CAPITAL DEVELOPMENT AUTHORITY
PLANNING WING

PUBLIC NOTICE UNDER SECTION 49-C, 46 & 46-B OF THE CDA ORDINANCE 1960, READ WITH, CLAUSE-5 (1) & (III) OF THE ICT (ZONING) REGULATION, 1992 AND CLAUSES 40-42 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"

It is for the information of general public and all other stakeholders that Developers/Sponsors of Private Housing Schemes/Projects (both Co-operative Housing Societies & Private Limited Companies) in Islamabad have Carried Out Development Works, 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. Similarly, advertising & marketing is being carried out by the Sponsors of Housing Schemes, without the prior approval of the Authority. No Housing Scheme can be Floated/Launched/Planned/ Developed, in Islamabad by the Private Sponsors without approval of CDA. Thus, these Works/Structures are being Constructed/Erected and Land is being Used in contravention of the subject legislature, and hence **Illegal/Un-authorized.**

2. Following **Private Housing Schemes (143) have not obtained any approval from CDA** or are in restricted areas and therefore, are illegal/unauthorized, but marketing is being made and advertisements are appearing for sale/purchase of plots in Print, Electronic & Social Media and development & building construction in progress:

Sr. No.	Name of Illegal Scheme	Sr. No.	Name of Illegal Scheme
ZONE-1			
1.	Abdullah Town, H-17	2.	Ammar Town, H-17
3.	Buraq Valley, H-17	4.	Capital Hills Residencia, D-14
5.	Chinnar Town, H-17	6.	Civic Center, H-17
7.	Fazal-e-Rabbi, H-17	8.	Green Valley, D-14
9.	Gulshan-e-Taleem, H-15	10.	Jhangi Sayedaan Homes, H-15
11.	Karam Elahi Town, H-13	12.	Margalla View Valley, D-14
13.	Paradise Valley, D-14	14.	Peral Orchard, H-17
15.	Qamar Garden, H-15	16.	Sher Zaman Garden, H-17
17.	Shifa International Housing Society, H-17	18.	Talha Farms, H-17
19.	Tayyab Garden, H-15	20.	Zammar Valley, H-17
ZONE-2			
1.	Faisal Margalla City, A-17	2.	Islamabad Farming Scheme, D-17
3.	Margalla North Housing Scheme, C-17	4.	Smart Vilas Housing Scheme, D-17
5.	Top View Housing Scheme, D-17		
ZONE-3			
1.	Al-Rayan Residency, Shah Allah Ditta	2.	Ali Town
3.	Arcadia City, Murree Road	4.	Aryan Enclave Korang Road, Banni Gala
5.	Bani Gala Hill View Road, Bani Galla	6.	Green Hills
7.	Green Meadows (North Ridge) Housing Scheme, Shah Allah Ditta	8.	Karsaz Villas, Shah Allah Ditta
9.	Major Makhdoom Society, Shah Allah Ditta	10.	Mid Margalla, Shah Allah Ditta
11.	OGDCL Town, Chattar	12.	Yar Muhammad Society, Banni Gala
13.	Lake View Lane, Bani Gala	14.	786 Residentia
15.	Bani Gala Hills	16.	Babar Enclave
ZONE-4			
1.	Abdullah Garden, Kurri Road	2.	Abu Bakar Town, adjacent to Ghouri Town
3.	Adil Valley/Farms, Simly Dam Road	4.	Al-Amin Garden Karor/Lehtrar Road
5.	Al-Huda Town, Lehtrar Road	6.	Ali Model Town
7.	Al Mustafa Valley, Murree Road	8.	Al-Rehman City View, Lehtrar Road
9.	Al-Syed Avenue, Park Road	10.	Ameen Town
11.	Arslan Town, Lehtrar Road	12.	Asian Ranches Villas, Lehtrar, Simly Dam Link Road
13.	Ameer Khan Enclave	14.	Badar Farms, Simly Dam Road
15.	Babar Enclave, Jinnah Avenue Mohra Noor	16.	Bhara Kahu Enclave, Murree Road
17.	Belgium Town, Murree Road	18.	Blue Enclave, Lehtrar Simly Dam Link Road

