

CDA/PLW/RP-1(Genl)2026/2/9

Islamabad, 18, September, 2026.

**Subject: SEALING OF SITE/MANAGEMENT OFFICES OF ILLEGAL SCHEME "ROYAL HOMES/ RESIDENCIA" OFF LEHTRAR ROAD, ZONE-04, ISLAMABAD**

It is informed that as per CDA Ordinance 1960, ICT (Zoning) Regulation 1992 and Regulations for Planning and Development of Private Housing/Farm Housing, Apartment/Commercial Schemes/ Projects in Zone-2, 4 & 5 of Islamabad Capital Territory, 2023, No Housing Scheme can be Planned, Floated, Launched, Developed, in Islamabad by the Private Sponsors without due Approvals of CDA.

2. It has been noticed with serious concerns that in the Subject Housing, Development Works has been Started/Carried Out, without any Approval of Layout Plan (LOP) and obtaining No Objection Certificate (NOC) from CDA, which is mandatory under the provisions of subject CDA Ordinance & Regulations made there under. Thus, this Work/ Structure/Building is being Constructed/Erected and Land is being Used in contravention of the subject legislature and is **Illegal**.

3. CDA has already served Notices & Show Cause Notices to the illegal Housing Schemes, dated 06-10-2025 & 16-06-2026, with the direction to Stop Illegal Development Works, Marketing and Sale/Purchase, Allotments/Transfer of Plots, in this Illegal Housing Scheme, Immediately and Demolish/ Remove the said Work/ Structure/ Building and to Desist Using the Land, carried out Illegally. Furthermore, CDA has also Published, Public Notices in National Dailies and Up-loaded on CDA Website, regarding such Illegal Housing Schemes. However, the Sponsors of this Illegal Housing Scheme, has not got any Approval from CDA.

4. **Clause 42-4 (i&ii)** of the "Regulations regarding Planning & Development of Private Housing Schemes/Farm Housing, Apartments/Commercial Schemes/Projects in Zone-2, 4 & 5 of Islamabad Capital Territory, 2023 framed under ICT Zoning Regulation, 1992", are re-produced as under:

- i. With a view to maintain sanctity of this Regulation, without prejudice to any proceedings pending under these regulations, premises, where Illegal/Unauthorized, Construction/ Development, Advertisement/Marketing on Electronic, Print, Social Media, Roads, etc. of the Schemes/Projects, provided in this Regulation, is being made, without obtaining requisite approval of Layout Plan, NOC and approval of Building Plans, the offices of the Advertisers, Sponsors, Operators, Consultants, Contractors, Real Estate Agents, Marketing Partners, etc. **be sealed by Director Enforcement, CDA**, or any person empowered by the Authority in the presence of Magistrate, CDA.
- ii. Sealing may be done after issuance of order for sealing of said Offices/Premises, by Director General/Dy. DG (Planning), or any person empowered by the Authority and after expiry of notice of 15 Days & Show Cause Notice of 7 Days, issued by the concerned Directorate of Planning.

5. In the light of position detailed above, **Directorate of Enforcement, CDA**, is requested to proceed for Sealing of Marketing/Site Office Buildings of M/s Royal Homes/ Residencia , Zone-04 Islamabad, being defaulter of CDA, on the basis of the Notices & Show Cause Notices and Regulations, quoted above.

