

No. CDA/PLW/HS(90)/2010/CDECHS/Vol-III/348

Islamabad, 18th August, 2025

Maj. (Retd.) Raja Naseer,

Secretary, Cabinet Division Employees Co-operative Housing Society (CDECHS)

Sector E-16/E-17, Near Ternol, Main G.T Road, Islamabad

Subject:- NOTICE FOR ILLEGAL CONVERSION OF PUBLIC AMENITY PLOTS, TRANSFERRED IN THE NAME OF CDA IN "CABINET DIVISION EMPLOYEES COOPERATIVE HOUSING SOCIETY", MOUZA SARAI-I-KHARBOOZA, PIND PARYAN & PASWAL, SECTOR E-16/2-3 & E-17/3, ZONE-2, ISLAMABAD

Ref:- Please refer to Show Cause Notices, dated 15-4-2010, 21-6-2011, 05-8-2011, 13-6-2013, 10-11-2016, 03-8-2018, 21-12-2022 & 22-5-2025, regarding the subject matter.

It is informed that Layout Plan (LOP) of the Cabinet Division Employees Cooperative Housing Scheme (CDECHS) Mouza Sarai-i-Kharbooza, Pind Paryan & Paswal, Sector E-16/2-3 & E-17/3, Zone-2, Islamabad, over an area measuring 4,405 Kanals, sponsored by M/s Cabinet Division Employees Cooperative Housing Society (CDECHS), was approved by CDA on **28-6-2004**, subject to conditions given in the Approval Letter, which were required to be completed within prescribed timeframe. Accordingly, the land under Roads, Parks, Graveyard & Public Buildings were Transferred in the name of CDA vide Transfer Deed No. 633, dated 21-8-2004. Subsequently, No Objection Certificate (NOC) for Development of the Housing Scheme was issued by CDA, vide letter dated **13-10-2004**, subject to conditions mentioned in the letter. Later on, approval of minor revision and swapping of land uses in the said scheme was provisionally approved vide letter, dated **22-6-2022**.

2. M/s CDECHS were served with Notices, Final Notice & Show Cause Notices, to fulfill the Terms and Conditions of NOC at the earliest. It was conveyed that, otherwise, it would be assumed that M/s CDECHS are not serious in the Development of the Scheme and in this case CDA would be constrained to initiate action for violating Terms and Conditions of NOC of the scheme under ICT (Zoning) Regulation, 1992. But, it has been observed with grave concern that the Sponsors of the Scheme have failed to fulfill the Terms & Conditions of the said NOC, even after lapse of more than **20 Years** of issuance of NOC.

3. It has been observed with grave concern and viewed seriously that M/s CDECHS has violated the Approved Layout Plan and **Illegally Converted** the sites reserved for Parks, Graveyard & Public Buildings, Transferred in the Name of CDA, vide aforementioned Transfer Deed, into other uses without prior Approval of CDA. The details of **Illegal Conversions** are as under:

Sr. No.	Land Uses as per Approved LOP	Location	Area (Kanal)	Sector	Land Uses on the Ground
1.	Park	Street No. 13 & 15	24.90	E-16	Residential
2.	Park	Street No. 25 & 16	21.48	E-16	Converted Partially to Public Building
3.	Green	Principal Road	15.46	E-16	Residential

