

1st CDA BOARD MEETING FOR THE YEAR-2024 HELD ON 02-01-2025 at 02:00 P.M
AGENDA ITEMS

Sr.#	Items	Presenter
1.	General Discussions / Direction & confirmation of minutes of previous Board meeting.	
2.	Resignation of Mr. Nayyar Ali Dada, Non Executive Board Member	Sect. CDA Board
3.	Proposed Fee/ Charges for Sub-Division & Amalgamation of Residential, Apartments & Commercial Plots/ Buildings.	Member (P&D)
4.	Allotment of Plot No.25 Sector H-9, Islamabad for Cannabis Control Regulatory Authority (CCRA) Headquarters at Islamabad.	Member (P&D)
5.	Planning of Blue Area Strip in G-8, Islamabad.	Member (P&D)
6.	Regulations for Licensing of Space for Setting Up Base Transceiver Stations/BTS Towers by Cellular Operators/ Telecom Infrastructure Development Companies	Member (P&D)
7.	Permissible uses in Community Center Plots in Islamabad	Member (P&D)
8.	Permissible sub-uses In Industrial & Trading (I&T) Centre Plots in Islamabad	Member (P&D)
9.	Amendment in the Layout Plan of G-9 Markaz, Islamabad	Member (P&D)
10.	Amendment in Layout Plan of Markaz G-8, Islamabad	Member (P&D)
11.	Hiring of Consultant on G2G Basis, for Topographic Survey of CDA acquired Land, for Preparation of Planning Schemes.	Member (P&D)
12.	Restoration of Allotment of Plot No. 23, Markaz F-7, Islamabad.	Member (Estate)
13.	Issues relating to Plot No.6, Blue Area, Islamabad.	Member (Estate)
14.	Propose amendment in CDA Service Regulations 1992	Member Admin.
15.	Revised rate for Non Entitled Patient of Capital Hospital, CDA	Member Admin.
16.	Re-designation and Transfer of dormant various posts to Environment wing.	Member Admin.
Non Agenda Item		
NA-I	Hiring of services for Transportation of Solid Waste from Islamabad Waste Transfer Station (I-9, I-11 or any other site) Islamabad to dumping site of Rawalpindi Waste Management Company (RWMC) at Losar Chak Baily Khan Road, Rawalpindi.	Member Envt.
NA-II	Rate Running Contracts (RRC).	Member Admin.
NA-III	Request for Issuance of Certified True Copies (CTC) Title Documents.	Member Estate
NA-IV	Proposal for Participation Fee/Stipend for CDA Board Members for attending Board Meetings as already being Paid to the Non-Executive Board Members of CDA and to the Boards of other Authorities of the Government.	Member Admin.
NA-V	Amendments in the Layout Plans of Blue Area F-7, F-8 and G-8, Islamabad.	Member P&D



Capital Development Authority
(Secretary CDA Board Office)

CONFIDENTIAL

No. CDA-1441/BM-SCB/2025/

Islamabad

January 02, 2025

Subject: **MINUTES OF 1st CDA BOARD MEETING FOR THE YEAR 2025.**

The 1st CDA Board meeting for the year 2024 was held on **January 02, 2025 (Thursday) at 02:00 P.M.**, in the Conference Room of Executive Block, CDA Headquarter, Islamabad under the Chairmanship of Chairman, CDA.

2. Following attended the meeting:

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|----|---|----------------------|
| 1. | Chaudhary Muhammad Ali Randhawa
Chairman, CDA and Chief Commissioner ICT | (In Chair) |
| 2. | Mr. Talat Mahmood
Member (Administration)/
Member Environment. CDA | Executive Member |
| 3. | Dr. Muhammad Khalid Hafiz
Member (Planning & Development) | Executive Member |
| 4. | Syed Nafasat Raza
Member Engineering, CDA | Executive Member |
| 5. | Mr. Tahir Naeem Akhtar,
FA/Member, CDA | Executive Member |
| 6. | Mr. Esfandiyar Baloch
Member (Estate) | Executive Member |
| 7. | Mr. Nauman Khalid
Member (T&D) | Executive Member |
| 8. | Prof. Dr. Muhammad Ali (T.I)(S.I) | Non-Executive Member |
| 9. | Syed Safdar Ali, | Secretary CDA Board. |

