CAPITAL DEVELOPMENT AUTHORITY
PLANNING WING
Directorate of Housing Societies

No. CDA/PLW/HS(700)/2003/Vol-III/ 290 Islamabad, 28th August, 2026

Subject: REQUEST FOR SEALING OF OFFICES OF M/S BAHRIA TOWN (PVT) LTD. ON ACCOUNT OF VIOLATIONS OF APPORVED LOP OF "BAHRIA TOWN PHASE III-E & IV" AND "BAHRIA TOWN – II, III, V & VI", HOUSING SCHEME, ZONE-5, ISLAMABAD, AND ILLEGAL EXTENSION OF THE SCHEME WITHOUT PRIOR APPROVAL OF THE AUTHORITY.

It is informed that the Layout Plan of "Bahria Town Phase-III E & IV Housing Scheme" sponsored by M/s Bahria Town (Pvt) Ltd. was approved by CDA, vide letter No. CDA/PLW/HS/RP-2 (700)/2003/Vol-1&II/1423, dated **08-12-2010,** subject to terms & conditions mentioned in the letter. The Layout Plan of the scheme was approved in Mouza Kotha Kalan and Mouza Humak, Zone-5 Islamabad, over an area measuring **2, 999 Kanals** and comprising of 2,730 residential plots, along with other allied Land uses.

2. It has been observed that M/s Bahria Town (Pvt.) Ltd. (BTPL) has failed to comply with the terms & conditions of the Layout Plan approval and complete the pre-requisites for obtaining NOC for the scheme from CDA, in spite of lapse of about **15 years.** Instead, the sponsors of the scheme executed the development works at site and sale of land/plot of the scheme before the NOC of the scheme is obtained from CDA. M/s BTPL was clearly informed, through LOP approval letter of the scheme, that they will refrain from carrying out any development work at site and sale of land/plots of the approved housing scheme before the NOC of the scheme is issued by CDA. Thus, development of the scheme at site and construction of buildings in the scheme without obtaining NOC is violation of the CDA Ordinance 1960 and ICT (Zoning) Regulation, 1992. Therefore, Letters, Notices & Show Cause Notices were issued on **28-5-2013, 27-9-2013, 02-10-2013, 19-9-2014, 21-01-2015, 05-01-2023, 06-01-2023, 20-3-2025, 21-5-2025, 01-9-2025, 05-9-2025, 01-12-2025, 29-12-2025 & 15-01-2026.**

3. Furthermore, the Layout Plan **(LOP)** of the "Bahria Town, Phase-II, III, V & VI", Zone-5, Islamabad, over an area measuring **2,504.7 Kanals**, sponsored by M/s Bahria Town (Pvt) Ltd., was approved by CDA on **30-8-2000**. 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 dated 05-7-2001. No Objection Certificate (NOC) for Development of the Housing Scheme was issued by CDA, vide letter dated **05-7-2001**

4. M/s Bahria Town (Pvt.) Ltd., 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 **04-5-2006.** However, M/s Bahria Town (Pvt) Ltd. have failed to complete the Development Works and obtain the Completion Certificate, in spite of lapse of above **19 years**.

5. Moreover, during the site visits, it has been observed with grave concern and viewed seriously that M/s Bahria Town (Pvt) Ltd. has violated the Approved Layout Plan and **Illegally Converted** the sites reserved for Parks, Graveyard & Public Buildings, Transferred

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Approval of CDA. Therefore, Letters, Notices & Show Cause Notices were issued on **28-5-2013, 02-10-2013, 10-02-2014, 18-3-2024, 16-6-2025 & 01-10-2025.**

6. **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/ 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,

7. In the light of position detailed above, **Directorate of Enforcement, CDA**, is requested to proceed for **Sealing** of Office Buildings of M/s Bahria Town (Pvt) Ltd., New Bahria Head Office, Business District, Bahria Town, Phase-8, Rawalpindi, 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. 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]
11. PS to Member (Admin), CDA
12. PS to (Estate), CDA
13. Master File

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

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