

8th CDABOARD MEETINGFOR THE YEAR-2025 HELD ON 28-04-2025 at 02:00P.M.
AGENDA ITEMS

Sr.#	Items	Presenter
1.	Reconsideration of request submitted by management of Schola Novain compliance of Court orders passed by Islamabad High Court Islamabad in W.P. No. 1770 of 2018 titled Ch. Muhammad Aurangzeb vs CDA etc.	Member Estate
2.	Regularization of 45 officials in compliance to the orders passed by NIRC dated 20-5-2024	Member Admin
3.	Writ Petition No. 2621/2023 titled “BNP Private Ltd Vs Federation of Pakistan ETC”	Member Admin
4.	Approval of planning parameters for establishment of LPG filling station.	Member P &D
5.	Approval of Building bye laws for old Covered Market G-6/3./ Building Bye-Laws for Plot Allotted for covered market in Sector G-6, Islamabad.	Member P &D
6.	Proposal for development of Jinnah Square Downtown /Proposal For Islamabad Downtown Along Srinagar Highway From Jinnah Convention Center To Barakahu Bypass.	Member P &D
7.	Representation by Marquee operators/owners. / Marriage Hall Owners.	Member P &D
8.	Allotment of additional plot for Safe City Islamabad.	Member P &D
9.	Approval of LOP of Margalla Enclave Islamabad.	Member P &D
Non-Agenda Items		
NA-I	Management Plan For Capital Emergency Service In Islamabad	Member (Admin)
NA-II	Principal approval for auction of commercial plots in different sectoral areas of Islamabad.	Member Estate
NA-III	Establishment of Capital Infrastructure Development Agency (CIDA).	Member (P&D)
NA-IV	CDA-DHA land sharing agreement.	Member (Estate)
NA-V	Proposed Amendments in Islamabad Land Disposal Regulation – 2005.	Member (Estate)

CONFIDENTIAL

Capital Development Authority
(Secretary CDA Board Office)

No. CDA-1448/BM-SCB/2025/

Islamabad April 28 ,2025

Subject: **MINUTES OF 8th CDA BOARD MEETING FOR THE YEAR 2025.**

The 8th CDA Board meeting for the year 2025 was held on **April 28, 2025 (Monday)** 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 (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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**8.1 RECONSIDERATION OF REQUEST SUBMITTED BY
MANAGEMENT OF SCHOLA NOVAIN COMPLIANCE OF COURT
ORDERS PASSED BY ISLAMABAD HIGH COURT ISLAMABAD IN W.P.
NO. 1770 Of 2018 TITLED CH. MUHAMMAD AURANGZEB VS CDA ETC.**

DECISION

The summary was presented by the Member Estate. After thorough deliberation and review of the provided information, the Board decided to grant the final opportunity of a formal

hearing to M/S Schola Nova before taking the decision under the applicable rules and the CDA's policy as well as in light of the directions of Honorable Islamabad High Court Islamabad. The outcome of the hearing will be used to frame a speaking order as directed by the Islamabad High Court.

Action by: Member Estate

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28-04-'25/8th

8.2 REGULARIZATION OF 45 OFFICIALS IN COMPLIANCE TO THE ORDERS PASSED BY NIRC DATED 20-5-2024.

DECISION

The summary was presented by the Member (Admin). After thorough deliberation and review of the provided information, the Board noted that the matter is currently sub judice before the Islamabad High Court, and in the absence of a stay order, it was further decided to defer a final decision on the regularization of the 45 officials until a definitive outcome is received from the court.

Action by: Member (Amin)
DG (Law)

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28-04-'25/8th

8.3 WRIT PETITION NO. 2621/2023 TITLED "BNP PRIVATE LTD VS FEDERATION OF PAKISTAN ETC."

DECISION:

After detailed discussion and legal briefing, the Board emphasized on expediting the proceedings at Honorable Court which is already at an advanced stage and close to conclusion. The legal team was directed to pursue for early hearing of the case at Court.

Action By: Member (Estate)
DG (Law)
Counsel representing CDA

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8.4 APPROVAL OF PLANNING PARAMETERS FOR ESTABLISHMENT OF LPG FILLING STATION.