3. The Chairman, CDA also attended the meeting in capacity of the Chief Commissioner, ICT. Commissioner Rawalpindi Ex-officio Member attended the meeting. Prof. Dr. Muhammad Ali (T.I)(S.I), Non-Executive CDA Board Members attended the meeting online. Mr. Talat Mahmood, Member Administration also attended meeting on behalf of Member (Env't). While, D.G (B&HC) and DG(Law) attended the meeting for their respective agenda item.

4. Meeting commenced with the recitation of "Holy Quran" by Chaudhary Muhammad Ali Randhawa, Chairman, CDA and Chief Commissioner ICT.

Thereafter agenda items were taken up for discussion and following decisions were made:-

12167/1441/BM/'25
02-01-'25/1st

1.1 GENERAL DISCUSSIONS / DIRECTION & CONFIRMATION OF MINUTES OF PREVIOUS BOARD MEETING.

During the discussion in the meeting, the Board directed the following: -

- *The Estate Wing was instructed to determine the expiration dates of leases of land for Houses allotted to the provinces. For those requiring extensions, a one-time lease extension will be granted, allowing the CDA to impose the applicable lease extension charges as determined.*
- *The Planning Wing was instructed to assess and identify any excess land allocated to Sindh House. If any surplus land is identified, it will be reallocated to Capital House.*
- *Engineering Wing was directed to initiate a summary seeking approval of the Federal Cabinet for disengagement of NAPHDA from Low-Cost Housing Project at Farash Town.*

12168/1441/BM/'25
02-01-'25/1st

1.2 RESIGNATION OF MR. NAYYAR ALI DADA, NON EXECUTIVE BOARD MEMBER

DECISION

The Secretary of the CDA Board informed the members that Mr. Nayyar Ali Dada, a Non-Executive Board Member, has submitted his resignation due to a conflict of interest arising from his consultancy engagement for the F-9 Club and Gandhara Centre, as stated in his resignation letter dated December 5, 2024. However, he will continue to assist the CDA on architectural and environmental matters.

The Board acknowledged that his visionary designs have significantly contributed to shaping Pakistan's architectural landscape. As a valued asset to the country, the CDA deeply appreciates his contributions to architecture, design, and his expertise-based insights.

Furthermore, the Board recommended that Mr. Nayyar Ali Dada's resignation be forwarded to the Federal Cabinet through the Ministry of Interior for formal acceptance.

*Action by: Member Admin
Secretary CDA Board*

12169/1441/BM/'25
02-01-'25/1st

1.3 PROPOSED FEE/ CHARGES FOR SUB-DIVISION & AMALGAMATION OF RESIDENTIAL, APARTMENTS & COMMERCIAL PLOTS/ BUILDINGS.

DECISION

The Member (P&D), CDA, presented the summary to the Board. After thorough discussion and consideration of the provided information and input, the Board emphasized the importance of conducting a public opinion survey or hearing through the relevant wing before making any decisions. Additionally, an internal review and deliberation on the subject matter should be carried out. The Board directed the Member (P&D) to develop comprehensive and practical proposals, presenting the complete agenda before the CDA Board for further consideration.

Action by: Member (P&D)

12139/1441/BM/'25
02-01-'25/1ST

1.4 ALLOTMENT OF PLOT NO.25 SECTOR H-9, ISLAMABAD FOR CANNABIS CONTROL REGULATORY AUTHORITY (CCRA) HEADQUARTERS AT ISLAMABAD.