19.	Bilal Town, Khanna Chowk	20.	Capital Gardens, Lehtrar Road
21.	Canterbury Enclave, Park Road	22.	City View Near Nilore
23.	Capital Hills, Lehtrar Road	24.	Dhanyal Town Hurno Thanda Pani
25.	Country Farms Simly Dam Road	26.	Dream Land City, Lehtrar Road
27.	Doctors Enclave, Park Road	28.	Friends Enter Prizes Pind Bagwal
29.	Federal Town, Lehtrar Road	30.	Ghouri Towns (ALL Phases)
31.	Ghouri Gardens, Lehtrar Road	32.	Green Avenue, Park Road
33.	Gulf Residencia, Phase-2, Lehtrar Road	34.	Green Fields/Lands, Simly Dam Road
35.	Green Avenue-2 Housing Schemes Kurri Road	36.	Green Homes, Karor Road
37.	Green Hills, Simly Dam Road	38.	Green Valley, Karor Road
39.	Green Residencia, Lehtrar Road	40.	Green Valley (1&2), Simly Dam Road
41.	Gulberg Town (1&2) Lehtrar Road	42.	Gulf Residencia-2 (Baqar Shah), Lehtrar Road
43.	Gulf Residencia, Lehtrar Road	44.	Ideal Residencia, adjacent to Park Enclave-I
45.	Hill View Houses, Simly Dam Road	46.	Islamabad Green Paradise, Koral Road
47.	Iqbal Town, Islamabad Expressway	48.	Ittefaq Town, Old Kirpa Road
49.	Islamabad Saif Garden, Kirpa Road/Lehtrar Road.	50.	Kohsar Enclave, Simly Dam Road.
51.	Japan Valley, Kahuta/Lehtrar Link	52.	Madina Enclave Mouza Tumair/Lehtrar Road
53.	Kiani Town, Kirpa Road, Off Lehtrar Road.	54.	Madina Town, Khanna Dak/Islamabad Expressway
55.	Koral Town	56.	Makkah Town, Hurno Thanda Pani Nilore
57.	Madina Enclave Phase-I, Lehtrar- Simly Dam Link Road	58.	Margalla Valley/Al-Mustafa Enclave, Murree Road
59.	Makkah Town Phase-I, Lehtrar Road	60.	Media City, Kirpa Road
61.	Margalla Gardens, Lehtrar Road	62.	Mufti Mehmood Enclave, Lehtrar Road
63.	Marwa Town, Ghouri Town Road	64.	Mustafa Town, Lehtrar Road
65.	Memon Town, Lehtrar Road	66.	Neelam Valley, Lehtrar Road
67.	Muslim Town Simly Dam Road.	68.	New University Town (near COMSATS), Park Road
69.	Muzaffar Town, Simly Dam Road/ Pind Begwal	70.	Naval Farms Extension, Simly Dam Road
71.	Neelum Valley, Lehtrar Road	72.	Paradise Point Lehtrar Road
73.	Paradise Enclave, Lehtrar Road	74.	Qamar Town Near Margalla Town, Phase-2
75.	PTV Colony, Simly Dam Road	76.	Rawal Enclave, Kuri Road
77.	Qurtubal Town, Lehtrar Road	78.	Rehan City, Simly Dam Road
79.	Rawal Enclave Phase-3, Lehtrar Road	80.	Royal City, Lehtrar Road
81.	Royal Avenue, Park Road	82.	Safari Garden, Simly Dam Road
83.	Royal Homes, Harno Thanda Pani/ Lehtrar Road	84.	Sanabil Garden Lehtrar Road
85.	Snober Hills, Bhara Kahu	86.	Simly Valley (1&2) Simly Dam Road.
87.	Saif Garden, Ali Pur Farash	88.	Shaheen Town (Phase 1,2 & 3), Lehtrar Road.
89.	Satti Town, Lehtrar Road	90.	Spring Valley, Simly Dam Road.
91.	Shaheen Farms, Simly Dam Road	92.	University Enclave Lehtrar Road, Farash Town
93.	Shaheen Town Phase-4, Karor Road	94.	Usama Town, Hurno Thanda Pani.
95.	Suffa Valley, Simly Dam Road	96.	Zunair Town, Simly Dam Road
97.	Opel Villas, off Lehtrar Road	98.	Razzaq Town, Simly Dam Road
99.	Prime Enclave	100.	Ghaznavi Homes
101.	Islamabad Villas, rear side of Park Enclave	102.	Islamabad Green Paradise, rear side of Ghouri Town
103.	Warisha Town, Barakahu Murree Road	104.	Korang Valley, Barakahu Murree Road
105.	Chaman zar Hill, Barakahu Murree Road	106.	Sadiq Town, Barakahu Murree Road
ZONE – 5			
1.	Bahria Safari Villas-II Housing Scheme	2.	Bahria Safari Villas-III Housing Scheme
3.	KRL EHS, Kallar Sayedaan Road [Partial]	4.	National Police Foundation, O-9
5.	Pak PWD Employees Housing Scheme	6.	Pakistan Town, Phase-II
7.	Rawat Enclave, Kallar Sayedaan Road	8.	Shakil Satti, Tanveer Khokhar Town, Japan Road

