

7th CDABOARD MEETINGFOR THE YEAR-2025 HELD ON 08-04-2025 at 11:30A.M.
AGENDA ITEMS

Sr.#	Items	Presenter
1.	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.
2.	Waste Disposal at RWMC Dumpsite in Losar Rawalpindi.	Member Envt.
3.	Sanctioned Strength for newly established Estate Management Directorate.	Member Estate
4.	Restoration of Plot No. 28, I-8 Markaz, Islamabad.	Member Estate
5.	Re-Planning of Arts & Crafts Village Islamabad.	Member P&D
6.	Establishment of Building & Housing Control Agency.	Member P&D
7.	Establishment of Food Street / Pedestrianization of Blue Area (CDA Parking plaza to Faisal Avenue)	Member P&D
8.	Operations & Management of Ghandhara Heritage and Cultural Center Building F-9 Park. A project by CDA.	Member Admin.
Non Agenda Items		
NA-I	Acquisition of BUPs of Sector H-16, Islamabad.	Member Estate
NA-II	Proposal for Installation and Operation of a Digital Advertisement Board at CDA Parking Plaza, Blue Area, Islamabad.	Member P&D
NA-III	Geotechnical Investigation& Hydraulic Analysis for JMC Project and vetting of RFP Document Prepared for Hiring of National Consultants under PPRA Rule 42(F) Amongst State Owned Government Institutes.	Member P&D
NA-IV	Hiring of Consultant for Third Party Vetting of CDA Ongoing Development Projects.	Member P&D
NA-V	Prime Minister’s Directive on Establishment of Working Women Hostel under Prime Minister’s Women Empowerment Package-2024	Member P&D
NA-VI	Acquisition of Built Up Property in Revenue Estate Sangjani (Dhoke Kasar) for Construction of Link Road From G.T Road (N-5) to Motorway (M-1) to Connect With Margalla Avenue, Islamabad.	Member Estate
NA-VII	Extension in Internship Period	Member Admin
NA-VIII	Summary for the CDA Board regarding restoration of plot for hostel sector G-7/3, Islamabad	Member Estate
NA-IX	Request for Grant of NOC for Establishment of Petrol Pump within Police Line, Sector H-11, Islamabad	Member (P&D)
NA-X	Miscellaneous Matters	
NA-XI	Proposed Amendments in Islamabad Land Disposal Regulation – 2005.	Member Estate

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Capital Development Authority
(Secretary CDA Board Office)

No. CDA-1447/BM-SCB/2025/

Islamabad

April 8, 2025

Subject: **MINUTES OF 7thCDA BOARD MEETINGFOR THE YEAR 2025.**

The 7thCDA Board meeting for the year 2025 was held on **April 8, 2025 (Tuesday)** at **11:30 A.M.**, in the Conference Room of Executive Block, CDA Headquarter, Islamabad under the Chairmanship of Chairman, CDA.

2. Following attended the meeting:

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 (P & D) Executive Member
 4. Syed Nafasat Raza
Member Engineering, CDA Executive Member
 5. Mr. Tahir Naeem Akhtar,
FA/Member ,CDA Executive Member
 6. Mr. Esfandyar Baloch
Member (Estate) Executive Member
 7. Prof. Dr. Muhammad Ali (T.I)(S.I) Non-Executive Member
 8. Mr. Shahid Kiani Secretary CDA Board.
3. The Chairman, CDA also attended the meeting in capacity of the Chief Commissioner, ICT. No Representative of Commissioner Rawalpindi Ex-officio Member attended the meeting. While Prof. Dr. Muhammad Ali (T.I)(S.I) Non-Executive Member attended the meeting online. Mr. Talat Mahmood, Member Administration also attended meeting on behalf of Member (Envnt).
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:-

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08-04-'25/7th

7.1 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 summary was presented by the Member Environment, CDA. After thorough deliberation and review of the provided information, the Board approved the proposal for extending the existing contract with Rawalpindi Waste Management Company (RWMC)

for a further period of three (03) months, from 04.04.2025 to 03.07.2025, at the same approved rate in accordance with the Contract Agreement.