DECISION

The summary was presented by the Member (P&D), CDA. After due deliberation and information / input on the summary, the board principally agreed with the proposals made at paras 3 and 4 of the summary regarding allocation of remaining portion of land

measuring 2.78 Acres (13500 Sq.Yards) (Plots No 25-A) in sector H-9 to Cannabis Control Regulatory Authority (CCRA) and the Board further directed that

- a) Planning Wing may re-plan the plot No. 25 further bifurcating into 25 and 25-A and incorporate the subject land in the layout plan.*
- b) Approved provisional offer of allotment of newly carved plot 25-A measuring 2.78 acres to CCRA after necessary approval of competent forum (i.e. Federal Cabinet).*
- c) Estate Wing to dispose of the subject land as per laid down regulation /procedures and fulfillment of all codal formalities as per provisions of ILDR 2005/ Policy of CDA.*
- d) Directorate of Building Control (South) may approve Building Plans, as per regulations.*
- e) Finance Wing may determine the cost of land in the first instance before issuance of the allotment letter*

*Action by: Member (P&D)
Member (Estate)
Member Finance*

1.5 PLANNING OF BLUE AREA STRIP IN G-8, ISLAMABAD.

Above agenda item 1.5 has been clubbed with Non Agenda item –V.

12170/1441/BM/'25
02-01-'25/1st

1.6 REGULATIONS FOR LICENSING OF SPACE FOR SETTING UP BASE TRANSCEIVER STATIONS / BTS TOWERS BY CELLULAR OPERATORS/ TELECOM INFRASTRUCTURE DEVELOPMENT COMPANIES

DECISION

The Member (P&D), CDA, presented the summary to the Board. After thorough deliberation and consideration of the provided information and input, the Board made the following observations and directives:

- a. Market forces should determine the locations for tower installations.*
- b. Regulations must be aligned with 5G technology requirements.*
- c. The regulations should be redesigned in accordance with applicable rules and laws.*
- d. Mobile operators and companies should be consulted to have their input and opinions.*
- e. An internal discussion should be conducted after obtaining feedback from mobile operators and companies.*
- f. The Member (P&D) should present comprehensive proposals before the CDA Board for further consideration.*

Action by: Member (P&D)

12171/1441/BM/'25
02-01-'25/1st

1.7 PERMISSIBLE USES IN COMMUNITY CENTER PLOTS IN ISLAMABAD

DECISION

The Member (P&D), CDA, presented the summary to the Board. After thorough deliberation and review of the provided information and input, the Board made the following decisions:

- a. Community-based permissible activities will be incorporated into Community Centre Plots.*
- b. The Finance Wing will determine the applicable rates for the subject matter.*
- c. The Board approved the establishment of a Regulations Committee, comprising the Planning Wing, Finance Wing, Estate Wing, and the Law Wing. The committee will be led by the Law Wing.*

- d. All new regulations and proposed amendments must be reviewed by the Regulations Committee, and its recommendations will be presented to the CDA Board for approval.
- e. It will be mandatory for all wings to have their approved and amended regulations vetted by the Law Wing before publication.
- f. A formal notification regarding the establishment of the Regulations Committee will be issued accordingly.

Action by: Member (P&D)
Member Admin

12172/1441/BM/'25
02-01-'25/1st

1.8 PERMISSIBLE SUB-USES IN INDUSTRIAL & TRADING (I&T) CENTRE PLOTS IN ISLAMABAD

DECISION

The Member (P&D), CDA, presented the summary to the Board. Following thorough deliberation and review of the provided information and input, the Board decided as follows:

- a. A public hearing should be conducted on the subject matter.
- b. The matter should be referred to the Federal Commission as soon as the Federal Government officially notifies its establishment for the Islamabad Master Plan.

Action by: Member (P&D)

12173/1441/BM/'25
02-01-'25/1st

1.9 AMENDMENT IN THE LAYOUT PLAN OF G-9 MARKAZ, ISLAMABAD

DECISION

The Member (P&D), CDA, presented the summary to the Board. After thorough deliberation and review of the provided information and input, the Board granted principal approval to the proposal outlined in paragraph 4 of the summary, subject to the condition that the Law Wing and Planning Wing must oversee the legal and planning aspects.

