CAPITAL DEVELOPMENT AUTHORITY
PLANNING WING
Directorate of Housing Societies

No. CDA/PLW/HS(862)/2025/ 282 Islamabad, 21st August, 2026

Subject: REQUEST FOR SEALING OF OFFICES OF M/S FEDERAL EMPLOYEES COOPERTIAVE HOUSING SOCIETY ON ACCOUNT OF VIOLATIONS OF APPORVED LOPs AND NON-SUBMISSION OF OUSTANDING FEE/FINE/ CHARGES IN JINNAH GARDEN PHASE-1 AND PHASE-1 (EXTENSION), ZONE-5, ISLAMABAD

It is informed that M/s Federal Employees Cooperative Housing Society (FECHS) is registered with Co-operatives Department, ICT, under Cooperative Societies Act, 1925, and is the sponsor of the following Schemes, in Zone-5, Islamabad:

1. Jinnah Gardens-I Housing Scheme
2. Jinnah Garden Housing Scheme (Phase-I Extension) [in JV with M/s National Assembly Employees Cooperative Housing Society (NAECHS)], and
3. Jinnah Garden Housing Scheme (Phase-II)

2. 2nd Layout Plan of Jinnah Gardens-I Housing Scheme, sponsored by M/s Federal Employees Cooperative Housing Society was approved by CDA on **09-4-2011,** on an area measuring 2,548 Kanals in Zone-5 Islamabad. However, the Sponsors couldn't obtain NOC, due to non-fulfilment of pre-requisites. Thus, the Development of this Scheme is without NOC from CDA. Further, Due to noncompliance of terms & conditions of LOP Approval & Violations of Regulations, the Approval of Layout Plan was Cancelled/Withdrawn by CDA on 14-9-2018.

3. M/s FECHS, in sheer Violations of the Approved Layout Plan, have Illegally Converted most of sites, earmarked for Parks, Green/ Open Spaces, Public Buildings Areas like Schools, Hospital, Community Centre, and Graveyard, etc. Transferred in the Name of CDA, into Residential and Commercial Plots. Therefore, vide this office letter dated **23-5-2023, 10-6-2025, 22-8-2025 and 03-12-2025,** with the direction to get the all the plots of Public Amenities (Parks/ Playgrounds/ Open Spaces/ Public Buildings etc.) vacated, restore it as per the Approved Layout Plan and submit a Compliance Report in this regard. However, no response has been received from the sponsors till date. CDA had already clearly marked such illegal buildings constructed on Amenities and Public Building Areas in this Scheme.

4. The Layout Plan of **Jinnah Garden (Phase-I Extension)** Housing Scheme, over an area measuring 1,826.50 Kanals, jointly sponsored by M/s FECHS and M/s National Assembly Employees Cooperative Housing Society (NAECHS), was approved by CDA on 10-9-2021. The sponsors have not fulfilled the Terms & Conditions of Layout Plan Approval Letter, till date and couldn't obtain NOC. Thus, the Development of this Scheme is without NOC from CDA. The Sponsors have violated the Approved Layout Plan and Illegally Converted the sites reserved for Amenities & Public Buildings into other uses. Show Cause Notice were issued, to the sponsors on **18-6-2025 10-9-2025 & 12-9-2025.**

5. Later, Notice was issued to M/s FECHS & M/s NAECHS on 12-9-2025 with the direction to deposit **Rs.57.482 Million,** on account of Fee & Penalties for the aforementioned Housing Schemes [calculated up to 30-6-2025]. However, the sponsor did not submit the

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said outstanding fee/fine/penalties. Therefore, the case has been referred to Senior Special Magistrate , CDA for recovery vide letter dated **21-8-2026.**

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 Federal Employees Co-operative Housing Society, located at Street No. 9, Society Plaza, Near Post Office, Korang Town, Rawalpindi, and Sub-Office near Overhead Water Tank, Iqbal Avenue, in Jinnah Garden Phase-I, Islamabad, being defaulter of CDA, on the basis of the letters, Notices, Show Cause Notices and Regulations, quoted above. Mr. Usama Younas, Dy. Director (HS-II), 0334-0480460, will represent HS Dte. in this regard.

Encl: As above.

(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

(USAMA YOUNAS)
Deputy Director-II (HS)

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