
	CAPITAL DEVELOPMENT AUTHORITY PLANNING WING Directorate of Housing Societies	
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No. CDA/PLW/HS(RP-2)(865)/2025/ 414

Islamabad, 23rd September, 2025**1. Chief Executive Officer,**

M/s Al-Hamra Housing Scheme/
 Head Office, Eden Tower, M-1, 52-E/1,
 Main Boulevard, Gulberg-III, Lahore

2. Manager Administration,

M/s Al-Hamra Hills (Pvt.) Ltd.
 80-Nazimud-Din Road, Sector F-8/4, Islamabad

3. Director Al-Hamra Avenue (Pvt.) Ltd.

M-4, Eden Towers, 82-E/1,
 Main Boulevard, Gulberg-III, Lahore

Subject:-**FINAL SHOW CAUSE NOTICE**

CDA ORDINANCE 1960, READ WITH, CLAUSE-5 (I) & (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".

NON-FULFILLMENT OF TERMS & CONDITIONS OF NOC DATED 15-3-2008, FOR DEVELOPMENT OF "AL-HAMRA AVENUE" HOUSING SCHEME, SPONSORED BY M/S M/S AL-HAMRA AVENUE (PVT) LTD., LOCATED AT MOUZA CHIRA, ARA & DARWALA, ZONE-5, ISLAMABAD.

Ref:

Please refer to this office letter No. CDA/PLW/HS(RP-2)(865)/2025/263, dated **18-6-2025**, regarding the subject matter.

It is informed that Layout Plan (LOP) of "Al-Hamra Avenue" Housing Scheme, over an area measuring **1074 Kanals**, having 626 residential plots of various sizes and other allied land uses, located Mouza Chira, Ara & Darwala, Zone-5, Islamabad, sponsored by M/s Al-Hamra Avenue (Pvt) Ltd. was approved by the competent authority on **25-07-2006**. Subsequently, the CDA Board in its meeting held on **11-3-2008** approved the proposal for issuance of NOC to Al-Hamra Avenue Housing Scheme, Zone-5, Islamabad. CDA issued No Objection Certificate (NOC) for advertisement of said scheme on 15-03-2008.

2. M/s Al-Hamra Avenue (Pvt) Ltd. being Sponsor of the Scheme, were required to complete certain conditions & formalities within prescribed timeframe as per the provisions of Modalities and Procedures, framed under ICT (Zoning) Regulation 1992, for Development of Private Housing Schemes in ICT. The completion period of the scheme was four years i.e. up to 15-03-2012, which was extend for the further (03) years i.e. from 15-03-2012 to 15-03-2015, after submission of extension charges as per the policy. However, it has been observed with grave concern and viewed seriously that the development of the Scheme has not be completed till date, after lapse of more than 17 years.

Copy to CDA
 Dy. Secy. 28/9/25
 Dated: 08-10-25

3. M/s Al-Hamra Avenue (Pvt.) Ltd. requested CDA, on 27-8-2013 & 18-9-2013, for Change of Name of the Scheme from "Al-Hamra Avenue Housing Scheme" to "Eden Life". The same was advertised in National Dailies on 19-7-2014 for calling claim/objection regarding the change of name of subject housing scheme. The Complaints received were forwarded to the sponsors of the scheme vide letter dated 12-8-2014. Moreover, the case regarding change of name of housing schemes was discussed in the Board meeting dated 27-10-2014 and management of Al-Hamra Avenue has to fulfill the certain formalities as advised in the CDA Board decision dated 27-10-2014. The following formalities are yet to be completed by the sponsors:

- a. Disputes/liabilities with Shaheen Foundation
- b. Disputes/liabilities with remaining allottees/ members

4. On 04-11-2016 & 25-5-2017, you were further directed to immediately stop all kind of advertisement of Eden Life Housing Scheme and refrain from sale/ purchase and booking of plots in the name of Eden Life Housing Scheme. Moreover, you were once again advised to submit the settlement agreements with the allottees/ members & Shaheen Foundation to further proceed in the matter, vide letter dated 19-2-2018, so that the case for Change of Name of subject scheme may be processed further. But the same is still pending on your part. **However, it has been noted and various complaints have also been received in this office that you are still making sale/ purchase and booking of plots in the name of Eden Life Housing Scheme.**

5. Directorate of Housing Societies, CDA, vide Letter Numbers 24, 59, 72, 84, 86, 103, 104, 115 & 118, dated 28-01-2025, 24-02-2025, 05-3-2025, 14-3-2025, 19-3-2025, 26-3-2025 & 23-4-2025 & 26-4-2025 respectively, requested to provide Data/ Information, under the provisions of **Clause 40-42 [Annex-O]** 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", regarding:

