



No. CDA/PLW/HS(227)/2026/ 173

Islamabad, 7th May, 2026

Mr. Mohammad Salman Zafar,
 Director General/HOD, Office of Fair Trade
 Competition Commission of Pakistan
 55-B, 8 Floor, ISE Towers, Jinnah Avenue Blue Area, Islamabad

Subject:- REQUEST FOR COORDINATION REGARDING MISLEADING USE OF "ISLAMABAD" IN MARKETING OF HOUSING SCHEMES LOCATED IN RAWALPINDI DIVISION

Ref:- Please refer to your Office letter No. 732/Real Estate RWP/ISB/OFT/CCP/2025, dated 10-3-2026, addressed to the Chairman CDA, regarding the subject matter.

It is stated that:

- i. "As per the Clause 2(13) of I.C.T Zoning Regulations, 1992 "I.C.T" means the Islamabad Capital Territory as defined under the Capital Territory Local Government Ordinance 1979".
- ii. As per the Capital Territory Local Government Ordinance 1979, Section 2(d) "**Capital Territory**" means the Islamabad Capital Territory referred to in paragraph (b) of clause (1) of Article 1 of the Constitution".
- iii. As per paragraph (b) of clause (1) of Article 1 of the Constitution "the "**Islamabad Capital Territory**", hereinafter referred to as the Federal Capital".

2. As per Section 2-e of CDA Ordinance, 1960, "**Capital Site**" means the part or parts of the Specified Areas declared to be the site for the Pakistan Capital, under Section-3. The Section-3(1) & (2), titled "Declaration of Capital Site", reads as under:

- 3(1) The Federal Government may, from time to time, by notification in the official 'Gazette, declare any part or parts of the Specified Areas to be the site for the Pakistan Capital".
- 3(2) Notwithstanding anything contained in this Ordinance or in any other law, any such notification as aforesaid may be made so as to be retrospective to any day not earlier than the first day of June, 1959, and where a notification is so made, the provisions of this Ordinance shall, in so far as they affect the Capital Site, apply as if this Ordinance were promulgated on the day to which the notification is made retrospective.

3. As per **Clause-2 (xxvi)**, of "Revised Modalities & Procedures (2020) framed under ICT (Zoning) Regulation, 1992 (as amended) for Development of Private Housing/Farm Housing Schemes in Zones 2, 4 & 5 of Islamabad, Capital Territory Zoning Plan", prepared by the Federal Commission, approved by the Federal Cabinet, adopted by the CDA Board and Gazette Notified, vide S.R.O. 110(I)(2020), dated 11-02-2020, titled "**Islamabad Capital Territory**" means area of "Capital Site" as envisaged in "Capital of the Republic Determination of Area Ordinance 1963" or any other amendment made by The competent authority from time to time. Therefore, as it is evident from above Legal Backing, CDA is



following the Limits of Federal Capital/Capital Site/Islamabad Capital Territory on the basis of the **Capital of the Republic (Determination of Area) Ordinance, 1963.**

4. As per **Clause-2** of "Islamabad Capital of the Republic (Determination of Area) Ordinance 1963", the area specified in the schedule measuring 350 sq. mile or thereabout within the district of Rawalpindi in the province of the Punjab at the site selected for the Capital of Pakistan shall be the area of **Capital of the Republic.**

5. Supreme Court of Pakistan in Civil Misc. Application No. 3854 of 2014 etc. in **Suo Moto Case No. 3 of 2009**, titled "**Suo Moto Action regarding Destruction of Forest Land and Illegal Acquisition of Land by DHA & Bahria Town**)" directed to demarcate the ICT Boundary. The Chief Commissioner Islamabad constituted a Committee to carryout Boundary Delimitation Exercise with reference to the, "Capital of the Republic (Demarcation of Area) Ordinance, 1963.

6. As per Capital of the Republic (Determination of Area) Ordinance 1963, Survey of Pakistan started the demarcation of ICT boundary. SoP & CDA, installed Boundary Pillars at an interval of about 200 meters On Ground. The assigned task was completed on **28-02-2018** by the Survey of Pakistan and report so prepared was submitted to honorable Supreme Court of Pakistan on **02-3-2018.**

7. The requisite information regarding certain claims of various Housing Schemes/Projects, forwarded as **Annex-A**, with your letter referred above, has been examined in the light of Boundary of Islamabad, earmarked by the Survey of Pakistan, as aforesaid. Accordingly, it is certified that **None of the following Private Housing Schemes/Projects fall within Islamabad Capital Territory (ICT) and thus Outside Territorial Jurisdiction of CDA.**

