



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



No. CDA/PLW/HS(700)/2003/Vol-III/ 122

Islamabad, 6th March, 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: - OBSERVATIONS REGARDING THE REQUEST FOR APPROVAL OF REVISED & EXTENDED LAYOUT PLAN OF "BAHRIA TOWN (PHASE III-E & IV", ZONE-5, ISLAMABAD, SPONSORED BY M/S BAHRIA TOWN (PVT) LTD.

Ref: i. 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,
ii. Your office letters dated 22-5-2025, 15-9-2025 & 19-01-2026, regarding the subject matter.

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, in spite of lapse of about 15 years.

2. However, vide above referred letters, 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.

3. As per the **Clause 8-B** 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 Regulation, 1992", Gazette Notified on 07-7-2023, **Land Documents required**, and **Submission Status** is as under:

LAND DOCUMENTS [In Original] (For the Additional/ Cleared Land)

Sr. No.	Documents	Submission Status	Remarks
i.	Fresh copies of Register Haqdarane-Zameen (Fard) attested by Tehsildar ICT.	Not Submitted	-
ii.	Aks Shajra/ Khasra Plan, showing clear boundaries of the scheme/project, certified by Tehsildar; certifying the true possession of land owned by the sponsors that "the land measuring in Mouza-----, District Islamabad shown in ---- color boundary is owned and possessed by the ----- and is one contiguous piece"	Not-Submitted	-
iii.	Non-Encumbrance Certificate (NEC) from Tehsildar/ Registrar/Sub-registrar/Naib Tehsildar	Not Submitted	-

iv.	Khasra Gardawary for Shamlati Land attested by Gardawar/ Qanongo/ Naib-Tehsildar	Not Submitted	-
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4. As per Clause 8-c of the Regulations, *ibid*, the Planning Documents required, and Submission Status, is as under:

PLANNING DOCUMENTS

[Duly Signed & Stamped by the Town Planner, duly Registered with PCATP Enlisted in CDA and the Sponsors/Owners]

Sr. No.	Documents	Submission Status	Remarks
i.	Three copies of the site plan showing location of the scheme at a scale of 1:10,000 with reference to its surrounding areas (within a radius of ½ Km all around) and the land use plan of the zone in which it falls.	Not submitted	-
ii.	Three copies of survey plan of the site drawn to a scale of not more than 1:1200 showing Khasra numbers, the spot level and physical features such as high-tension lines, water channels, etc. The contours with 0.5 meters or 2 feet interval shall be indicated on the plan.	Not submitted	-
iii.	Three copies of layout plan drawn to a scale of not more than 1:1200 showing the sub-division of land into plots, and allocation of land for various uses in accordance with the planning standards laid down by CDA in these Regulations or any other law for the time being enforced.	Submitted	LOP is not as per the Prevailing Standards
iv.	Layout Plan should be prepared and signed by a PCATP registered Town Planner or Town Planner of a consulting firm registered with PCATP, in town planning category enlisted with CDA	Submitted	OK
v.	Aks Shajra of the scheme Superimposed on Contour Plan.	Not submitted	-
vi.	LOP superimposed on Topography Plan	Not submitted	-
vii.	Layout Plan Concept Report (Total Area of the Scheme, Location, existing topographic features, source of water, Planning Standards, proposed schedule of plots, proposed population, Rainwater harvesting plan for scheme, Traffic Impact Assessment, Emergency & Disaster Management & Solid Waste Management Plan, Sewage Disposal Plan, etc. Without these documents no scheme shall be proceeded for its approval.	Not submitted	-
viii.	Water Resistivity Survey Report duly prepared by Geological expert/firm showing availability of underground water sufficient to cater future needs of the scheme.	Not submitted	-
ix.	Flood Study Report, if the proposed scheme falls within 500 meters of main water stream, The report must be duly prepared by Hydrological Expert/Firm and Third Party Vetted by Hydrological Expert, registered with PEC and enlisted in CDA	Not submitted	-
x.	The Town Planner of the Scheme/Project shall provide a Certificate, on Stamp Paper of Rs.100/-, that Layout Plan has been prepared strictly in accordance with the provisions of this Regulation and all the calculations of this LOP are correct. The specimen of Certificate is given at Annex-M.	Not submitted	-

5. 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.

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

- a. **Cancellation** of Approved Layout Plan
- b. The Case may be referred to the Investigating Agencies like **NAB, FIA**.
- c. **Suspension** of Approval of Building Plans of your Scheme by CDA.
- d. **Sealing** of your Society Offices & Site Offices.
- e. Suspension of Processing/ Approval of other cases of M/s BTPL, being defaulter of CDA

6. Above in view, you are hereby provided with the **Final Opportunity**, to submit the above mentioned per-requisites & rectified Layout Plan on land owned & possessed by M/s BTPL (Pvt) Ltd., along with the **Balance Scrutiny Fee amounting to Rs. 10.504 Million**, within (07) days of issuance of this letter. In case of Failure to do so, the Subject Request shall not be processed further and will be taken as **Disposed Off and Un-approved**.

8. This is issued without prejudice.

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

Distribution: -

1. **Dy. DG (Enforcement), CDA**

[It is requested to make necessary arrangements, on expiry of Notice period, for demolition/removal of buildings/structures constructed in violations of Approved LOP on the Land/Plots earmarked for Amenity/Public Building Areas, in co-ordination of this Office, Directorates of EM-III & Building Control (South), CDA, with the approval of the Competent Authority, 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].

2. Director Building Control (South), CDA

[It is requested to initiate action for demolition/removal of the illegal buildings/ structures constructed, in violations of Approved LOP on the Land/Plots earmarked for Amenity/Public Building Areas, with the approval of the Competent Authority, 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)].

3. Director Housing (Monitoring & Evaluation), CDA

[It is requested to proceed further in compliance of the Job Description Notified by Member (P&D), CDA, vide No. CDA/PS/M(P&D)/2023/9034, dated 10-8-2023, on the direction of CDA Board]

4. Director (EM-III), CDA

[It is requested to proceed further in compliance of the CDA Board Decision, dated 08-4-2025]

Copy to:-

1. Member (P&D), CDA
2. Deputy Commissioner, ICT/Registrar Co-operative Societies, Islamabad.
3. DG (Urban Planning), CDA,
4. Director Audit, CDA
[w.r.t. Para 123.4.65/2023-24]

→ 5. Director (I.T), CDA

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

6. 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]

7. Director Staff to the Chairman, CDA
8. DC, CDA/Sr. Special Magistrate, CDA
9. PS to Member (Estate), CDA
10. Master File



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

Computer Dte. CDA
Dy. No. 517
Dated: 11-2-26

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