The Board also directed that a tendering process be initiated in parallel to ensure continuity of services through a competitive and transparent mechanism after expiry of the extended contract period.

*Action by: Member Environment
DG C.M*

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08-04-'25/7th

7.2 WASTE DISPOSAL AT RWMC DUMPSITE IN LOSAR RAWALPINDI.

DECISION

The summary was presented by the Member Environment, CDA. After thorough deliberation and review of the provided information, the Board approved the extension of the existing Contract Agreement with Rawalpindi Waste Management Company (RWMC) for a further period of six (06) months from 04.04.2025 to 03.10.2025, at the existing tipping fee rate in accordance with the Contract Agreement.

In parallel, the Board also emphasized the need for developing permanent scientific landfill and waste management site, keeping in view future waste disposal needs. It was informed that technical assistance from the Asian Development Bank (ADB) would be engaged for the planning and development of such sites incorporating waste-to-energy solutions, and aimed at reducing carbon emissions and environmental impact.

*Action by: Member Environment
DG C.M*

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08-04-'25/7th

7.3 SANCTIONED STRENGTH FOR NEWLY ESTABLISHED ESTATE MANAGEMENT DIRECTORATE.

DECISION

The summary was presented by the Member Estate, CDA. After thorough deliberation and review of the provided information, the Board approved the establishment of Estate Management Directorate-III in light of the recommendations of the Federal Government Commission notified on 11-02-2020 and also approved the proposed staffing structure, sanctioned posts to ensure the effective functioning of the directorate.

The new Directorate shall function under the administrative control of Member (Estate) and will primarily regulate Private Housing Societies, in distinction from the mandates of Estate Management Directorate-I and II. The Board further directed:

- a. The Directorate shall coordinate with the Planning Wing to identify titled amenity plots within private housing schemes.*
- b. A notification for applicable transfer rates shall be issued for transparency and enforcement.*
- c. Member (Estate) was directed to ensure strict enforcement and to devise an effective operational mechanism for implementation of these functions.*

*Action by: Member Estate
Member (P&D), CDA
DG HRD
Director (EM-III), CDA*

12256/1447/BM/'25
08-04-'25/7th

7.4 RESTORATION OF PLOT NO. 28, I-8 MARKAZ, ISLAMABAD.

DECISION

The summary was presented by the Member Estate, CDA. After thorough deliberation and review of the provided information, the Board approved the restoration of Plot No. 28, I-8 Markaz, in accordance with CDA's prevailing Policy for Restoration of Plots.

The restoration shall be subject to the following conditions:

- a. Payment of all outstanding dues, including any surcharges or penalties, calculated at the prevailing market rate as applicable at the time of restoration.*
- b. Submission of post-dated cheques or bank guarantees to secure the payment of any pending liabilities, as per CDA's policy.*
- c. Completion of all codal formalities as laid down by the Authority.*
- d. Issuance of the Offer of Allotment shall follow only after compliance with the above pre-conditions.*

*Action by: Member Estate
Director Estate Management-I*

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08-04-'25/7th

7.5 RE-PLANNING OF ARTS & CRAFTS VILLAGE ISLAMABAD.

DECISION

The summary was presented by the Member (P&D), CDA. After thorough deliberation and review of the provided information, the Board approved the comprehensive re-planning, and development of the Arts & Crafts Village, Islamabad. The Board noted the importance of transforming the Arts & Crafts Village into a model cultural and tourism hub that combines heritage preservation with modern amenities. The following directives were issued as part of the decision:

- a. Member (Engineering) and Member (Planning & Design) are directed to jointly visit the Arts & Crafts Village to assess the current status, identify existing gaps, inquiry findings or otherwise and propose site-specific improvements to ensure effective implementation of the proposed development strategy.*
- b. After verification, appointment of Project Director (PD) will be processed to oversee the execution of the re-planning and development work. The PD will be responsible for monitoring timelines, ensuring quality standards, and coordinating among all stakeholders.*
- c. A separate account shall be established for the Arts & Crafts Village project to ensure transparent and efficient financial management, including revenue collection and expenditure tracking.*

