CAPITAL DEVELOPMENT AUTHORITY
PLANNING WING
Directorate of Housing Societies

No. CDA/PLW/HS(481)/2023/ 289 Islamabad, 28th August, 2026

Subject: REQUEST FOR SEALING OF OFFICES OF M/S CIVILIAN EMPLOYEES COOPERATIVE HOUSING SOCIETY ON ACCOUNT OF VIOLATIONS OF APPORVED LOP OF "SOAN GARDEN" HOUSING SCHEME, ZONE-5, ISLAMABAD, AND ILLEGAL EXTENSION OF THE SCHEME WITHOUT PRIOR APPROVAL OF THE AUTHORITY.

It is informed that the Layout Plan **(LOP)** of the "Soan Garden Housing Scheme", Zone-5, Islamabad, over an area measuring **2,985 Kanals**, sponsored by M/s Civilian Employees Cooperative Housing Society, was approved by CDA on **10-7-1994**. No Objection Certificate (NOC) for Development of the Housing Scheme was issued by CDA, vide letter dated **09-8-2004**, subject to conditions mentioned in the letter, including Transfer to land under Roads, Parks, Graveyard & Public Buildings in the name of CDA. The same were got Transferred vide **Transfer Deed No. 998**, dated **04-4-1995.**

2. M/s Civilian Employees Cooperative Housing Society, being Sponsor of the Scheme, were required to complete certain conditions & formalities within prescribed timeframe as per the provisions of Modalities and Procedures, framed under ICT (Zoning) Regulation 1992, for Development of Private Housing Schemes in ICT. The Completion Period of the Scheme was 5 years, i.e. the Development of Infrastructure Works in the scheme were to be completed by 09-8-2009. However, M/s Civilian Employees Cooperative Housing Society have failed to obtain the Completion Certificate till date. Moreover, the NOC was cancelled/ withdrawn on **11-5-2017.**

3. It has been observed with grave concern that various **Violations of Approved Layout Plan** have been made on site, and **Illegally Converted** the sites reserved for Parks, Graveyard & Public Buildings, Transferred in the Name of CDA, vide aforementioned Transfer Deeds, into other uses without prior Approval of CDA. Therefore, Notice and Show Cause Notice was issued on **11-8-2025** and **08-9-2025**.

4. Furthermore, M/s Civilian Employees Cooperative Housing Society (CECHS), has Carried Out Development Works, over an area measuring approx. **585 Kanals,** located at Zone-5, Islamabad, Illegally 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 thereunder, for **"Soan Garden, Block H-Extension"**. No Housing Scheme can be Advertised, Floated, Launched, Planned & Developed, in Islamabad by the Private Sponsors without Approval of CDA. Thus, this Work/ Structure/Building is being Constructed/ Erected and Land is being Used in contravention of the subject legislature and is Illegal. Therefore, Notice and Show Cause Notice was issued on **13-6-2025** and **21-8-2026**.

5. **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/Un-authorized, Construction/

CamScanner

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,

6. In the light of position detailed above, **Directorate of Enforcement, CDA**, is requested to proceed for **Sealing** of Office Buildings of M/s Civilian Employees Cooperative Housing Society, House No.18, Street No. 4, Block F, Soan Gardens Housing Scheme, Islamabad, on the basis of the Notices, Show Cause Notices and Regulations, quoted above. Mr. Arslan Abbas, Dy. Director-I (HS), [0331-5545195], will represent Housing Societies Directorate, CDA, in this regard.

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

Director Enforcement (East), CDA

Copy to:-

1. Member (P&D), CDA
2. Deputy Commissioner, ICT/Registrar Co-operative Societies, Islamabad
3. DG (H&BC), CDA
4. Dy. DG (Enforcement), CDA
5. Director Audit, CDA
6. Director Building Control (South), CDA
7. Director Staff to Chairman, CDA
8. Mrs. Kiran Saeed, Director Housing (Monitoring & Evaluation), CDA
9. Director (Estate Management-III), CDA
10. 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]
11. PS to Member (Admin), CDA
12. PS to (Estate), CDA
13. Master File

(ARSLAN ABBAS)
Dy. Director-I (HS)

CamScanner