



No. CDA/PLW/RP-4(14)/2019-22/ 84

Islamabad, 29th April, 2026

✓
Mr. Muhammad Zaheer,
Secretary, M/s IBECHS,
 Head Office, Street No. B-04,
 Business Park, Gulberg Greens, Islamabad

Subject:- SHOW CAUSE NOTICE
FOR NON-FULFILMENT OF TERMS & CONDITIONS OF REVISED &
EXTENDED LAYOUT PLAN APPROVAL OF "GULBERG GREENS FARM
HOUSING SCHEME", ZONE-4/C, ISLAMABAD, SPONSORED BY
M/S IBECHS

Ref:- This office letter No. CDA/PLW/RP-4(14)/2019-22/235, dated 04-10-2023, regarding the subject matter.

It is informed that the 1st Layout Plan of "Gulberg Greens Farm Housing Scheme" sponsored by M/s Intelligence Bureau Employees Cooperative Housing Society (IBECHS), Islamabad, over an area measuring **3,862 Kanals**, Off Islamabad Expressway, in Zone-4 Islamabad, was approved by the Authority on **26-8-2011**. Subsequently, NOC was Development of the Scheme was issued on **28-5-2012**. Completion period of the development was **28-5-2018**. The 2nd Revised and Extended Layout Plan of subject Scheme over an area measuring **16,934 Kanals**, in Sub-Zone 4-C, was approved by the Authority on **13-6-2018**, and revised NOC was issued on **26-6-2020**. The Additional Area was **13,072 Kanals**. Accordingly, Completion period, for the Additional Area is up to **20-6-2026**.

2. The 3rd Revised and Extended Layout Plan of "Gulberg Greens Farm Housing Scheme" over an area measuring **20,875 Kanals**, in Sub-Zone 4-C, was approved by CDA, vide letter dated **04-10-2023**, subject to certain Terms & Conditions, mentioned therein. Thus, adding further **3,941 Kanals** area in the Scheme.

3. As per 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 vide No. SRO 886(I)/2023, dated **07-7-2023**, and letter of Approval of LOP, dated **04-10-2023**, the Submission Status of the Documents, Plans & Fee, etc. by the Sponsors of the Scheme, is as under:

Sr. No.	Documents/Plans/ Fee	Reference	Submission Status	Miscs/ Remarks
1.	Layout Plan shall also be published, at the cost of Sponsor, in Two leading National Newspapers [one Urdu and one English], within 7 days of its issuance, for general public's awareness.	Clause-12 (viii) of the Regulations, ibid. & 4(f) of LOP Approval Letter	Not Published	Under Process.