*Action by: Member (P&D)
Member (Engineering), FA/Member
DG Building & Housing Control*

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08-04-'25/7th

7.6 ESTABLISHMENT OF BUILDING & HOUSING CONTROL AGENCY.

DECISION

The summary was presented by the Member Engineering, CDA. After thorough deliberation and review of the provided information, the Board granted in-principle approval for the establishment of the Building & Housing Control Wing (B&HC Wing) under the legal framework of the Capital Development Authority pursuant to the Building Control Regulations, 2025.

The Board further directed:

- a. Admin wing will issue formal notification of creation of the Wing's.*
- b. Administrative Wing will finalize the organogram, Administrative control, HR policies, and operational SOPs.*

- c. Concerned Wing will initiate the case for recruitment, procurement of essential tools and vehicles, and establishment of dedicated IT system.

Action by: Member (P&D)
Member (Administration),CDA
DG(HRD),CDA
DG Building & Housing Control

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7.7 ESTABLISHMENT OF FOOD STREET / PEDESTRIANIZATION OF BLUE AREA (CDA PARKING PLAZA TO FAISAL AVENUE)

DECISION

The summary was presented by the Member (P&D), CDA. After thorough deliberation and review of the provided information, the Board granted formal approval for the development of a dedicated Food Street and pedestrianization of the 800-meter service road strip in Blue Area (F-7), Islamabad, under a Public-Private Partnership (PPP) model.

The Board further directed:

- a. The change of land use for the designated section of the service road to be considered, enabling its transformation into a pedestrianized urban food corridor.
- b. The Board stressed timely execution, with mobilization and development activities.
- c. The Board authorized the issuance of an Expression of Interest (EOI) for the selection of a qualified management firms as per PPRA
- d. It is positioned as Phase I of a larger urban renewal program and will serve as a model for replication in other commercial zones of Islamabad.

Action by: Member (P&D)
DG Building & Housing Control

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7.8 OPERATIONS & MANAGEMENT OF GHANDHARA HERITAGE AND CULTURAL CENTER BUILDING F-9 PARK. A PROJECT BY CDA.

DECISION

The summary was presented by the Member Admin, CDA. After thorough deliberation and review of the provided information, the Board granted approval for the following:

- a. The Board approved the proposed amendments to the Rules and Regulations governing the operations of the Gandhara Heritage & Cultural Centre, F-9 Park, as recommended by the Transaction Advisor (KPMG).
- b. The Board endorsed the revised composition of the Management Committee, incorporating structural improvements proposed by KPMG for effective governance.
- c. The Board reaffirmed its earlier decision to position the Gandhara Heritage & Cultural Centre as a premier cultural and social institution, operating parallel to Islamabad Club but distinct in its heritage, arts, and public engagement mandate.
- d. The facility will be developed as an affiliated club, providing high-standard recreational, and cultural services while preserving its character as a public cultural asset.
- e. The approved amendments and revised committee structure will be submitted to the Federal Government through the Ministry of Interior for final concurrence, as per earlier Board directions.

Action by: Member (Admin)
DG (Resource)

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08-04-'25/7th

NA-I ACQUISITION OF BUPs OF SECTOR H-16, ISLAMABAD.

DECISION

After due deliberation and information / input, the CDA Board accorded approval for the proposal contained in para-2 of the above.

Action by: Member (Estate)

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NA-II PROPOSAL FOR INSTALLATION AND OPERATION OF A DIGITAL ADVERTISEMENT BOARD AT CDA PARKING PLAZA, BLUE AREA, ISLAMABAD.

DECISION

The summary was presented by the Member (P&D), CDA. After thorough deliberation and review of the provided information, the CDA Board granted approval for initiating the Expression of Interest (EOI) process for the selection of a qualified firm for the design, installation, operation, and maintenance of a large-format digital advertisement board on the façade of CDA Parking Plaza, Blue Area followed by competitive financial bidding as per PPRA.

