy Commissioner (ADCR), ICT, F-8 Markaz, Islamabad
14. Mirza Saeed Ahmad, Tehsildar, HS Dte. Planning Wing, CDA

[He is further directed to ensure the instructions issue to him vide this Office letter, dated 26-4-2025 & 08-12-2025 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"

15. PS to Member (Estate), CDA
16. Master File


(MUHAMMAD MANSHA)
Dy. Director (HS)

15
Wd