

No. CDA/PLWRP-4(14)/2019-22/ 85

Islamabad, 29<sup>th</sup> April, 2026

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

**Subject:-** NOTICE FOR CONSTRUCTION OF ILLEGAL BUILDINGS ON AMENITIES/  
 PUBLIC BUILDING PLOTS ALREADY TRANSFERRED TO CDA  
 UNDER SECTION 49-C, 46 & 46-B OF THE CDA ORDINANCE 1960  
 CLAUSE-5 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

**Ref:-** Please refer to this Office Notices, dated **26-3-2025, 23-04-2025, 18-4-2025,  
 29-8-2025 & 10-9-2025**, regarding the subject matter.

It is informed that the **1<sup>st</sup> 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 **2<sup>nd</sup> 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 **3<sup>rd</sup> 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 Regulations the **Amenities/Public Building Areas**, stand transferred in the name of CDA, vide Transfer Deed Nos. 8444 & 8959 dated 30-5-2009 & 21-6-2018, respectively, including **Plot Nos. PB-29 and Plot No. PB-02, measuring 40 Kanals and 93.28 Kanals**, located at Gulberg Expressway, Gulberg Greens, Islamabad. Hence, theses Plots are property of CDA and neither theses plots can be sold, nor any building can be constructed thereupon, by the Society its or its Allottees/Transferees.

4. As per **Clause-2(iii)** 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", Gazette Notified vide No. S.R.O 886(I)/2023, dated 07-7-2023:

10  
C

Amenity Plots include plots for religious and educational institutions, hospitals, dispensaries, maternity homes, clinics, libraries, art-galleries, museums, clubs, theatres, community centers, public services, fire stations, research centers, police stations, gymnasiums, amusement parks, transport terminus, public parks, playing fields, open spaces, graveyards, any kind of welfare plot, etc.

Similarly, as per **Clause-2(xxxvii)** of the Regulations:

**Public Building** means a building designed for public use such as hospital/ dispensary, post office, police station, town hall, library, recreational buildings and club, etc.

5. As per Chapter-III, "Development Control of Zones", Clause-4 "Development Strategies of Zones", Sub Clause-2(b)(vi), of the ICT Zoning Regulations, 1992, "All land reservations made for roads and other services in such schemes shall belong to the Authority".

6. Clause-7(ii)(d) of the "Modalities & Procedures framed under I.C.T (Zoning) Regulation, 1992", states that:

"Also transfer to the Authority in the form annexed as Annexure "C" and free of charge, the land reserved for open spaces/parks, graveyard, 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".

7. As per the above-mentioned regulations, the Layout Plan of Housing Schemes are processed in the Authority, subject to Transfer to Public Buildings, in the name of CDA, as per the prevailing Regulations of the Authority. **Para-2 of the Specimen Transfer Deed,** reads a sunder:

That in consideration of Public Welfare, the transferor hereby transfers to the Transferee, free of charge, all its rights, interest, easements, pertinent to the Property and to hold the same by the transferee as an absolute and lawful owner.

8. CDA Board, in its meeting held on **14-10-2014**, approved the proposal regarding transfer of Public Building sites in Private Housing Schemes to CDA. **Cases where NOCs already issued without transfer of public sites, sponsors be directed to get the Public Building Sites transferred in favor of CDA. In case of failure to do the needful, NOCs previously issued be withdrawn after issuance of proper notice.** However, withdrawal decision be taken at least at Member Planning level.

9. All the Sponsors of Private Housing Schemes/Projects were therefore directed, vide letters referred above to submit the following Documents/Plans, both in **Soft & Hard Formats**, regarding their respective Schemes/ Projects, duly Signed & Stamp through Covering Letters, within 10 Days:

- a. Compliance Report for **Proper Earmarking/Fencing** of All Public Building Areas, and other Plots, Areas already Transferred to CDA, as per Approved Layout Plan of Respective Schemes/Projects
- b. **Installation of Display Boards** of All Public Building Areas, and other Plots, Areas already Transferred to CDA, as per Approved Layout Plan of Respective Schemes/Projects
- c. Latest Satellite Image @ Scale of 1:2000, showing the Public Building Areas and other Plots, Areas, Lands (with present use), Transferred to CDA, supported with latest Drone Video of the Approved Scheme
- d. Draft Transfer Deeds, as per respective Regulations as aforementioned, where Public Building Areas are Not Transferred to CDA. In case of Failure, Cases for Issuance of NOC shall Not be processed further and Cases for Cancellation/ Withdrawal of NOC, shall be initiated, where NOCs have already been issued. In addition, the cases of Vetting of Allotment/Transfer Letters shall also Not be processed.

10. However, it has been observed with serious concerns that M/s IBECHS has not complied the directions of CDA, Further, noticed that Buildings are **under construction** at Plot Nos. PB-29 and Plot No. PB-02, measuring 40 Kanals and 93.28 Kanals, allocated at Gulberg Expressway, Gulberg Greens, Islamabad. **Thus, Buildings constructed on Plots Transferred to CDA is illegal & unauthorized.**

11. M/s IBECHS are, therefore, directed in your own request to immediately stop building constructions on the subject plots and refrain from illegally utilizing all such Plots which already stands transferred to the Authority and submit Compliance Report to CDA in 15 Days.

12. This is issued without prejudice.

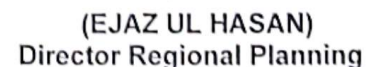
  
(IJAZ AHMAD SHEIKH)  
DG (Spatial Planning)

**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 Building Control (South), CDA**  
[He is requested to apprise this Office, whether any Building Plans have been got Approved from CDA. Otherwise, the details of actions initiated/taken against aforementioned illegal construction of buildings on Plots already transferred to CDA]
3. **Director (EM-III), CDA**  
[It is requested to proceed further in compliance of the CDA Board Decision, dated 08-4-2025]
4. **Director (RP), CDA**  
[He is directed to peruse the matter personally and submit Report after expiry of Notice Period]

**Copy to:-**

1. Member (P&D), CDA
  2. Deputy Commissioner, ICT/Registrar Co-operative Societies, Islamabad
  3. DG (Building & Housing Control), CDA
  4. Dy. DG (Enforcement), CDA
  5. **Director (I,T), CDA**  
[It is requested to Upload this Show Cause Notice on CDA Website for Awareness of the General Public & All Stakeholders]
  6. DC, CDA/Sr. Special Magistrate, CDA
  7. Director Staff to the Chairman, CDA
  8. Additional Deputy Commissioner (ADCR), ICT, F-8 Markaz, Islamabad
  9. **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".
10. PS to Member (Estate), CDA\
11. Master File

  
(EJAZ UL HASAN)  
Director Regional Planning