2.	Submit an undertaking within 15 (fifteen) days from the date of issuance of this letter as per specimen at Annex "A" in the Modalities & Procedures regarding acceptance of the conditions relating to planning, designing and implementation of the scheme.	13(i) & 4(a)	Submitted on 01-4-2026	-
3.	Since you have already mortgaged 20% of the saleable area in the detailed layout plan with the Authority as a guarantee for completing development works/services within the prescribed period i.e., in six years. Accordingly, the rectified mortgage deed shall be executed clearly indicating the earlier mortgage plots and the plots to be mortgaged in the rectified mortgage deed and same shall be executed by the sponsor in the form attached as Annex "B" of Modalities & Procedures and be got registered with the Registrar, Islamabad, within 45 days after clearance of detailed Layout Plan of the scheme.	13(iii) & 4(b)	Mortgage Deed Not Executed	Penalty for late Transfer of 20% saleable additional area amounting to Rs. 4.760 Million is to be deposited.
4.	Since, you have already transferred to the Authority in the form annexed as Annexure "C" and free of charge, the land reserved for open spaces/parks, graveyard, only 1% of the scheme area reserved for public buildings, and land under right-of-way of roads, etc. in the scheme, within 45 days of the clearance of the detailed layout plan of the scheme. Plots under mosques, solid waste collection point and STP will not be part of 50% public building area for the purpose of transfer. Accordingly, the rectified transfer deed shall be executed clearly indicating the earlier transferred plots and the plots to be transferred in the rectified transfer deed and same shall be executed by the sponsor in the form attached as Annex "C" of the Regulations.	13(v) & 4(c)	Transfer Deed Not Executed	Penalty for late transfer of land amounting to Rs. 12.570 Million is to be deposited.
5.	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.	13(vi) & 4(d)	Mortgage & Transfer Deeds Not Executed	-
6.	A Public Notice , as per specimen as Annex-H, shall be published in at the expense of Sponsor, and with the approval of Director General/Dy. DG (Planning), regarding the mortgage of plots under saleable area with the Authority, in Two leading National Newspapers [one Urdu and one English], and uploaded on CDA Website, for awareness of the general public, within 7 days after Mortgage Deed has been executed between CDA and the Sponsor	14 & 4(e)	Not Published as Mortgage Deed Not Executed	-
7.	The Sponsor shall prepare, within a period of three months, the Engineering Design and Specification of the services and utilities and make a presentation to a Panel of Engineering Experts of CDA (as given Annex-I), for approval of Engineering Designs and detailed specifications of services/utilities in the Scheme/Project. OR get a Third-Party Validation of Engineering Designs & Specifications prepared by the consultants registered with PCATP/PEC and enlisted with CDA, as per specimen of Certificates at Annex-K , to be provided on Stamp Paper of Rs.100/-). The third party vetted Engineering Designs & Specifications and Hydrological	15(i) & 4(g)	Processing of Engineering Designs was delayed due to late submission/ depositing of Engg. Design Fee i.e. on 02-12-2025, therefore, Penalty for late submission of Engineering designs	Penalty for late submission of Engg Design amounting to Rs. 22.655 Million is applicable.

	Studies/Flood Study Report, will be presented to the Panel of Engineering Experts and forwarded to Design Wing, CDA, for vetting			
8.	The scheme shall have independent Water Supply and Sewage Collection and Treatment System which will be arranged by the sponsors at their own cost. Sewage Treatment Plant (STP) will be provided within the scheme area and the design of STP as per standards/requirements of Pak EPA would be submitted to CDA within 60 days .	16(iii) & 4(j)	Not Submitted	-
9.	The sponsors of the Schemes/Projects shall provide to CDA the Environmental Clearance from the Environmental Protection Cell (EPC), CDA/ Pakistan Environmental Protection Agency (Pak-EPA), before the submission of case to CDA Board for Approval of NOC.	18 & 4(i)	Not Submitted	-
10.	The Sponsors shall provide a comprehensive Solid Waste Management Plan as per the approved Layout Plan of the scheme. The plan should identify the final disposal site for solid waste along with its dumping process, before the submission of case to CDA Board for Approval of NOC.	16(vii)	Not Submitted	-
11.	Start of Development of Scheme prior obtaining NOC without Approval of Engineering Designs @ Rs.10,000/- per Kanal. Penalty would be charged to the extent of developed area of the scheme	Annex-F	Approx. 2,500 Kanal has been developed in the additional area	Penalty amounting to Rs. 25 Million is to be deposited.
12.	On non- adherence to completion of requisite formalities within stipulated time (as mentioned above) by the sponsors, the subject approval of the Layout Plan of the scheme would stand withdrawn automatically without issuance of any notice by the Authority.	4(m)	-	-
13.	Undertaking on stamp paper duly attested by Notary Public shall be submitted to CDA within 7 days from the date of issuance of this LOP clearance regarding acceptance of above-listed terms and conditions.	4(n)	Submitted on 01-4-2026	-
14.	Inspection Fee @ Rs.1,500/- per Kanal (3861 Kanal).	-	Not deposited	Rs.5.800 Million
15.	Inspection Fee @ Rs.500/- per Kanal. (16,934)	-	Not deposited	Rs.8.470 Million

4. It is evident from the above detailed factual position that M/s IBECHS have Failed to comply with the Terms & Conditions, Letter of Approval of LOP, dated **04-10-2023**, as well as to abide by the relevant provisions of "Regulation for Planning and Development of Private Housing/ Farm Housing, Apartments/ Commercial Schemes/Projects in Zones-2, 4 & 5 of Islamabad Capital Territory, 2023, for obtaining NOC for Development of the Scheme.