Action by: Member (P&D)

12174/1441/BM/'25
02-01-'25/1st

1.10 AMENDMENT IN LAYOUT PLAN OF MARKAZ G-8, ISLAMABAD

DECISION

The Member (P&D), CDA, presented the summary to the Board. After thorough deliberation and review of the provided information and input, the Board granted principal approval to the proposal outlined in paragraph 2 of the summary, subject to the condition that the Law Wing and Planning Wing must oversee the legal and planning aspects.

Action by: Member (P&D)

12175/1441/BM/'25
02-01-'25/1st

1.11 HIRING OF CONSULTANT ON G2G BASIS, FOR TOPOGRAPHIC SURVEY OF CDA ACQUIRED LAND, FOR PREPARATION OF PLANNING SCHEMES.

DECISION

The Member (P&D), CDA, presented the summary to the Board. Following thorough deliberation and review of the provided information and input, the Board decided that

the consultancy for the Topographical Survey should be conducted through the State owned organizations on G to G basis.

Action by: Member (P&D)

12176/1441/BM/'25 1.12 RESTORATION OF ALLOTMENT OF PLOT NO. 23,
02-01-'25/1st MARKAZ F-7, ISLAMABAD.

DECISION

The Member (Estate), CDA, presented the summary to the Board. After thorough deliberation and review of the provided information and input, the Board noted that the plot was canceled on April 16, 2012, due to unauthorized / illegal construction. The lessee subsequently applied for its restoration on November 17, 2020. Since this request falls outside the scope of the 2014 Restoration Policy, the Board decided to reject the committee's recommendations.

Action by: Member (Estate)

12177/1441/BM/'25 1.13 ISSUES RELATING TO PLOT NO.6, BLUE AREA,
02-01-'25/1st ISLAMABAD./ DELAY PAYMENT CHARGES ON PREMIUM OF
PLOT AMOUNTING TO RS.23,707,159/- IN RESPECT OF PLOT NO.06,
BLUE AREA, SECTOR F-8/G-8, ISLAMABAD.

DECISION

The Member (Estate), CDA, presented the summary to the Board. After thorough deliberation and review of the provided information and input, the Board determined that a waiver on delay charges is not supported by existing rules and regulations. Consequently, the applicant's request was rejected. Additionally, as the matter is currently sub-judice before the Honorable Supreme Court of Pakistan, the Board directed the Law Wing to actively pursue the case and provide a detailed update to the Board.

Action by: Member (Estate)
DG (Law)

12178/1441/BM/'25 1.14 PROPOSE AMENDMENT IN CDA SERVICE
02-01-'25/1st REGULATIONS 1992

DECISION

The summary was presented by the DG (HR), CDA. After due deliberation and information / input on the summary, the board approved the proposal made at Para 4& 5 of the summary.

Action by: Member (Administration)
DG (HR)

1.15 REVISED RATE FOR NON ENTITLED PATIENT OF CAPITAL HOSPITAL, CDA

1.16 RE-DESIGNATION AND TRANSFER OF DORMANT VARIOUS POSTS TO ENVIRONMENT WING.

Above agenda items 1.15 and 1.16 have been deferred.

12179/1441/BM/'25
02-01-'25/1st

NA-I HIRING OF SERVICES FOR TRANSPORTATION OF SOLID WASTE FROM ISLAMABAD WASTE TRANSFER STATION (I-9, I-11 OR ANY OTHER SITE) ISLAMABAD, TO DUMPING SITE OF RAWALPINDI WASTE MANAGEMENT COMPANY (RWMC), AT LOSAR CHAK BAILY KHAN ROAD, RAWALPINDI.

