



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



No. CDA/PLW/HS(862)/2020/ 20

Islamabad, 23rd January, 2025

✓ **Secretary,**
M/s FECHS,
Main Commercial, Street No. 9, Society Plaza,
Near Post Office, Korang Town, Islamabad.

Subject: NOTICE UNDER SECTION 49-C, 46 & 46-B OF THE CDA ORDINANCE 1960, READ WITH, CLAUSE-5 (i) & (iii) OF THE ICT (ZONING) REGULATION, 1992
IDEMOLISHION/REMOVAL OF WORK/STRUCTURE/BUILDING AND STOPPAGE OF USE OF LAND IN JINNAH GARDEN (PHASE-I) AND JINNAH GARDEN (PHASE-I EXTENSION), ZONE-5, ISLAMABAD]

It is informed that the Layout Plan of Jinnah Garden (Phase-I), sponsored by M/s FECHS, in Zone-5, Islamabad, over an area measuring 2548 Kanal, was approved on **09-7-2011**. But due to Violations of Terms & Conditions, the same was cancelled on **14-9-2018**.

2. Then, the Layout Plan of Jinnah Garden (Phase-I Extension), sponsored Jointly by M/s FECHS & M/s NAECHS, in Zone-5, Islamabad, over an area measuring 1827 Kanals, was approved on **10-9-2021**. But the sponsors have not fulfilled the terms & conditions of Layout Plan approval letter, dated 10-9-2021.

3. During the site visit on **16-01-2025**, it had been noticed with serious concerns that without restoration of LOP of Jinnah Garden (Phase-I), and without obtaining No Objection Certificate (NOC) for start of development works on site, the Developments Works are being carried out in Blocks-E&F of Jinnah Garden (Phase-I), Zone-5, Islamabad. Moreover, a Marquee namely, "**Wasna Palace**" also stands constructed in Block-F. Thus, this Work/Structure/Building is being Constructed/Erected and Land is being Used in contravention of 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).

4. Therefore, M/s M/s FECHS, is ordered to Demolish/Remove the said Work/Structure/Building and to Desist Using the Land, within 7 Days of the issuance of this Order. You are directed to stop the development works immediately and dismantle/ remove all the development works carried out in violation of Layout Plan.

5. Moreover, a complaint has been received at this office wherein, it is stated that the Land reserved for Amenities (Parks, Playground, Hospital etc.) measuring 204 Kanals has been exchanged with Naval Anchorage Housing Scheme (copy attached). You are further directed to submit a detailed report, along with documentary evidence, in this regard, within 15 days of issuance of this letter.

Encl: As above


(IJAZ AHAMD SHEIKH)
Director Housing Societies

Copy to:-

1. Member (P&D), CDA
2. Deputy Commissioner, ICT/Registrar Co-operatives, Islamabad.
3. The Secretary,
Cooperative Department, ICT, Mauve area, G-11/4, Islamabad.
4. DG (Resource), CDA
5. DG (Urban Planning), CDA
6. DG (Building & Housing Control), CDA
[It is requested to take necessary actions against the illegal construction of buildings, especially "Wasna Palace", constructed or being constructed without approval of the Authority].
7. Director Staff to Chairman, CDA
8. Circle Registrar, Co-operative Societies Department, ICT, Islamabad
9. P. S. to Member (Estate), CDA
10. Mr. Tariq Kareem Khan,
House No. 972-ZA, Street No. 13, Dhoke Mangtal, Rawalpindi.
[with reference to your application to Chairman CDA, dated 15-11-2024 & 29-11-2024]
11. Mr. Mirza Umair Abbas
[with reference to your compliant received through email on 20-11-2024]
12. Mr. Muhammad Waseem Butt
[with reference to your compliant received through email on 20-11-2024]
13. Mr. Ajmal Mehmood
[with reference to your compliant received through email on 03-12-2024]
14. Master File

(ARSLAN ABBAS)
Town Planner (HS-II)