4.	Green	Principal Road	10.55	E-16	Residential
5.	Park	Road 60' Wide	74.40	E-16	Residential
6.	Park	Street No. 22 & 24	15.73	E-16	Residential
7.	Park	Street No. 5 & 6	15.20	E-16	Residential
8.	Park	Street No. 21 & Major Road	18.14	E-17	Residential
9.	Park	Street No. 14 & 17	18.14	E-17	Residential
10.	Park	Street No. 7 & 8	16.9	E-17	Residential
11.	Park	Street No. 9 & 5	42.42	E-17	Residential
12.	Mosque	Street No. 4	4.00	E-16	Residential
13.	School	Street No. 11	9.20	E-16	Residential
14.	Community Center	Street No. 4	4.98	E-16	Residential
15.	Mosque	Street No.16	3.5	E-16	Commercial
16.	School	Street No. 16	4.3	E-16	Commercial
17.	Service Area	Street No. 14 & 15	4.9	E-16	Residential
18.	Mosque	Street No. 54 & Road (60' wide)	8.2	E-16	Residential
19.	Hospital	Street No. 54	16.6	E-16	Residential
20.	College	Road 60' Wide	12.0	E-16	Residential
21.	School	Street No. 8 & 6	5.5	E-16	Residential
22.	Mosque	Street No. 8 & 6	3.1	E-16	Residential
23.	School	Street No. 32 & 24	5.18	E-16	Residential
24.	Mosque	Street No. 32 & 24	3.56	E-16	Residential
25.	School	Street No. 18 & 21	4.59	E-17	Residential
26.	Mosque	Street No. 18	2.5	E-17	Residential
27.	Hospital	Street No. 9	10.6	E-17	Residential
28.	Community Center	Street No. 13	7.60	E-17	Residential
29.	Mosque	Street No. 6 & 13	7.60	E-17	Residential
30.	School	Street No. 3	7.60	E-17	Residential
31.	Mosque	Street No. 3	2.7	E-17	Residential
32.	S.T.P	Principal Road	13.26	E-17	Residential
33.	School	Street No. 36	5.3	E-17	Residential
34.	Mosque	Street No. 39	3.0	E-17	Residential
35.	School	Street No. 26 & 27	7.0	E-17	Residential
36.	Mosque	Street No. 26 & 27	3.84	E-17	Residential
37.	Graveyard	Street No. 54	16.6	E-16	Residential

4. M/s CDECHS is directed to get the all the plots of Public Amenities (Parks/ Play Grounds/ Open Spaces/ Public Buildings etc.) vacated, and restore it as per the **Approved Layout Plan**, and submit a **Compliance Report** in this regard, **within 10 days** of issuance of this Notice. In case of Failure to do so, CDA will Retrieve/Take Over the Land/Plots Transferred in the name of CDA, along with Buildings/Superstructures, Illegally Allotted & Built.

5. Further, **Punitive Actions** will be initiated under the provisions of Section 49-C, 46 & 46-B of the CDA Ordinance 1960 [Demolition/Removal of Work/ Structure/ Building and Stoppage of Use of Land in Contravention of the Approved Layout Plan], read with, Clause-5 (1) & (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".

6. The Following actions, in addition of above, may also be initiated against you being **Defaulting Sponsor**:

- The Case may be referred to the Investigating Agencies like **NAB, FIA**.
- The Access to the Scheme may be **blocked**.
- Suspension** of Approval of Building Plans of your Scheme by CDA.

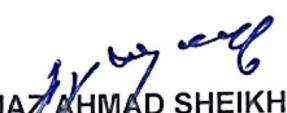
d. **Sealing** of your Society Offices & Site Offices

e. **Sealing/Demolition** of Buildings, illegally constructed on **Amenities/ Public Areas**

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 **10 days**.

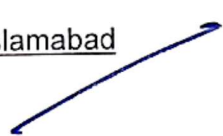
8. This is issued on the instructions of the **Director General (UP)**, CDA.

9. This is issued without prejudice.


(IJAZ AHMAD SHEIKH)
Director Housing Societies

Copy to:-

1. Member (P&D), CDA
2. Deputy Commissioner/Registrar Co-operative Societies, Islamabad
3. DG (Urban Planning), CDA,
4. Dy. DG (Enforcement), CDA
5. Director Building Control (North), CDA
6. Director Staff to the Chairman, CDA
7. DC, CDA/Sr. Special Magistrate, CDA
8. Additional Deputy Commissioner (Revenue) [ADCR], Islamabad
9. P. S. to Member (Estate), CDA
10. Master File


(KHURAM SHAHZAD)
Town Planner (HS-I)