



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



No. CDA/PLW-RP-Zone-4(14)/2019-2022/ 163

Islamabad, July, 28 ,2025

1. **Muhammad Zaheer,**
Secretary, M/s IBECHS
Plot No. 30,31,54,55, Street No. B-04,
Business Park, Gulberg Green's, Islamabad
2. **Engr. Muhammad Saleem,**
Deputy Chief Executive, Bahria Town (Pvt) Ltd.
Plot No. 65. MR Road, M. Commercial Bahria Town,
Phase-8, Rawalpindi.
3. **C.E.O Bin Abdur Rehman Pvt. Ltd.**
Head Office Rehman Farms, Burma Stop,
Adjacent Attock Petroleum, Tarlai Kalan, Lehtar Road,
Islamabad.
4. **Director Operations,**
Al-Hamra Hills (Pvt) Ltd.
M-4, Eden Tower, 82/E-1. Gulberg-III,
Lahore.
5. **Anza Zaphyer Dale, Agr-Farms,**
Zone-4 (C), Simly Dam Road,
Islamabad.
6. **Mr. Umer Farooq**
C.E.O. Park View City Housing Scheme (Pvt) Ltd.
90-West, 1st Floor, Razia Shareef Plaza, Blue Area,
Islamabad.

**Subject: CONTROL MECHANISM FOR MARKETING/SALE & TRANSFER OF
PLOTS/ FLATS /APARTMENTS /COMMERCIAL UNITS (SHOPS,
OFFICES, ETC. IN LIGHT OF THE CLAUSE 40 OF REGULATIONS
NOTIFIED VIDE SRO 886 (1)2023 DATED JUNE 26TH, 2023.**

Ref. Regulations for Development of Private Housing Scheme / Farm Housing Schemes / Apartments / Commercial Schemes / Projects in Zone 2,4,5 of ICT, 2023 framed under ICT Zoning Regulations 1992 notified vide SRO 886 (1)2023 dated June 26th, 2023 (available on CDA website).

I am directed to inform that the Authority has notified the above referred regulations vide **SRO No. 886(I)2023 DATED JULY, 07, 2023**, to regulate the marketing / sale and transfer mechanism of plots / flats / commercial units etc. in projects taken up by cooperative and private sector. The obligations of the sponsor / developer keeping in view these regulations include the following:

- i. As per Clause 40 of the said Regulation, the sponsor of schemes / projects should have a website as per approved format duly connected to CDA website containing details of land ownership, its location, approved layout plan of the scheme / project, NOC, Details of Public amenities, Plots mortgaged with CDA and total residential, commercial and amenity plots etc. **The sponsor shall update the website regularly.**
- ii. Similarly, as per Clause 40, allotment / transfer letter of all properties existing in concerned Housing / Farm Housing / Affordable Housing Scheme, Commercial Scheme, Apartments, and standalone Commercial Project issued by the Sponsor(s) shall be shared with CDA through a digital platform i.e., **Management Information System (MIS)/ERP at the cost of Sponsor** for regulation of saleable area within approved LOP and building plans respectively of such schemes / projects.

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- iii. It is pertinent to mention here that no allotment letter whether original, provisional or through transfer should bear any credence unless vetted by the Concerned Director Planning or the officer no below the rank of Director Planning specifically authorized by the Member (P & D), CDA in this regard.
- iv. The concerned Directorate of Planning Wing, through the above MIS or ERP will ensure that only those Plots, will be allowed to be allotted/transferred which are part of Approved Layout Plan of Housing Scheme / Farm Housing / Commercial Scheme. Similarly, only those units will be permitted to be allotted / transferred which are part of the approved building plans of the Vertical Housing Project and or Standalone Commercial Project.
- v. In both cases, the plots / units transferred to and mortgaged with the authority under the provision of this regulation shall not be allowed to be allotted / transferred, until redeemed by the authority.

2. In light of the position detailed above, you are required to implement the provisions of "Regulations for development of Private Housing Scheme / Farm Housing Schemes / Apartments / Commercial Schemes / Projects in Zone 2, 4, 5 of ICT, 2023 framed under ICT Zoning Regulations 1992" in true letter and spirit. Compliance report in this regard should be submitted to the office of Dy. Director General (Planning) CDA within fortnight from the issuance of this letter. Failure in compliance may lead to corrosive penal action as per the provisions of CDA Ordinance 1960 etc.

3. This is issued with approval of Director General (Spatial Planning), CDA.


(EJAZ UL HASSAN)
Director (Regional Planning)

Copy to:

1. DG (Spatial Planning), , CDA.
2. DG (B & HC), CDA.
3. DC, ICT, Islamabad.
- 4. Director IT, CDA.
5. Registrar Cooperative, ICT, Islamabad.
6. Registrar, SECP, Islamabad.
7. PS to Member (P&D), CDA.
8. Master File.

Director (Regional Planning)

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