

1st CDABOARD MEETING FOR THE YEAR-2025 HELD ON 11-02-2026 at 10:00A.M
AGENDA ITEMS

Sr.#	Items	Presenter
1.	Recruitment against the Posts of Medical Officers, BPS-17 in Capital Hospital	Member Admin.
2.	Construction of Lawyers Chambers and Multi storey parking area.	Member (P&D)
3.	Establishment of Filling Station sites on Auction and Joint Venture (JV) basis.	Member (P&D)
4.	Request for Provision of Land for construction of Field Audit Office Complex in Mauve Area, Islamabad.	Member (P&D)
5.	Formulation of Regulations for landuses in the Buffer Zone in Islamabad.	Member (P&D)
6.	Reverting CDA Board decision dated 29-04-1981, 20-03-1986, & 17-05-1990 regarding development of Model Villages	Member (P&D)
7.	Hiring of Consultant/ firm of State – owned entity on G2G basis for detail design of Dam & Feasibility Study / detail design of Water Treatment Plant, conduction lines from the Shahdara Dam Project to Islamabad.	Member (P&D)
8.	Hiring of Consultancy services for development of GIS based datasets for Digital Basemap and Geospatial Web-portals/ Decision Support System for entire ICT jurisdiction on direct contract basis.	Member (P&D)
9.	Request for naming of street in Islamabad.	Member (P&D)
10.	Engagement of Government / Estate – Owned Entity (SOE) Consultant for Assessment, Retrofitting , upgradation, Design, Procurement and Execution of fire detection, suppression, Life Safety and HVAC Systems in the Supreme Court of Pakistan Building.	Member (Engg.)
Non-Agenda Items		
NA-I	Property Manual Chapter. 11 regarding Construction Period.	Member (Estate)
NA-II	Approval for the Hiring of a Creative Consultant for reimagining Islamabad as a Vibrant Cultural & Tourism Capital.	Member Envnt.
NA-III	Request for allotment of land to PHA-F for launching of Housing Projects in Islamabad.	Member (P&D)
NA-IV	Amendment in Layout Plan of Housing Scheme for Federal Government Officers at Kurri Road, Zone-IV, Islamabad.	Member (P&D)
NA-V	Award of Consultancy Services for the Hiring of Consultancy Services for Design Review, Technical Advisory Service, and Construction Supervision of New Islamabad convention, exhibition & expo-centre Islamabad.	Member Engg.
NA-VI	Exemption of Departmental Charges on Development Projects of ICT Administration executed by CDA.	Member Engg.

CONFIDENTIAL

Capital Development Authority
(Secretary CDA Board Office)

No. CDA-1459/BM-SCB/2025/

Islamabad Feb. 11 2026

Subject: **MINUTES OF 1st CDA BOARD MEETING FOR THE YEAR 2026**

The 1st CDA Board meeting for the year 2026 was held **February 11, 2026 (Wednesday) at 10:00 A.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)/ Estate | 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. Esfandiyar Baloch
Member (Environment) CDA | Executive Member |
| 7. | Prof. Dr. Muhammad Ali (T.I)(S.I) | Non-Executive Member |
| 8. | Mr. Naeem Akbar Dar | 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.

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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1.1 RECRUITMENT AGAINST THE POSTS OF MEDICAL OFFICERS, BPS-17 IN CAPITAL HOSPITAL.

DECISION.

Member (Admin) presented the summary before the board. After consideration and due deliberation, the board approved the proposal made at para-02 of the summary.

Action by:- Member (Admin).

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11-02-'26/1st

1.2 CONSTRUCTION OF LAWYERS CHAMBERS AND MULTI STOREY PARKING AREA.

DECISION.

Member (P&D) presented the summary before the Board. After due deliberation and consideration, the Board approved, in principle, the proposal contained in para-04 of the summary, in accordance with the provisions of ILDR-2005, subject to completion of all requisite codal, legal, regulatory and financial formalities, and further subject to approval of the Federal Government. The land shall be got properly evaluated, and the valuation, equivalence, and all financial implications shall be examined and vetted by the Finance Wing before finalization.

Action by:- Member (P&D)

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1.3 ESTABLISHMENT OF FILLING STATION SITES ON AUCTION AND JOINT VENTURE (JV) BASIS.

DECISION

The summary was presented by the Director Regional Planning and Member (P&D). After due deliberation, the Board approved in principle the development of ten (10) sites for establishment of Fuel Filling Stations, subject to the condition that ownership of the land shall remain vested with CDA.

The Board further decided that, as a matter of policy, eighty percent (80%) of the identified sites shall be developed through a competitive process among Oil Marketing Companies (OMCs) through open bidding to ensure transparency and optimal revenue generation for the Authority. For this purpose, the Board constituted a committee comprising DG Land & Estate, DG Law, Director EM-II and Director PPP & JV to determine the most appropriate mode of disposal such as revenue-sharing arrangements with OMCs or through transparent rental auction of sites, in line with the practices adopted by other development authorities such as LDA. The disposal process shall be initiated once the recommendations of the committee are submitted and approved by Chairman CDA.

