REGISTERED

CAPITAL DEVELOPMENT AUTHORITY
PLANNING WING
Directorate of Housing Societies

No. CDA/PLW/HS(798)2002/Vol-IV/2016/ 354 Islamabad, 21st October, 2026

Ch. Ghulam Sarwar,
Chief Executive Officer,
M/s Tele Town (Pvt) Ltd. Flat No. 3, Galaxy Arcade,
G-11 Markaz, Islamabad.

Subject:- **CANCELLATION/WITHDRAWL OF LAYOUT PLAN OF "TELE TOWN HOUSING SCHEME", ZONE-5, ISLAMABAD, SPONSORED BY M/S TELE TOWN (PVT) LTD.**

Ref:- Please refer to this office letter Nos. CDA/PLW/HS(798)/2004/Vol-IV/833, 1230, 334, 412 & 216, dated 24-3-2023, 29-12-2023, 23-8-2024, 01-11-2024 & 27-5-2025, regarding the subject matter.

It is informed that the Layout Plan of **"Tele Town Housing Scheme"**, sponsored by M/s Tele Town (Pvt) Ltd, on land measuring **499.50 Kanals,** Zone-5, Islamabad, was Approved by CDA vide letter No. CDA/PLW/HS(RP-2)(798)/2004/Vol-IV/ 833, dated **24-3-2023,** subject to certain Terms & Conditions mentioned in the letter. However, M/s Tele Town (Pvt) Ltd., has failed to Comply with the Terms & Conditions of Layout Plan approval, after lapse of more than **3 years**.

2. M/s Tele Town (Pvt) Ltd, were served Notices on 24-3-2023, 29-12-2023, 23-8-2024 & 01-11-2024, with the direction to Comply the Terms & Conditions of LOP approval. Upon Non-Compliance, on **27-5-2025 & 02-12-2025**, M/s Tele Town (Pvt) Ltd, were provided with the **Final** opportunity to **SHOW CAUSE** as to why the Layout Plan of said Scheme, issued by CDA should not be **Withdrawn/ Cancelled** as per the provisions of the Regulations, ibid, and Terms & Conditions of the LOP Approval Letter, CDA Ordinance 1960, ICT (Zoning) Regulations, 1992, Regulation for Planning and Development of Private Housing/ Farm Housing, Apartments/ Commercial Schemes/ Projects in Zones-2, 4 & 5, of Islamabad Capital Territory, 2023 and ICT Building Control Regulations, 2020 (as amended in 2023). However, M/s Tele Town (Pvt) Ltd, has not taken any Practical steps to comply with the directions of this office.

3. Further, many complaints were received in CDA from the general public regarding **non-development of the Scheme**, even after more than **20 years** of the advertising/launching of the Scheme by the Sponsors. The Directorate General of Federal Audit has also framed Audit Para 1.8/2025-26, regarding non-compliance of the terms & conditions of the LOP Approval.

4. **Clause-5** of the ICT (Zoning) Regulation, 1992 read with **Clause-42** of "Regulation for Planning and Development of Private Housing/ Farm Housing, Apartments/ Commercial Schemes/ Projects in Zones-2, 4 & 5, of Islamabad Capital Territory, 2023, titled as **"Penalties for Violations"**, is reproduced as under:

> **(5)** Any person, group of persons, organization, etc., if found violating any provision of this Regulation shall be liable to be proceeded against as under:

i. The Offending Structure made in violation of the provisions of this Regulation, and/ or ICT Building Control Regulation, 2020, shall be liable to demolition in accordance with Section 49-C of the CDA Ordinance, 1960, unless regularized by the Authority on the payment of compounding fee as may be fixed by the Authority from time to time.

ii. **NOC/ Permission given by the Authority to any person, group of persons, organization, etc., for a scheme shall be liable to be cancelled.**

iii. Any person, group of persons, organization, etc., found guilty of violating any of the provisions of this Regulation or who or which without lawful excuse fails or refuses to comply with any direction or order issued by the Authority in this behalf may be proceeded against under Section 46 and 46-B of the CDA Ordinance, I960, in addition to action under clauses (i) and (ii) above.

5. Therefore, under the provisions of the **Clause-5 (ii)** of the ICT (Zoning) Regulation, 1992, as aforementioned, the Layout Plan (**LOP**) of **"Tele Town" Housing Scheme**, Zone-5, Islamabad, dated **24-3-2023** is hereby **CANCELLED/WITHDRAWN**, with immediate effect.

6. This is issued with the Approval of Member (P&D), CDA, and without prejudice.

(IJAZ AHMAD SHEIKH)
DG (Spatial Planning)/
Director Housing Societies

Director Enforcement (East), CDA

[It is requested to proceed further for Sealing the Office of subject Scheme, in compliance of 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"].
Mr. Arslan Abbas (0331-5545195), Dy. Director (HS-I), Planning Wing, CDA, will assist in the Sealing Process.