Sr. No.	Date	Number	Subject of Requisite Data/Information
1.	28-01-2025	24	Allotments of Plots, Approval of Building Plans, Construction Position of Buildings & Total Covered Area
2.	24-02-2025	59	-do-
3.	10-02-2025	37	Approved Building Plans, Re-approved/Vetted Building Plans
4.	05-3-2025	72	-do-
5.	14-3-2025	84	Tree Plantation Plans, Campaign & Targets
6.	14-3-2025	86	Latest Infrastructure Development Works, Amenities, Services, Utilities, Solid Waste Management, Constructed Buildings, supported with Photos, Satellite Images & Drone Video
7.	19-3-2025	103	Establishment of Sewerage Treatment Plants
8.	19-3-2025	104	Annual Audit Reports of the Proceeding Years
9.	26-3-2025	115	Present Site Position of Land/Plots, earmarked for Parks, Playgrounds, Amenities & Public Buildings, Graveyards, etc. already Transferred Land to CDA
10.	26-3-2025	118	Present Site Position of Land/Plots, already Mortgaged with CDA, as Guarantee for Quality & Timely Development of the Schemes
11.	23-4-2025	156	Reminder for Provision of All above Data/Information
12.	26-4-2025	161	Provision of Certified Copies of Sanctioned Mutations of Land/Plots, Mortgaged with and Transferred to CDA, as aforementioned

6. About 27 Sponsors of Private Housing Schemes, out of Total Approved 65, had provided partial Data/Information, after Visits of the aforementioned Joint Committee of the Offices of the Sponsors of the Private Housing Schemes and publication of a Public Notice in the National Dailies & CDA Website. But it is regretted to inform that You, had not so far provided the requisite Data/Info, which is Regulatory Obligation under the aforementioned Regulations. The Member (P&D), CDA, convened a meeting on Tuesday 19-5-2025, at 4:00 pm, in his Office at CDA Headquarters, Sector G-7/4, Islamabad. The Director & Consulting Town Planner of Your Scheme/Society, were requested to attend the meeting, as Scheduled, to discuss the Issues of Your Schemes. **But, You or your representative, didn't even bother to attend the meeting, which depicts your Seriousness to resolve Long Outstanding Issues of the Scheme.**

7. M/s Al-Hamra Avenue (Pvt.) Ltd. was also directed to deposit **Rs. 19.94 Million**, on account of Extension Charges for the Aforementioned Housing Schemes, in the form of Pay Order in the name of **DDO (Housing Societies), CDA**, within 7 days. In case of Failure, legal proceedings will be initiated under the relevant Provisions of CDA Ordinance 1960, ICT Zoning Regulations, 1992, which is still Awaited. The Directorate General of Federal Audit, Government of Pakistan, has framed an Audit **Paras No. 3.4.9/2023-24**, for Non-Recovery of Extension Charges, including of your Scheme and directed to re-cover the outstanding Amount, immediately. The Public Accounts Committee (PAC) of the Parliament will discuss this Audit Para, shortly.

8. Islamabad High Court, Islamabad, in **I.C.A. No. 289 of 2018, Muhammad Akbar Abbasi and others Versus Capital Development Authority through its Chairman and others:**

6. The appellants are the allottees of plots / units allotted by the CECHS with respect to an area which does not form part of an approved layout plan. It is incumbent on a purchaser to satisfy himself that the plot / unit being purchased by him is within the limits of the layout plan duly approved by the CDA. **It is also incumbent on a housing society not to sell plots or units which do not form part of an approved layout plan. In the event, the Regulator is to carry out the penal measure of demolition of structure made in violation of the approved layout plan, it is the housing society that would be liable to pay damages to the allottees.**

7. We have gone through the impugned judgment dated 17.05.2018 passed by the learned Judge-in-Chambers with great interest and keenness and have been given no reason to interfere with the same. Consequently, the instant appeal is dismissed. There shall be no order as to costs.

9. The Honorable Islamabad High Court (IHC), Islamabad, in **Cr. Org. No. 73/2023**, titled Muhammad Yameen vs Kamran Cheema. Has passed following Orders on **15-4-2025:**

9. Therefore, in order to resolve this issue, it is hereby declared that the Secretary, Cooperative Societies Department, the Director (Housing Societies), CDA, and the Circle Registrar, Cooperative Societies Department, are obligated to verify that in future no plot shall be allotted beyond the approved LOP to any person in the society. Similarly, the Executive Committee of the society shall submit an undertaking before the CDA and the Cooperative Societies Department when applying for the approval of the LOP/NOC, affirming that **they will only allot plots within the approved LOP** and that subsequent conversion of any street or plot number is not permissible once it has been allotted, provisionally or otherwise as per map of the society. Furthermore, the society shall not incorporate any clause in the provisional or final allotment letter stating that "they are empowered to change the location or number of the plot," as the power for conversion of any plot or street number, or the shifting of the location of a plot, is not permissible once the LOP has been approved and the plots are earmarked.