Sr. No.	Undertaking Name	Location as per Flyer/Map	Claims
1.	Saffron City	G.T Road near Dhoke Shaukat Rawat, Rawalpindi	Saffron City Islamabad
2.	M/s. Home (Pvt.) Ltd (Vihaara)	Mumtaz City/Gandhara City, Rawalpindi	Located on Srinagar Highway, Islamabad
3.	Mivida City	Chakri Road, near M-2 Motorway & Adiyala Road	Mivida City Islamabad
4.	M/s. Aziz Builders & Developers (Abdullah City)	Chakri Road, Rawalpindi	Abdullah City Islamabad
5.	M/s. Islamabad Golf City (PVT.) Limited	Ghariba, Jattal & Rania	Islamabad Golf City
6.	M/s. Freedom Smart Homes (Private) Limited	Tatraal (Adiala Road, Rawalpindi)	Freedom Smart Homes Pvt. Ltd. Islamabad
7.	CBR Town Phase 2	Mouza Kot Kolian, near Islamabad International Airport & Thallian Interchange	Islamabad CBR Housing Society
8.	Park Zameen	Chakri Road, Rawalpindi	Park Zameen Town Islamabad
9.	Taj Residencia	Kaak, Rawalpindi (Adjacent to CDA Sector 1-14 & 1-15)	Taj Residencia Islamabad
10.	Rawal Enclave	Hanyal Ranyal, Chakri, Rawalpindi	Rawal Enclave Islamabad
11.	Capital Smart City (Private) Limited	Chahan, Chakri, Rawalpindi	Capital Smart City Islamabad

12.	Green Oaks Agro Farm Houses (Private) Limited	Habtaal & Sehal	Green Oaks Farms Islamabad
13.	Qurtaba City	Kolin Hameed, Chakra Chakri Road	Best Housing Society in Rawalpindi Islamabad
14.	Airport Green Garden	Near New Islamabad Airport	Airport Green Garden Islamabad
15.	Shalimar Town	Pind Nasrula & Chahan, M1 Motorway & Fateh Jang Interchange	Shalimar Town Islamabad
16.	Faisal Hills	Main G.T Road, Taxila	Faisal Hills Islamabad
17.	University Town (Pvt.) Ltd	Bajnial, Near Lahore-Islamabad Motorway Interchange	Islamabad University Town
18.	M/s. Eighteen Islamabad	M1-M2 Link Road, Adjacent to Sector H-17	Eighteen Islamabad
19.	Faisal Town Phase-II	Maira Kalan, Kolian Par, Dhalla, Rawalpindi	Faisal Town Phase 2 Islamabad
20.	Capital View City	Near New International Airport, CPEC DI Khan C-Pack Road, M-14 Fateh Jhang Interchange	Capital View City Islamabad
21.	Arham Residencia Developer & Construction (Pvt.)	Limited Arham Residencia Developers and Construction (Pvt.)	AM Residencia Islamabad
22.	Khanial Builders (SMC-Private) Limited	Chakri Road	Khanial Homes Islamabad
23.	Royal Residencia	Chakri Moza Habtal	Royal Residencia Islamabad
24.	Alza International City	Near CPEC, Kohat Road, near Islamabad International Airport	Alza International City Islamabad
25.	Green City by Green Fields Developers Pvt Ltd	Near Fateh Jang Road	Green City Islamabad
26.	Mivida City	Chakri Road, near M-2 Motorway & Adiyala Road	Mivida City Islamabad
27.	Capital View City	Near New International Airport, CPEC DI Khan C-Pack Road, M-14 Fateh Jhang Interchange	Capital View City Islamabad
28.	Arham Residencia Developers and Construction (Pvt.) Limited	Chakri Road	AM Residencia Islamabad
29.	Khanial Builders (SMC-Private) Limited	Main Chakri Road	Khanial Homes Islamabad
30.	Royal Residencia	Chakri Moza Habtal	Royal Residencia Islamabad
31.	Alza International City	Near CPEC, Kohat Road, near Islamabad International Airport	Alza International City Islamabad
32.	Green City by Green Fields Developers	Near Fateh Jang Road	Green City Islamabad
33.	New City Paradise	Burhan, District Attock, Punjab	"New City Paradise Islamabad"
34.	Nova City	Mouza Khanial, Tehsil Fateh Jang, District Attock	"Nova City Islamabad"

8. Further informed that the Islamabad Capital Territory (ICT) terminates at 17th Series in the South West of Islamabad and "There is No Sector of Islamabad in the South West of Sectors A-17, B-17, C-17, D-17, E-17, F-17, G-17, H-17 and I-17. Thus, in addition to Private Housing Schemes/Projects, as festooned, following also do not fall within Islamabad Capital Territory (ICT) and thus Outside Territorial Jurisdiction of CDA:

Sr. No.	Name of Housing Schemes/Projects
1.	Airport Avenue
2.	Army Welfare Trust
3.	Avalon Residentia
4.	Bahria Golf City
5.	Block C, D,E & F of Multi Garden Housing Scheme
6.	Capital Smart City
7.	Chattar Town
8.	EIGHTEN
9.	Engineers Cooperative Housing Scheme
10.	Faisal Hills
11.	Faisal Town
12.	Foreign Office Employees Cooperative Housing Society
13.	Green Land Housing Scheme
14.	Gulshan-e-Sehat
15.	Hamdan Heights
16.	Islamabad Co-operative Housing Scheme
17.	Kabir Town
18.	Khudadad City
19.	KRL ECHS
20.	Montviro
21.	Mumtaz City
22.	Nova City
23.	Sanam Gardens
24.	Taj Residentia
25.	Top City
26.	Veterans Housing Society
27.	Wapda Town

9. The Sponsors of the above said Schemes must be directed not to bracket together the word **ISAMABAD, CAPITAL or SECTOR of ISLAMABAD** for a Scheme /Project which falls geographically outside ICT Limits, as the same implies to deceiving and unfair marketing practices and must be corrected, henceforth.