The Board further directed the Directorate General of Building & Housing Control to proceed with issuing the Expression of Interest (EOI) and undertake the firm selection process in coordination with the Member (P&D).

*Action by: Member (P&D)
DG Building & Housing Control*

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NA-III GEOTECHNICAL INVESTIGATION& HYDRAULIC ANALYSIS FOR JMC PROJECT AND VETTING OF RFP DOCUMENT PREPARED FOR HIRING OF NATIONAL CONSULTANTS UNDER PPRA RULE 42(F) AMONGST STATE OWNED GOVERNMENT INSTITUTES.

DECISION

The summary was presented by the Member (Engg), CDA. After thorough deliberation and review of the provided information, the Board granted approval to seek quotations from public sector universities to support the timely execution of the Jinnah Medical Complex (JMC) Project, specifically UET Taxila and NUST Islamabad, for conducting the required geotechnical and hydraulic investigations based on the prepared ToRs and test list. The university offering the lowest responsive quotation may be engaged under PPRA Rule 42(f) (Direct Contracting with state-owned entities).

The Board further accorded approval for the engagement of the Infrastructure Development Authority of Punjab (IDAP) to review and vet the finalized Request for Proposal (RFP) document for the hiring of National Consultants. This engagement will also be made under PPRA Rule 42(f) due to the technical expertise and state-owned status of IDAP.

Action by: Member (Engg)

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08-04-'25/7th

NA-IV HIRING OF CONSULTANT FOR THIRD PARTY VETTING OF CDA ONGOING DEVELOPMENT PROJECTS.

DECISION

The summary was presented by the Member Engineering, CDA. After thorough deliberation and review of the provided information, the CDA Board approved the hiring of a Third-

Party Vetting Consultant to oversee and assess the quality of ongoing development projects being executed across the city. The third-party consultant shall be hired in accordance with PPRA Rules and CDA Regulations, and will be tasked with:

- a. Vetting and validating designs prepared by existing consultants.*
- b. Auditing the quality and conformity of work executed on-site.*
- c. Recommending corrective measures wherever necessary.*

*Action by: Member Engineering
DG (Works), DG P&C*

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08-04-'25/7th

NA-V PRIME MINISTER'S DIRECTIVE ON ESTABLISHMENT OF WORKING WOMEN HOSTEL UNDER PRIME MINISTER'S WOMEN EMPOWERMENT PACKAGE-2024

DECISION

The Member (P&D), CDA, presented the summary to the Board. After thorough deliberations and review of the provided information and input, the Board decided to allow the change of landuse of the subject land allotted for Special Education Secondary School in Sector I-9/4 for construction of Working Women Hostel subject to the fulfillment of all codal formalities, payment of charges as per Islamabad Land Disposal Regulation, 2005 and approval of building plans from CDA.

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

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08-04-'25/7th

NA-VI ACQUISITION OF BUILT UP PROPERTY IN REVENUE ESTATE SANGJANI (DHOKE KASAR) FOR CONSTRUCTION OF LINK ROAD FROM G.T ROAD (N-5) TO MOTORWAY (M-1) TO CONNECT WITH MARGALLA AVENUE ISLAMABAD.

DECISION

The summary was presented by the Member Estate, CDA. After thorough deliberation and review of the provided information, the Board approved initiation of the BUP acquisition process in Revenue Estate Sangjani (Dhoke Kasar).

The Board further directed that:

- a. The BUP Award process be initiated immediately following the issuance of directive by the competent authority.*
- b. The Land Directorate in coordination with D.C, CDA shall ensure timely processing in accordance with applicable rules and due legal procedures.*

*Action by: Member (Estate)
Deputy Director General (Land), D.C, CDA*

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NA-VII EXTENSION IN INTERNSHIP PERIOD.