6. Mr. Abdullah Khan, Dy. Director RP-II (0340-5744078), will represent RP Dte. in this regard.

7. This has Approval of the **Director General (Spatial Planning), CDA**  
Encl: As above.

(EJAZ UL HASAN)  
Director Regional Planning

**Director Enforcement (East), CDA**

Copy to:-

1. Member (P&D), CDA
2. Deputy Commissioner, ICT, Islamabad  
[It is requested to issue necessary directions to concerned Magistrate in compliance of Para-21 (iii) of the Islamabad High Court Judgment in ICAs Nos. 83/2017, 84/2017, 20/2018 & 21/2018, dated 12-7-2018, which reads as under:  
"Chief Commissioner, Deputy Commissioner, Inspector General of Police, SSP Islamabad, concerned SHO, and Magistrates are directly responsible for compliance of CDA By-laws as well as directions referred in this Judgment".
3. S.S. P. Islamabad  
[It is requested to issue necessary directions to concerned SHO in compliance of Para-21 (iii) of the Islamabad High Court Judgment in ICAs Nos. 83/2017, 84/2017, 20/2018 & 21/2018, dated 12-7-2018, which reads as under:  
"Chief Commissioner, Deputy Commissioner, Inspector General of Police, SSP Islamabad, concerned SHO, and Magistrates are directly responsible for compliance of CDA By-laws as well as directions referred in this Judgment".
4. Director General (Spatial Planning), CDA
5. Dy. DG (Enforcement), CDA  
[It is requested to take action for demolition/removal of works/buildings/structures constructed, in this Illegal Scheme, in co-ordination of this Office & Directorate of Building Control (South), CDA, under Section 49-C of CDA Ordinance 1960, Clause 5(i) of ICT Zoning Regulations 1992, Clause-3(2) read with Schedule-II, Part-VI (2&3) of CDA Conduct of Business Regulation, 1985].
6. Director Building Control (South), CDA  
[It is requested to initiate action for demolition/removal of the Illegal buildings/ structures constructed, without approval of Building Plans, under the provisions of Section 49-C of CDA Ordinance 1960, the Pakistan Capital Regulation (MLR) 1982, Clause 5(i) ICT Zoning Regulation 1992 and relevant Clauses of Islamabad Capital Territory Building Control Regulation 2020 (amended in 2023)].
7. Director (I.T), CDA  
[It is requested to Upload this Show Cause Notice on CDA Website for Awareness of the General Public & All Stakeholders]
8. Chief Executive, Islamabad Electric Supply Company (IESCO), Islamabad  
[It is requested that Service Connections may be provided strictly in accordance with the Approved Layout Plan and Sanctioned Building Plans by CDA in this Scheme and all such like Schemes. Clause-40(13) 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" is referred]
9. General Manager, Sui Northern Gas Pipelines Limited (SNGPL), Islamabad  
[It is requested that Service Connections may be provided strictly in accordance with the Approved Layout Plan and Sanctioned Building Plans by CDA in this Scheme and all such like Schemes. Clause-40(13) of the Regulations, ibid, is referred].
10. Director Press Information Department (PID), Near Zero Point, Mauve Sector G-7/4, Islamabad  
[It is requested will not allow to publish advertisement of any Private Housing/Farm Housing Scheme/Vertical Housing Project/Commercial Scheme/Standalone Commercial Project within ICT, without approval of CDA. PEMRA/PTA may block all Websites of Private Housing/Farm Housing Schemes/Vertical Housing Project/Commercial Schemes/Standalone Commercial Projects launched before approval of Layout Plans/Building Plans of the Schemes/Projects, from the CDA, Clause-40(14) of the Regulations, ibid, is referred].
11. DG (Building & Housing Control), CDA
12. Director Public Relations, CDA
13. Director Staff to the Chairman, CDA
14. DC, CDA

Computer Dte. CDA  
Dy. No. 2122  
Dated 28.9.2026

15. Additional Deputy Commissioner (Revenue) [ADCR],  
ICT Administration, Islamabad
16. Additional Collector Recovery/Senior Special Magistrate CDA  
[It is requested to proceed further under the provisions of Section 49-C, 46 and 46-B of the CDA  
Ordinance 1960]
17. Joint Registrar of Companies,  
Securities & Exchange Commission of Pakistan, (Companies Registration Office),  
State life Building, 1<sup>st</sup> Floor Blue Area, Islamabad
18. Master File

  
**Director Regional Planning**