5. **Clause-41** of the **Regulations** *ibid.* states that "In case of approval of Revised Layout Plan of a Scheme/ Project on Extended Area, it will be mandatory for Sponsor of the Schemes/ Projects to obtain Revised NOC of the scheme from CDA, which will be submitted to CDA Board for approval". Thus, development on Additional 2,500 Kanals without NOC is **Un-authorized & Illegal**.

6. As per the Clause 3(m) of the Layout Plan approval letter "On non- adherence to completion of requisite formalities within stipulated time (as mentioned above) by the sponsors, the subject approval of the Layout Plan of the scheme would stand withdrawn automatically without issuance of any notice by the Authority".

7. Due to failure to abide by/comply the Terms & Conditions of the LOP Approval, following Fee/ Fine/Penalties is due from M/s IBECHS, amounting to **Rs.79.260 Million**, [calculated upto 18-4-2026], through Pay Order in favor of D.D.O (Planning), CDA, detailed as under:

Sr. No.	Fee/ Fine/ Penalty	Amount (PKR) (Million)
1.	Penalty for late Execution of Mortgage Deed	4.76
2.	Penalty for late Execution of Transfer Deed	12.57
3.	Penalty for Late submission of Engineering Designs for additional area	22.655
4.	Penalty for Development without NOC and approval of Engineering Designs	25.00
5.	Inspection Fee	14.27
Total		79.26

8. Moreover, the Directorate of Housing Societies, CDA, vide following letters/notices, requested to provide Data/Information, under the provisions of **Clause-40** 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

9. 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 during **April. 2025**, in his Office at CDA Headquarters, Islamabad. The Secretary & Consulting Town Planner of Your Scheme/Society were requested to attend the meeting to discuss the **Issues of Your Schemes**. During the meeting, the representatives of the Scheme committed to provide the data within a week, but till date, the same has not been submitted.

10. M/s IBECHS, are **Finally** directed to **Show Cause** in writing within **15 Days** of the issue of this Notice, 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", which may include but Not Limited to **Cancellation/Withdrawn of Approval of Layout Plan** of the Farm Housing Scheme.

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

- a. Your Case may be referred to Senior Special Magistrate, CDA, for **Recovery of Arrears**, as above, under Section 49-A of the CDA Ordinance, 1960 and Land Revenue Act, 1967.
- b. **Suspension** of Approval of Building Plans of your Scheme by CDA
- c. **Sealing** of your Scheme Offices & Site Offices

12. It is made clear that, if this **Show Cause Notice** is not complied within **15 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.

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

14. This is issued without prejudice.



(IJAZ AHMAD SHEIKH)
DG (Spatial Planning)

Distribution:-

1. **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 directions of CDA Board]
2. **Director (EM-III), CDA**
[It is requested to proceed further in compliance of the CDA Board Decision, dated 08-4-2025]
3. **Director (RP), CDA**
[He is directed to peruse the matter personally and rep submit Report after expiry of SCN Period]

Copy to:-

1. Member (P&D), CDA
2. Deputy Commissioner, ICT/Registrar Co-operative Societies, Islamabad
3. DG (Building & Housing Control), CDA
4. DG (Revenue), CDA
5. Director Building Control (South), CDA
6. Director (I,T), CDA
[It is requested to Upload this Show Cause Notice on CDA Website for Awareness of the General Public & All Stakeholders]
7. DC, CDA/Sr. Special Magistrate, CDA
8. Director Staff to the Chairman, CDA
9. Additional Deputy Commissioner (ADCR), ICT, F-8 Markaz, Islamabad
10. Mirza Saeed Ahmad, Tehsildar, HS Dte. Planning Wing, CDA
[He is directed to peruse the matter. He is further directed to ensure the instructions issue to him vide this Office letter , dated **26-4-2025**, 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".
11. PS to Member (Estate), CDA
12. Master File


(EJAZ UL HASAN)
Director Regional Planning