DECISION

The summary was presented by the Member Admin, CDA. After thorough deliberation and review of the provided information, the CDA Board approved the extension in internship period of interns at para 2 of the summary for another period of 6 months @ 60,000/- PM. The Board further granted approval for enhancement of monthly remuneration @Rs.60, 000/ per month with effect from 5th month of their internship onwards to all 73 Interns.

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

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08-04-'25/7th

NA-VIII SUMMARY FOR THE CDA BOARD REGARDING RESTORATION OF PLOT FOR HOSTEL SECTOR G-7/3, ISLAMABAD.

DECISION

The summary was presented by the Member Estate, CDA. After thorough deliberation and review of the provided information, the Board approved the restoration of the hostel plot located in Sector G-7/3, Islamabad, in accordance with the provisions of the Restoration Policy-2014.

The approval is subject to fresh calculation of premium and restoration charges by the Price Determination Committee, to be finalized prior to execution of restoration orders.

*Action by: Member (Estate)
 Director (Estate Management-II)*

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08-04-'25/7th

NA-IX REQUEST FOR GRANT OF NOC FOR ESTABLISHMENT OF PETROL PUMP WITHIN POLICE LINE, SECTOR H-11, ISLAMABAD.

DECISION

After thorough deliberation, the Board decided as follows:

- a. The request for establishing a petrol pump on institutional land (Police Lines HQ, H-11/1) is not supported in its current form, as it involves a change in land use to commercial without due process.*
- b. The proposed site may be considered for commercial use only through the formal process of land use conversion and subsequent disposal via open auction, as per CDA's applicable regulations and procedures.*
- c. Islamabad Police may participate in the open auction process, should the Board approve change of land use and the site is formally advertised for commercial disposal.*
- d. Member (P&D) and Member (Estate) are directed to examine suitable locations within the CDA framework for such facilities and to prepare a summary for the Board, if deemed appropriate, for formal land use conversion and auction planning.*

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

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NA-X MISCELLANEOUS MATTERS:

The following miscellaneous matters were also discussed but no summaries were presented during the meeting,

- a. The CDA Board directed that the names of illegal housing societies and unauthorized commercial plazas be prominently highlighted on the official CDA website. Additionally, public awareness campaigns should be launched through print and electronic media to warn citizens against investing in such illegal developments. The Board further directed that a comprehensive, zone-wise list of legal housing societies be prepared and uploaded on the CDA website. This initiative aims to enhance transparency and help citizens make informed investment decisions by clearly distinguishing between legal and illegal housing schemes. FA/Member was also instructed to compile and publish an updated list of defaulters on the CDA website to ensure public accountability and enforcement transparency.*
- b. The FA/Member (Finance) apprised the Board regarding the ongoing process for Expression of Interest (EOI) pertaining to the Construction, Operation, Management, and Transfer (COMT) of fuel stations/service areas along Murree Road near Lake View Park. The Board was informed that only one EOI was*

received, submitted by Pakistan State Oil (PSO). Upon evaluation, it was observed that the bid did not meet the required technical and financial benchmarks and was deemed non-responsive. Procurement committee has recommended to reject the proposal on account of technical & financial deficiencies.

- c. *The Board revoked the decision of item # 6.3 i.e. "Creation of Post 'Coordinator' Corporate Social Responsibility (CSR) BPS-16 in Environment Wing" discussed in the 6th CDA Board meeting held on 28-03-2025 and remanded the summary to the HR Wing.*

*Action by: Member (P&D)
FA/Member
Member (Env't)*

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NA-XI PROPOSED AMENDMENTS IN ISLAMABAD LAND DISPOSAL REGULATION – 2005.

DECISION:

On the basis of due deliberation, information and inputs in the summary the Board approved the proposal contained in para 4 and also endorsed the insertion of following at the end of Regulation-4 (Chapter III) in ILDR-2005, after the words shall apply "Where residential land or plots fall within the administrative domain of another Authority established under an Act of Parliament, the disposal thereof can also be carried out through the said Authority, subject to the condition that the disposal price shall in no case be less than the value assessed by the Finance Wing of the Capital Development Authority (CDA)."

Action by: Member (Estate).

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