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. DG (Building & Housing Control), CDA

5. Director Awareness & Prevention Division,
   NAB Regional Office, Melody Market, Islamabad

6. Director FIA, Islamabad Zone
   Melody Market, Islamabad

7. 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 (if any), 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)].

8. Director (I.T), CDA
[It is requested to Upload this Show Cause Notice on CDA Website for Awareness of the General Public & All Stakeholders]

9. Director Public Relations, CDA
[It is requested to Publish the attached Public Notice is National Dailies for Awareness of the General Public & All Stakeholders]

10. 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]

11. 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].

12. 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].

13. Mrs. Kiran Saeed, Director Housing (Monitoring & Evaluation), CDA
14. Director Estate Management-III, CDA
15. Director Law-I, CDA
16. Director Staff to the Chairman, CDA
17. Dy. Commissioner, CDA

18. Additional Deputy Commissioner (Revenue) [ADCR],
ICT Administration, Islamabad

19. 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]

20. Joint Registrar of Companies,
Securities & Exchange Commission of Pakistan, (Companies Registration Office), State life Building, 1st Floor Blue Area, Islamabad
[w.r.t Section-456 of the SECP Act, 2017]

21. PS to Member (Estate), CDA
22. Master File

22/8/26.
(ARSLAN ABBAS)
Dy. Director-I (HS)

CAPITAL DEVELOPMENT AUTHORITY
PLANNING WING
Directorate of Housing Societies

URAAN PAKISTAN
#HumCDA

PUBLIC NOTICE
CANCELLATION/WITHDRAWAL OF LAYOUT PLAN OF "TELE TOWN" Housing Scheme, Zone-5, Islamabad

It is hereby notified for the information of the Allottees, Transferees, Stakeholders and General Public that the Layout Plan of **"Tele Town Housing Scheme",** sponsored by M/s Tele Town (Pvt) Ltd, on land measuring **499.50 Kanals,** Zone-5, Islamabad, was Approved by authority vide letter No. CDA/PLW/HS(RP-2)(798)/2004/Vol-IV/833, dated **24-3-2023,** subject to certain Terms & Conditions mentioned in the letter . However, M/s Tele Town (Pvt) Ltd., failed to Comply with the Terms & Conditions of Layout Plan approval, after lapse of more than **3 years**.

M/s Tele Town (Pvt) Ltd, were served Notices on 24-3-2023, 29-12-2023, 23-8-2024 & 01-11-2024, with the direction to Comply the Terms & Conditions of LOP approval. Upon Non-Compliance, on **27-5-2025 & 02-12-2025**, M/s Tele Town (Pvt) Ltd, were provided with the **Final** opportunity to **SHOW CAUSE** as to why the Layout Plan of said Scheme, issued by CDA should not be **Withdrawn/ Cancelled** as per the provisions of the Regulations, ibid, and Terms & Conditions of the LOP Approval Letter, CDA Ordinance 1960, ICT (Zoning) Regulations, 1992, Regulation for Planning and Development of Private Housing/ Farm Housing, Apartments/ Commercial Schemes/ Projects in Zones-2, 4 & 5, of Islamabad Capital Territory, 2023 and ICT Building Control Regulations, 2020 (as amended in 2023). However, M/s Tele Town (Pvt) Ltd, has not taken any Practical steps to comply with the directions of this office.

Therefore, keeping in view of this non-seriousness and irresponsible attitude of the M/s Tele Town (Pvt) Ltd., the Layout Plan (**LOP**) of **"Tele Town" Housing Scheme**, Zone-5, Islamabad, dated **24-3-2023** is hereby **CANCELLED/WITHDRAWN** under the provisions of the **Clause-5 (ii)** of the **ICT (Zoning) Regulation, 1992,** read with **Clause-42** of "Regulation for Planning and Development of Private Housing/ Farm Housing, Apartments/ Commercial Schemes/ Projects in Zones-2, 4 & 5, of Islamabad Capital Territory, 2023, with immediate effect.

All Stakeholders and General Public at large is therefore, requested to remain watchful while carrying out any sale or purchase of property, in this Scheme and all such Schemes/Projects and should have due verification from CDA. The public is advised Not to purchase any Plot, House, Flat, Shop, etc. in the Schemes/Projects where the Sponsors/Sellers have not obtained requisite NOC/Approval from CDA, failing which the CDA shall not be responsible for the consequences. The Sponsors, Sellers. Builders. Developers, Advertisers, Promoters, Estate Agents, etc. of this Scheme and all such illegal Schemes, Projects, Constructions, Developments, Land Sub-Divisions, are also warned through this Public Notice to refrain from carrying out Illegal Constructions/ Developments, otherwise, action shall be taken against them to the fullest extent of Law, by the Authority.

IJAZ AHMAD SHIEKH
DG (Spatial Planning)/ Director Housing Societies
Phone: 051-9252636/ 0334-5223077