10. The information regarding Layout Plans/NOCs for Private Housing Schemes in Islamabad processed by CDA is available on CDA's website (www.cda.gov.pk). General Public is hereby requested to invest in the scheme as per provisions of NOCs to avoid any loss, legal complications, and illegal benefits to the sponsors of any scheme / project.

11. It has been observed with grave concern that, certain unscrupulous Sponsors, Builders, Developers & Advertisers of Housing Schemes/Apartments/ Commercial Projects around Zone-1&2, are using the Name of Sectors and Islamabad for advertisement/ marketing of their Schemes/Projects which actually does not fall/locate within Islamabad Capital Territory (ICT) Limits. They fall within Tehsils Rawalpindi, Fateh Jhang and Taxila of Province of the Punjab. This is a malpractice of the sponsors to just enhance the value of their land/plot for deceiving the general public by using Sectors and Name of Islamabad. The General Public may, therefore, requested to remain to be on high alert and watchful while carrying out any sale or purchase of property i.e., Plot, House, Flat, Shop, etc. and should have due verification from CDA, whether the Housing Schemes/Projects are falling within Islamabad Capital Territory (ICT), failing which the CDA shall not be responsible for the consequences.

12. The General Public may also be informed, in their own interest and to keep them protected from any loss, that elements posing as builders and developers are violating laws for their own personnel gains and not only exploiting the general public but also getting them involved them in several legal problems. In order to fulfill their ulterior by defrauding and deceiving, such so called/builders entice innocent and unaware citizens to get involved in illegal and unauthorized constructions and also promote the illegal business of buildings/flats construction without the prior approval of the Authority.

13. Directorate General, Awareness & Prevention Division, National Accountability Bureau (NAB), Islamabad, Federal Investigation Agency (FIA), Rawalpindi Development Authority (RDA) and other relevant Government Departments may also be sensitized, on the issue.

14. Sponsors, Builders, Developers & Advertisers, are exploiting the General Public for their illicit gains and cheating the public at large. Due to illegal activities of these elements the victimized public is prone to face heavy financial loss and mental anguish. Therefore, those who are involved in these illegal activities should be warned that they must immediately bring an end advertising, marketing the Housing Schemes/Apartments/ Commercial Projects, Outside ICT Limits as Within.

15. Director Press Information Department (PID) may also be requested, Not to Allow to publish advertisement of any Private Housing/Farm Housing Scheme/Vertical Housing Project/Commercial Scheme/Standalone Commercial Project within ICT, without approval of CDA. The PEMRA/PTA may block all Websites of Private Housing/Farm Housing Schemes/Vertical Housing Project/Commercial Schemes/Standalone Commercial Projects launched before approval of Layout Plans/Building Plans of the Schemes/Projects, from the CDA.

16. The Real Estate Advertising & Marketing Agencies, like Agency-21 Emaps, Estateman, Gharana.com, Marketing 360, Seerab Maps, Sky Marketing, Star Marketing, Zameen.com, etc., must also be directed to avoid any Misleading Campaign and Practice, involving any sort of Cheating. They must also strictly Display Approved Layout Plans of the Private Housing Schemes/Projects.


(IJAZ AHMAD SHEIKH)
DG (Spatial Planning)
Director Master Plan

Copy to:-

1. Director General, Rawalpindi Development Authority, Rawalpindi

2. Member (P&D), CDA
3. S.S. P. Islamabad
4. Deputy Commissioner, ICT, Islamabad
5. Deputy Commissioner, Rawalpindi
6. Deputy Commissioner, Atock
7. DG (Law), CDA
8. DG (Building & Housing Control), CDA
9. Dy. DG (Enforcement), CDA
10. Director Building Control (North & South), CDA
11. Director Housing (Monitoring & Evaluation), CDA
12. Director EM-III, CDA
13. Director (RP), CDA
14. Director (HS), CDA
15. Registrar Co-operative Societies, ICT, Islamabad.
16. Chief Executive, Islamabad Electric Supply Company (IESCO), Islamabad
17. General Manager, Sui Northern Gas Pipelines Limited (SNGPL), Islamabad
18. Director Press Information Department (PID), Near Zero Point, Mauve Sector G-7/4, Islamabad
19. Director Co-ordination, CDA
20. Director Staff to the Chairman, CDA
21. Director (I,T), CDA
[It is requested to Upload this Show Cause Notice on CDA Website for Awareness of the General Public & All Stakeholders]
22. Additional Deputy Commissioner (Revenue) [ADCR], ICT, Islamabad
23. DC, CDA/Sr. Special Magistrate, CDA
24. Joint Registrar of Companies,
Securities & Exchange Commission of Pakistan, (Companies Registration Office), State life Building, 1st Floor Blue Area, Islamabad
25. Master File


**DG (Spatial Planning)/
Director Master Plan**