DECISION

The Director Sanitation, CDA, presented the summary to the Board. After thorough deliberation and consideration of the provided information and input, the Board reviewed the proposals in light of the urgent situation and the broader public interest. Accordingly, the Board decided as follows:

- a. Approved the transportation of waste from the Waste Transfer Station in I-11/4 to the Losar dumping site of Rawalpindi Waste Management Company (RWMC).*
- b. Approved the hiring of Rawalpindi Waste Management Company (RWMC) for waste collection and transportation services at a rate of Rs. 1,471 per ton under direct contracting, as per Clause 42(f) of PPRA Rules, for a period of three months, from January 4, 2025, to April 3, 2025.*
- c. Directed the relevant department to complete the procurement of services through a competitive bidding process in accordance with PPRA Rules, 2004.*

*Action by: Member (Environment)
DG (CM)
Director Sanitation*

12180/1441/BM/'25
02-01-'25/1st

NA-II RATE RUNNING CONTRACTS (RRC).

DECISION

The summary was presented by the Member Administration, CDA. After due deliberation and information / input on the summary, the board decided to streamline the process of execution of work under running contracts in different formations of the authority and the Board further directed to constitute a committee for the purpose. The Committee shall be notified by the Administration Wing. The following are Terms of Reference (TOR) of the committee:-

- a) The concerned formations shall refer the work under execution and executed to the Committee. The Committee shall verify the quality and quantity of work done under the rate running contracts and submit the same to Finance Wing for processing of payments of work done.*
- b) The Committee shall complete its work within one week of the request from the concerned formation and submit its report. The Finance Wing shall make payment only once report from the Committee is received.*
- c) No payment for any work done under rate running contract of any formation of CDA shall be made without the vetting report of the Committee.*
- d) The Committee shall submit proposals for special audit of work done under rate running contracts for the last two calendar years. The recommendations shall be submitted within ten days of this notification.*

*Action by: Member (Admin)
DG (HR)*

12181/1441/BM/'25
02-01-'25/1st

NA-III REQUEST FOR ISSUANCE OF CERTIFIED TRUE COPIES (CTC) TITLE DOCUMENTS.

DECISION

No formal summary was presented to the Board; however, the Member (Estate) submitted certain documents for the Board's consideration. These documents included

a request, submitted through the One Window CDA, seeking exemption and relaxation for the issuance of Certified True Copies (CTC) of the original transfer, allotment, and offer letters for seven properties, as per Chapter 1, Clauses 10 and 12 of the CDA Property Manual.

After thorough deliberation and review of the provided information, the Board approved an exemption and relaxation of Chapter 1, Clauses 10 and 12 of the Property Manual, allowing for the issuance of CTCs for the seven properties mentioned in the documents.

Action by: Member (Estate)

12182/1441/BM/'25
02-01-'25/1st

NA-IV PROPOSAL FOR PARTICIPATION FEE/STIPEND FOR CDA BOARD MEMBERS FOR ATTENDING BOARD MEETINGS AS ALREADY BEING PAID TO THE NON-EXECUTIVE BOARD MEMBERS OF CDA AND TO THE BOARDS OF OTHER AUTHORITIES OF THE GOVERNMENT

DECISION

The summary was presented by the Member Administration, CDA. After due deliberation and information / input on the summary, the board approved the proposal made at Para 04(a) & (b) of the summary.

Action by: Member Finance

12183/1441/BM/'25
02-01-'25/1st

NA-V AMENDMENTS IN THE LAYOUT PLANS OF BLUE AREA F-7, F-8 AND G-8, ISLAMABAD.

DECISION

The Member (P&D), CDA, presented the summary to the Board. Following thorough deliberation and review of the provided information and input, the Board granted principal approval for the proposals outlined in paragraph 4 of the summary. Additionally, the Board directed to re-consider the re-planning of plots in Blue Area, F-7, and F-8.

Action by: Member (P&D)

Member (Estate)

Member Finance

The meeting concluded with a word of thanks to and from the Chair.