The Board also decided that the remaining twenty percent (20%) of the sites may be reserved for development in partnership with public sector entities, where considered appropriate in the larger public interest. In this regard, the request received from the Office of the Deputy Commissioner, ICT, Islamabad shall be separately examined by the above Committee, which shall evaluate the proposal and submit its recommendations to the Board in the next meeting.

*Action by: Member (Estate)
DG (Law)
Director EM-II*

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1.4 REQUEST FOR PROVISION OF LAND FOR CONSTRUCTION OF FIELD AUDIT OFFICE COMPLEX IN MAUVE AREA, ISLAMABAD.

DECISION.

Member (P&D) presented the summary before the Board. After due deliberation and consideration, the Board approved, in principle, the proposal contained in para-02 of the summary, in accordance with the provisions of ILDR-2005, subject to completion of all requisite codal, legal, regulatory and financial formalities, and further subject to approval of the Federal Government. The land shall be got properly evaluated, and the valuation, and all financial implications shall be examined and vetted by the Finance Wing before finalization.

Action by:- Member (P&D)

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1.5 FORMULATION OF REGULATIONS FOR LANDUSES IN THE BUFFER ZONE IN ISLAMABAD.

DECISION

Member (P&D) presented the summary before the Board. After due deliberation and consideration, the Board approved the proposals contained in paras 8 to 10 of the summary. The concerned formation shall, however, submit the draft Regulations, after due vetting by the Law Wing, through the concerned Member, for consideration and approval of the Board before publication in the official Gazette.

Action by:- Member (P&D)

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1.6 REVERTING CDA BOARD DECISION DATED 29-04-1981, 20-03-1986, & 17-05-1990 REGARDING DEVELOPMENT OF MODEL VILLAGES.

DECISION

The summary was presented by the Member (P&D), CDA. He apprised the Board that the earlier CDA Board decisions dated 29.04.1981, 20.03.1986, and 17.05.1990 had been taken prior to the promulgation of the ICT (Zoning) Regulations, 1992. He further explained that, in terms of the ICT (Zoning) Regulations, 1992, the area of Nurpur Shahan falls within Zone-III of Islamabad Capital Territory, wherein construction is not permissible. Being a subsequent statutory instrument notified by the Federal Government, the ICT (Zoning) Regulations, 1992 prevail over and override any earlier planning approvals or decisions to the extent of inconsistency therewith. It was also explained that any amendment, modification, or relaxation in the ICT (Zoning) Regulations, 1992 falls within the exclusive domain of the Federal Government.

The Board was further apprised that, in view of the prevailing legal and regulatory framework, the development of Model Village Nurpur Shahan at its present location is no longer legally tenable. However, the Authority remains under an obligation to address the cases of genuine old affectees, if any, whose names are duly reflected in the award lists and who have not yet availed any rehabilitation, resettlement, or compensatory benefit. The Board also noted the judgment dated 26.06.2025 passed by the Hon'ble Islamabad High Court, Islamabad in W.P. No. 4026/2020, and observed that the matter requires immediate legal examination for filing of Appeal / Intra-Court Appeal (ICA), as may be advised, in order to protect the legal and institutional interests of the Authority.

After due deliberation and detailed discussion on the position explained by the Member concerned, the CDA Board decided as follows:

- i. The CDA Board decisions dated 29.04.1981, 20.03.1986, and 17.05.1990, to the extent relating to the development of Model Village Nurpur Shahan at its present location, are*

hereby rescinded, being inconsistent with the ICT (Zoning) Regulations, 1992 and, therefore, no longer legally sustainable.

- ii. Any resident of Model Village Nurpur Shahan whose name is duly recorded in the award lists and who has not previously availed any rehabilitation or resettlement benefit shall be at liberty to approach the Office of the Deputy Commissioner, CDA, for redressal of grievance in accordance with CDA Ordinance, 1960, the applicable Rehabilitation Policy, and other relevant rules/policy instructions.
- iii. The concerned formation, in coordination with the Law Directorate, shall immediately examine and process the filing of Appeal/Intra-Court Appeal (ICA) against the judgment dated 26.06.2025 passed by the Hon'ble Islamabad High Court, Islamabad in W.P. No. 4026/2020, if not already filed, and shall take all necessary legal steps on priority basis to safeguard the interest of the Authority.
- iv. Furthermore, as the counsel failed to assist the Court by not bringing the relevant judgments of the Honorable Supreme Court to its attention. Consequently, a complaint be filed against the counsel before the Islamabad Bar Council.

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

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1.7 HIRING OF CONSULTANT/ FIRM OF STATE – OWNED ENTITY ON G2G BASIS FOR DETAIL DESIGN OF DAM & FEASIBILITY STUDY / DETAIL DESIGN OF WATER TREATMENT PLANT, CONDUCTION LINES FROM THE SHAHDARA DAM PROJECT TO ISLAMABAD.

DECISION

The summary was presented by Member (P&D), CDA. After due deliberation and consideration, the Board approved the proposal contained in para-04 of the summary, in principle, in accordance with Rule 42(f) of the PPRA Rules, 2004, subject to completion of all requisite codal, legal and procedural formalities.