10. M/s Al-Hamra Avenue (Pvt.) Ltd. is **Finally** directed to **Show Cause** in writing within **10 Days**, vide this office letter dated 18-6-2025, referred above, as to why legal action should not be taken against the Sheer Violations of provisions of the Regulations, under the provisions of **Section 49-C, 46 and 46-B** of the CDA Ordinance 1960, read with, **Clause-5**, Chapter-IV, of the ICT (Zoning) Regulation, 1992 and **Clause-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 Regulation, 1992".

11. In response, M/s Al-Hamra Avenue (Pvt) Ltd. stated that the contents of Notice dated 18-6-2025, falls within the subject of **Writ Petition No. 1178/2021**, titled "Al-Hamra Avenue (Pvt) Ltd. vs CDA, etc.". However, the subject W.P is regarding "Non-Finalization of the case for Change of name of Scheme From 'Al-Hamra Avenue Housing Scheme' to 'Eden Life Housing Scheme' by CDA". Therefore, this office is not agreed with the same, hence had not been accepted by CDA.

12. The **Clause-30** 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", titled as "Default in Completion of Scheme", states that;

- i. CDA shall assume the control of the Scheme/Project, in case it is satisfied that the Sponsor is incapable of completing the Scheme, after expiry of the Extended Period of Completion.
- ii. In the event of CDA assuming control of the Scheme/Project, it shall sell the plots mortgaged with it in the Scheme privately, through Public Auction or Private Contract in order to accumulate funds for the completion of the remaining development works in the Scheme, to the extent of amount received from such sale.

13. M/s Al-Hamra Avenue (Pvt.) Ltd. is provided with the **Final Opportunity** to **Show Cause** in writing within **7 Days** of the issue of this Notice, as to why the **Clause-30 of Regulations** *ibid*, may be invoked along with other legal action should not be taken against the Sheer Violations of provisions of the Regulations, under the provisions of **Section 49-C, 46 and 46-B** of the CDA Ordinance 1960, read with, **Clause-5**, Chapter-IV, of the ICT (Zoning) Regulation, 1992 and **Clause-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 Regulation, 1992".

14. In addition to above, following punitive actions may also be initiated against you being **Defaulting Sponsor**:

- a. The Case may be referred to the Investigating Agencies like **NAB, FIA**.
- b. Your Case may be referred to Senior Special Magistrate, CDA, for **Recovery of Arrears**, as above, under Land Revenue Act, 1967:
- c. **Suspension** of Approval of Building Plans of your Scheme by CDA.
- d. **Taking Over** of your Defaulting Scheme by CDA.
- e. **Sale of Mortgaged Plots with CDA** (even along with superstructures, if illegally allotted & built), for Development of your Defaulting Scheme

f. **Sealing of your Scheme Offices & Site Offices**

15. You are also provided an Opportunity of **Personal Hearing**, in your Defense (if any), in the Office of the undersigned, during Working Hours, within **7 days**.

16. This is issued without prejudice.

(IJAZ AHMAD SHEIKH)
Director Housing Societies

Copy to:-

1. Member (P&D), CDA
2. The Director General
Awareness & Prevention Divisions
Headquarters, National Accountability Bureau (NAB),
Shahra-e-Jamhooriat, Sector G-5/1, Islamabad
3. Deputy Commissioner, ICT, Registrar Co-operative Societies, Islamabad
4. Secretary, CDA
5. DG (Urban Planning), CDA,
6. Director Building Control (South), CDA
7. Mrs. Kiran Saeed, Director Housing (Monitoring & Evaluation), CDA
8. Dir. (IT), CDA
[It is requested to upload this Show Cause Notice on CDA Website for awareness of the General Public & Stakeholders]
9. Director (Audit), CDA
[w.r.t Paras 2.4.31/2012-13, 3.4.9/2023-24]
10. Deputy Commissioner, CDA/Sr. Special Magistrate, CDA
11. Director Staff to the Chairman, CDA
12. Additional Deputy Commissioner (Revenue) [ADCR],
ICT Administration, Islamabad
13. P. S. to FA/Member, CDA
14. 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 Companies Act, 2017]
15. Master File


(MUHAMMAD MANSHA)
Dy. Director (HS)