
	CAPITAL DEVELOPMENT AUTHORITY PLANNING WING Directorate of Housing Societies	
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No.CDA/PLW/HS(90)/EHS/94/Vol-IV/

873

Islamabad, 16th December, 2025**Mr. M. Arif Shiekh**

Director, M/s Engineers Housing Scheme,
 1st Floor, Valley-1 Shopping Center,
 Street No. 14, G-14/4, Islamabad

Subject:- WRIT PETITION 183/2020 TITLED "M/S ENGINEERS HOUSING SCHEME (PVT.) LTD. VS FEDERATION OF PAKISTAN (FOP), ETC
FINAL SHOW CAUSE NOTICE
NON-FULFILLMENT OF TERMS & CONDITIONS OF NOC FOR
DEVELOPMENT OF ENGINEER'S HOUSING SCHEME IN SECTORS D-16
& D-17, ZONE-2, ISLAMABAD

Ref:- Please refer to this office Show Cause Notices, dated **11-7-2011**, **19-11-2018**, **24-10-2023**, **14-3-2025**, **19-5-2025**, regarding the subject matter.

It is informed that the Honourable Islamabad High Court, Islamabad in **Writ Petition 183/2020** titled "M/s Engineers Housing Scheme (Pvt.) Ltd. vs Federation of Pakistan (FOP), etc." has passed the following Order on **26-11-2025**:

"2. Learned counsel for respondents No.2 to 9/CDA submits that the petitioner is misinterpreting the Order dated 27-01-2020 and not submitting the documents. **It is clarified that it is categorically mentioned in the Order dated 27-01-2020, passed by this Court that the petitioner shall furnish all the documentation required by the CDA except paragraph 3(ii) of the impugned show cause notice, within a period of 15 days**, so the Capital Development Authority may proceed against the petitioner in accordance with the Order dated 27-01-2020, passed by this Court."

2. The Honorable Court passed the following Order on **27-01-2020**:

Notice. Other than paragraph 3(ii) of the impugned show cause notice requiring certified copies of the sanctioned mutations of "land/area under public buildings" the petitioner shall furnish all the documentations required by the C.D.A in the said show cause notice within a period of 15 days.

Let the proceedings pursuant to the said show cause notice continue, but no final order shall be passed.

3. The Honorable Court vide aforesaid Order directed M/s Engineer's Housing Scheme to furnish all the documentations required by the C.D.A in the said **Show Cause Notice** within a period of 15 days, except **Paragraph-3(ii)** of the said Notice. But is regretted to inform that M/s EHS did not obey the Order of IHC and failed to provide requisite documents even after lapse of 6 Years.

4. In view of position detailed above, M/s EHS are **Finally directed** to submit the following Documents, Plans, Fee/Charges, **within 15 Days** from the date of issuance of this letter failing which CDA would be constrained to initiate legal proceedings 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

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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".

- i. Provide **Certified Copies of Sanctioned Mutations** of Land Transferred and Mortgaged to CDA and its Original Fard in favor of CDA, which was due up to **08-12-2010**.
- ii. **Demarcate the area of Housing Scheme On Ground**, which was due up to **08-12-2010**. Get the Boundary of the Scheme demarcated through **Survey of Pakistan**, as per Co-ordinates of Inter Section Points (IPs) of Sectors D-16 & D-17, by installing Pillars on Ground (at 200 feet distance minimum). Make Sure that No Development/Construction is made, whatsoever, in the Right of Way (R.O.W) of adjoining Avenues/Khayabans.
- iii. Submit **Design of STP**, which was due up to 08-01-2011.
- iv. **Deposit Fee for Extension** in Development Period for 1st, 2nd, 3rd, 4th, 5th & 6th Year, up to 08-11-2020, (as per CDA Board decision dated 24-6-2015) amounting to **Rs.32.368 Million**, within 7 days along with Logical & Convincing reasons for Not Completing the Development Works, within stipulated time period. M/s EHS has not completed the Development Works of the Scheme within Prescribed Time, i.e. up to **07-11-2014**. Even, as of today, after expiry of further **15 Years**, the executed works at site are not more than 20%.
- v. Submit **Completion/ Latest Development Report of the Scheme**, explaining status of development of the scheme in descriptive and diagrammatic forms on approved Layout Plan (LOP) covering all aspects like, Parks/Open Spaces/ Playgrounds, Public Buildings, Graveyards, Water Supply, Drainage, Sewerage, Roads, Electricity, Sui Gas, STP, etc.

5. It is made clear that, if this **Show Cause Notice** is not complied within **7 days**, the Illegal Work/Structures will be Removed, Demolished and Use of Land will be stopped by using Force (including Police Force), by CDA. The cost will be recovered by CDA, from the person responsible for the construction of work/ structures and use of land in contravention of the provisions, as aforesaid. It is informed that in the event of Non-compliance of this Show Cause Notice, ex-parte proceeding will be initiated and no excuse whatsoever in this regard will be entertained.

6. 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. The Direct Access to the Scheme passing through CDA Land may be **blocked**
- c. Your Case may be referred to Senior Special Magistrate, CDA, for **Recovery of Arrears**, as above, under Land Revenue Act, 1967
- d. **Suspension** of Approval of Building Plans of your Scheme by CDA
- e. **Taking Over** of your Defaulting Scheme by CDA
- f. **Sale of Mortgaged Plots** with CDA (even along with superstructures, if illegally allotted & built), for Development of your Defaulting Scheme
- g. **Sealing** of your Scheme Offices & Site Offices

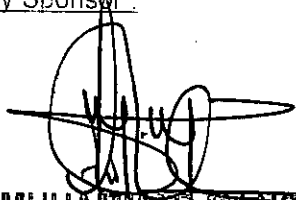
7. You are also provided an Opportunity of **Personal Hearing**, in your Defense (if any), in the Office of the undersigned, during Working Hours, **within 7 days**.

8. This is issued without prejudice.

(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. DG (Resource), CDA
6. Director Building Control (North), CDA
7. Director Audit, CDA
[w.r.t Paras 1.2.64/2010-11, 2.4.5/2012-13, 2.4.31/2013-14, 3.4.28/2021-22].
- 8. Director (I.T), CDA
[It is requested to Upload this Show Cause Notice on CDA Website for Awareness of the General Public & All Stakeholders]
9. DC, CDA/Sr. Special Magistrate, CDA
10. Director Staff to the Chairman, CDA
11. Joint Registrar of Companies,
Securities & Exchange Commission of Pakistan, (Companies Registration Office), State life Building, 1st Floor Blue Area, Islamabad
[w.r.t to Section-456 of SECP Act, 2017]
12. Additional Deputy Commissioner (ADCR), ICT, F-8 Markaz, Islamabad
13. Mirza Saeed Ahmad, Tehsildar, HS Dte. Planning Wing, CDA
[He is 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".
14. PS to Member (Estate), CDA
15. Master File


(MUHAMMAD MANSHA)
Dy. Director (HS)