



**CAPITAL DEVELOPMENT AUTHORITY
PLANNING WING
Directorate of Regional Planning**



No. CDA/PLW/RP-Zone-4(44)/2016/132

Islamabad, 23rd June, 2026

Subject:- DESEALING THE OFFICE OF M/S SHEEN-4 ILLEGAL HOUSING SCHEME, KAROR ROAD, OFF LEHTRAR ROAD, ZONE-IV-D ISLAMABAD - UNDER SECTION 40 (4) (i) OF REGULATION FOR PLANNING AND DEVELOPMENT OF PRIVATE HOUSING/ FARM HOUSING, APARTMENTS/ COMMERCIAL SCHEMES/ PROJECTS IN ZONE-2,4 & 5 OF ISLAMABAD CAPITAL TERRITORY.

Ref:- This Office letter No. CDA/PLW/RP/Zone-4(44)/2016/89, date 29-4-2026 (copy enclosed).

Illegal/Un-authorized Development Works for Housing Scheme and Construction of Buildings was carried out by the Sponsors of Illegal/Unauthorized Housing Scheme namely, "**Shaheen-4**", Karor Road, Off Lehtrar Road, Zone4, Islamabad.

2. **Notices** were issued to the sponsors of the Scheme wherein it was directed to demolish/remove the said Work/ Structure/Building and to desist using the land, within 15 Days of the issuance of this Order. It was made clear that if the above Order is not complied with within 15 days, the above illegal work/structures/buildings will be removed. Demolished and use of land stopped by using Force (including Police Force). by CDA. The cost will be recovered, by CDA for the construction of work/structures/buildings and use of land in contravention of the provisions, as aforesaid.

3. **Show Cause Notice** under the relevant provisions/ clauses of the CDA Ordinance 1960, ICT Zoning Regulation 1992 and Regulation was issued on 29-4-2026 wherein the sponsor of the scheme was directed to show cause within 7 days as to why legal action should not be taken against the sheer violations of the provisions of the Regulations under the provisions of of Section 49-C, 46 and 46-B of the CDA Ordinance 1960, Clause 5 of the ICT (Zoning) Regulation, 1992 and Clause 40 & 42 of of the Regulations for Planning and Development of Private Housing/ Farm Housing, Apartments/ Commercial Schemes/ Projects In Zone-2,4 & 5 of Islamabad Capital Territory, 2023". It was further conveyed that in case of failure strict legal action would be initiated including but not limited to Demolition of illegal Development/ Structures/ Buildings, Sealing of the Scheme Offices & Site Offices etc.

4. The Sponsors of the Scheme failed to submit the written reply of the Show Cause Notice with the stipulated time. hence, the offices of the Scheme was sealed on **04-5-2026** by the by the Authority, under Caluse-42 of the Regulations, ibid.

5. The Sponsors of the scheme Raja Zulqarnain Haider (CNIC No. 61101-1877671-3) requested for de-sealing of the Scheme offices and has submitted Affidavit E-Stamp (ICT-F34381B954FB7C3D). dated 03-6-2026, wherein, he Undertook/ Assured as under:

- i. His Office is located in Jhnag Syadaan Islamabad has been sealed by CDA as office of the Illegal society whereas the said office is his personal office used for political & social activities as the he is the ex-Chairman Union Counsel Chirrah.
- ii. Shaheen Town Phase-IV is located on Karor Road, Mouza Tumair, Islamabad.

- iii. He has received Notice dated 04-5-2026 from CDA wherein it was conveyed that the Scheme has been developed without approval of CDA.
- iv. He is bound to submit the **proposed Layout Plan** along with all pre-requisite documents/Plans/fee in CDA in 30 days
- v. He assures that no development in any shape, marketing & sale & purchase of Plots shall be carried out in Shaeen Town Phase-IV, and no illegal activities will be carried in Scheme Office.
- vi. He will follow all rules of CDA and will provide relevant record/ documents to relevant department
- vii. He is bound to strictly follow the CDA Rules.

7. The Sponsor of the scheme has deposited the penalty amounting to **Rs. 736,000/-** @ of Rs.1,000/- per Kanal, as provided in the Regulations.

8. The Authority has approved the De-sealing of the Offices of Shaeen Town-IV, Karor Road, Off-Lehtrar Road, Zone-IV (D) Islamabad, subject to the express conditions that:

- a. Said Office/premises shall never be used/put in for illegal/Unauthorized, Advertisement/ Marketing/Sale Purchase of any Illegal Housing Scheme, including Shaheen-IV.
- b. If any development in any shape, marketing & sale & purchase of Plots is carried out in Shaeen Town Phase-IV or in any phase, CDA shall initiate stern legal action, which may include but not limited to **SEALING again**.
- c. In case of doing so again, the same Authorities can demolish such Offices/Premises as aforesaid.
- d. Strict legal action shall be initiated, if any single violation of Regulations is observed/ noticed by CDA.

9. This has approval of the Member (P&D), CDA.


(EJAZUL HASSAN)
Director Regional Planning

Distribution:-

1. Dy. DG (Enforcement), CDA.
- ✓ 2. Director (I.T), CDA.

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5. DG (B&HC), CDA.
6. Director (Public Relation), Islamabad.
7. Director Staff to Chairman, CDA.
8. Additional Deputy Commissioner (Revenue), ADCR, ICT, Administration, Islamabad.
9. DC, CDA/ Sr. Special Magistrate, CDA.
10. Joint registrar of Companies, (SECP), State Life Building 1st Floor, Blue Area, Islamabad.
11. P.S. to Member (P&D), CDA.
12. PS to Member (Estate) CDA
13. Raja Zulqarnain Haider of Charah,
M/s Shaheen Town, Tumair Gaon, Ban Karor Road,
Off Lehtrar Road, Police Station Nilore, Islamabad.
14. Master File.

Director Regional Planning

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