2. The following **Private Housing Schemes (13),** in Zones-2, 4 & 5, were Once Approved by CDA. However, the Sponsors have made **EXTENTIONS of the Approved Schemes, without obtaining any approval**

from CDA. Marketing is being made, advertisements are appearing for sale/purchase of plots in Print, Electronic & Social Media and Development & Building Constructions are in progress:

Sr. No.	Name of Illegal Scheme	Sr. No.	Name of Illegal Scheme
1.	Khayaban-e-Kashmir-I (Extension), Sector G-15, Zone-2	2.	Ministry of Interior Employees Housing Scheme (Extension), Sector G-16, Zone-2
3.	Bahria Enclave (Extension), Zone-4	4.	Bahria Enclave Farm Housing Scheme (Extension), Zone-4
5.	Gulberg Greens (Extension), Zone-4	6.	Kashmir Gardens (Extension), Zone-4
7.	Naval Anchorage (Extension), Zone-4	8.	Bahria Phae-1,2,3,5&6 (Extension), Zone-5
9.	Bahria Phases 3-E&4 (Extension), Zone-5	10.	Bahria Garden City (Extension), Zone-5
11.	Jinnah Garden-I (Extension), Zone-5	12.	Naval Anchorage (Extension), Zone-5
13.	Soan Gardens Housing Scheme (Extension), Zone-5		

3. The Sponsors of the illegal housing schemes are hereby warned to stop making any publicity/marketing/booking/sale of plots and making any type of development construction of buildings in illegal housing schemes. They are directed to get approval of Layout Plans of the schemes and NOCs from CDA, as per ICT (Zoning) Regulation 1992 for development of Private Housing Scheme. In case of failure legal action would be initiated against all such illegal housing schemes. The Sponsors of Illegal/ Un-authorized Housing Schemes are warned through this Public Notice to refrain from carrying out such Illegalities/Irregularities. The concerned Directorates of CDA, Building Control, Environment, Enforcement, Sr. Special Magistrate, etc. are already engaged in taking stern action against all such illegal Schemes.

4. Through this Public Notice, the Director Press Information Department (PID) is also requested, Not to Allow to Publish Advertisement of any Private Housing Scheme/Projects, without Approval of CDA. The PEMRA/PTA may kindly block all Websites of Private Housing Schemes/Projects, launched before Approval of Layout Plans/Building Plans of the Schemes/Projects, from the CDA. The IESCO, SNGPL, are requested to provide Services only to Approved Schemes/Projects/Buildings.

5. The Real Estate Advertising & Marketing Agencies, like Agency-21 Emaps, Estateman, Gharana.com, Marketing 360, Seerab Maps, Sky Marketing, Star Marketing, Zameen.com, etc., are directed to avoid any Misleading Campaign and Practice, involving any sort of Cheating. They must also strictly Display Approved Layout Plans of the Private Housing Schemes/Projects.

6- All the sponsors of Illegal/Un-authorized Housing/Farm-Housing Schemes are advised in their own interest to obtain approval from CDA by submitting their Layout Plans as per the relevant provisions and approved planning standards/land use percentages. Otherwise, Legal Actions by CDA may include, Sealing of Offices, Removal of Development Works, Demolition of Buildings constructed, therein, Blockade of Access Roads, Suspension of Building Plans Approval, Suspension of Processing/Approval of All Other Cases LOPs/NOCs in CDA, being defaulting Sponsors, Referring their cases to Investigating Agencies, Criminal Proceedings against the Sponsors, i.e. Board of Directors of Private Limited Companies and Elected Management Committees of Co-operative Housing Societies, etc.

7- General Public is also warned & cautioned in their own interest not to undertake sale/purchase of plots in any Un-approved Housing Scheme including, but Not Limited, to the above mentioned Un-authorized Schemes. General Public is also requested to invest in the scheme as per provisions of LOPs/NOCs to avoid any loss, legal complications, and illegal benefits to the Sponsors of any scheme/project. For any information about the Approved & Illegal Housing Schemes, CDA Website, www.cda.gov.pk must have been Consulted/Visited. The Directors Housing Societies, Regional Planning and Urban Planning-2, CDA, may also be contacted, for assistance.

8. Subjudice matters in the Honorable Courts, will be dealt as per Law.

9. Errors & Omissions will be accepted. Any Un-authorize/Illegal Scheme, if Not included in the above Lists, inadvertently, shall Not absolve from the Legal Actions by CDA, against such Schemes.

IJAZ AHMAD SHIEKH
DIRECTOR GENERAL (SPATIAL PLANNING)/DIRECTOR HOUSING SOCIETIES
CDA, ISLAMABD, PHONE: 051-9252636, 0334-5223077