Action by: Member (P&D)

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1.8 HIRING OF CONSULTANCY SERVICES FOR DEVELOPMENT OF GIS BASED DATASETS FOR DIGITAL BASEMAP AND GEOSPATIAL WEB-PORTALS/ DECISION SUPPORT SYSTEM FOR ENTIRE ICT JURISDICTION ON DIRECT CONTRACT BASIS.

DECISION

The summary was presented by Member (P&D), CDA. After due deliberation and consideration, the Board approved, in principle, the direct contracting of State-Owned Entities (SOEs) for the projects in accordance with Rule 42(d)(ii) of the PPRA Rules, 2004, and further decided that the revised PC-I of the GSTW Project, incorporating the estimated cost of the above-mentioned sub-projects, be submitted before CDA-DWP for processing in accordance with the applicable rules/regulations.

Action by: Member (P&D)

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1.9 REQUEST FOR NAMING OF STREET IN ISLAMABAD.

DECISION

The summary was presented by Member (Planning & Development), CDA. After due deliberation and careful consideration of the inputs contained in the summary, the Board authorized the Planning Wing to proceed strictly in accordance with the policy

instructions issued by the Cabinet Division on the subject, as referred to in para-2 of the summary. The Board further approved the constitution of a three-member Committee, headed by Member (P&D), with DG (UP) and DG Law as its members, to examine the cases relating to the naming of roads in Islamabad. The recommendations of the Committee shall thereafter be referred to the Cabinet Division through the Ministry of Interior & Narcotics Control.

Action by: Member (P&D)

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1.10 ENGAGEMENT OF GOVERNMENT / ESTATE – OWNED ENTITY (SOE) CONSULTANT FOR ASSESSMENT, RETROFITTING, UPGRADATION, DESIGN, PROCUREMENT AND EXECUTION OF FIRE DETECTION, SUPPRESSION, LIFE SAFETY AND HVAC SYSTEMS IN THE SUPREME COURT OF PAKISTAN BUILDING.

DECISION

The summary was presented by Member (Engineering), CDA. After due deliberation and consideration, the Board approved, in principle, proceeding with the engagement of a consultant under Rule 42(f) of the PPRA Rules, 2004, for assessment, retrofitting, upgradation, design, procurement assistance, and supervision of the Fire Detection, Fire Suppression, Life Safety, and HVAC (Smoke Management) systems in the Supreme Court of Pakistan Building, including evaluation of the existing water-absorption, steam-fired HVAC system.

Action by: Member (Engg.)

NA-I PROPERTY MANUAL CHAPTER. 11 REGARDING CONSTRUCTION PERIOD.

The agenda item was deferred.

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NA-II APPROVAL FOR THE HIRING OF A CREATIVE CONSULTANT FOR REIMAGINING ISLAMABAD AS A VIBRANT CULTURAL & TOURISM CAPITAL.

DECISION

The CDA Board considered the proposal and approved the hiring of a Creative Consultant (City Curator) for reimagining Islamabad as a vibrant cultural and tourism capital, in accordance with the PPRA Rules and EPADS procedures. The Board further directed that the consultant shall be engaged through a transparent and competitive process in terms of the approved RFP, and that the remuneration shall be finalized within the range admissible under the applicable rules. The Environment Wing, CDA, shall ensure timely execution of the assignment and submission of deliverables for effective implementation.

Action by: Member (Environment)

NA-III REQUEST FOR ALLOTMENT OF LAND TO PHA-F FOR LAUNCHING OF HOUSING PROJECTS IN ISLAMABAD

The agenda item was deferred.

Action by: Member (P&D)

NA-IV AMENDMENT IN LAYOUT PLAN OF HOUSING SCHEME FOR FEDERAL GOVERNMENT OFFICERS AT KURRI ROAD, ZONE-IV, ISLAMABAD.

The agenda item was deferred.

NA-V AWARD OF CONSULTANCY SERVICES FOR THE HIRING OF CONSULTANCY SERVICES FOR DESIGN REVIEW, TECHNICAL ADVISORY SERVICE, AND CONSTRUCTION SUPERVISION OF NEW ISLAMABAD CONVENTION, EXHIBITION & EXPO-CENTRE ISLAMABAD.

The above item has been discussed in 4th Board meeting-2026 and issued.

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NA-VI EXEMPTION OF DEPARTMENTAL CHARGES ON DEVELOPMENT PROJECTS OF ICT ADMINISTRATION EXECUTED BY CDA

DECISION

The summary was presented by Member (Engineering), CDA. After due deliberation and careful consideration of the inputs contained in the summary, the Board considered and approved, in principle, the proposal for waiver of the 8% departmental charges in the preparation of cost estimates/PC-I in respect of departments operating under the direct administrative control of the Ministry of Interior, in terms of the Rules of Business, subject to final approval of the Ministry of Interior on case to case basis. The Board further directed that such waiver shall remain subject to fulfillment of all requisite codal, legal, administrative and financial formalities, as well as confirmation by the Finance Wing and Law Wing that the same is in conformity with the applicable rules, policy instructions, and prescribed procedures.

Action by: Member (Engineering)

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