DECISION

Deferred

12278/1448/BM/'25
28-04-'25/8th

8.5 APPROVAL OF BUILDING BYE LAWS FOR OLD COVERED MARKET G-6/3.

DECISION

The summary was presented by the Member P&D. After thorough deliberation and review of the provided information, the Board decided as follows:

- a) The proposal for revision of building bye-laws for the Covered Market, G-6/3, cannot be finalized without public consultation.
- b) Public objections shall be invited through appropriate means before any change is considered in the existing bye-laws.
- c) The Planning Wing shall initiate a formal process to solicit public feedback and simultaneously seek status update on the pending legal inquiry, if any.
- d) After the conclusion of public hearing and legal review, the matter shall be resubmitted to the CDA Board for final decision.

Action by: Member (P&D)
 DG (Urban Planning)
 DG Law

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8.6 PROPOSAL FOR DEVELOPMENT OF JINNAH SQUARE DOWNTOWN.

DECISION

The Board deliberated in detail on the preliminary proposal for the development of Jinnah Square Downtown presented by Member (P&D). During the meeting, a conceptual development plan was shared. The Board reviewed the preliminary work done and the integrated approach toward design, sustainability, and economic feasibility. It was noted that the initiative aligns with CDA's broader urban development goals and the vision for revitalizing key urban centers within the Capital. Accordingly, the Board decided as follows:

- a. The design concept for Jinnah Square Downtown is approved in principle, subject to refinement based on stakeholder input and technical reviews.*
- b. The Planning Wing is directed to prepare a detailed development proposal, including architectural design, phasing, financial model, zoning compliance, and infrastructure planning.*
- c. The Legal and Finance Wings shall be engaged to ensure statutory, financial, and regulatory frameworks are in place prior to implementation.*
- d. The final proposal, with all design, financial, legal, and environmental components, shall be resubmitted to the Board for formal approval prior to launch.*

Action by: Member P&D
 FA/Member
 DG Law

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8.7 REPRESENTATION BY MARQUEE OPERATORS/OWNERS.

DECISION

The summary was presented by the Member (P&D). After thorough deliberation and review of the case history, legal context, and representations made by the marquee owners/operators, the Board considered the matter in light of the Islamabad High Court's judgment dated 21st March 2024 in W.P. No. 1421/2019 and connected petitions, as well as the CDA Board's earlier decision dated 28th March 2025.

The Board also heard the representation of marquee owners/operators, including the President of the Marquee Association, who elaborated on the historical development of marquees in Islamabad, beginning in 2008, and the challenges faced due to policy and regulatory changes over time. After considering all aspects, the Board decided as follows:

- a) The Board reaffirmed the CDA's regulatory authority under the Building Control Regulations (BCR) 2020 (amended 2023) and upheld the Islamabad High Court's ruling dated 21.03.2024, which explicitly directs that all charges under the applicable bylaws must be paid without further delay.*
- b) The Board rejected the plea to revert to the 2018 rates, noting that all operators had either already made partial/full payments at current notified rates without objection, or had exhausted their legal remedies through the courts.*

- c) *The Board further directed B & HC to ensure strict compliance of ICT BCR -2020 (amended-2023) and CDA Board's earlier decision dated 28-03-2025 in true letter & spirit.*
- d) *Concerned formations must ensure that after depositing fee, the matter of marquee will be regularized and at later stage, the same shall not be used for any other commercial purposes whatsoever under no circumstances.*

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

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28-04-'25/8th

8.8 PROVISION OF ADDITIONAL LAND FOR ICT POLICE, ISLAMABAD (SAFE CITY).

DECISION

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

- a) *In-principle approval is granted for the allocation of Plot Nos. 47 & 50 in Sector H-11/4 to the ICT Police for the Safe City Project, subject to fulfillment of all codal formalities.*
- b) *The matter shall be processed by the Estate Management and Finance Wings for disposal of the said plots to ICT Police as per prevailing rules, policies, and applicable financial procedures.*

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

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28-04-'25/8th

8.9 DEVELOPMENT OF MARGALLA ENCLAVE HOUSING SCHEME WITH DEFENCE HOUSING AUTHORITY (DHA).

DECISIONS:

The summary was presented by the Member. After thorough deliberation and review of the provided information, the Board decided as follows:

- a) *Approval is granted for the Layout Plan (LOP) of Margalla Enclave Housing Scheme, subject to:*
 - *Confirmation of the graveyard provision on 200 kanals within a 10 km radius of the scheme.*
 - *Compliance with all relevant planning regulations and procedural formalities.*
- b) *The PPP & JV Directorate and Regional Planning Directorate shall ensure continuous monitoring of compliance during subsequent stages of the project's development.*
- c) *All utility and infrastructure plans (sewerage, drainage, water supply, road hierarchy) must be vetted and integrated prior to further approvals.*

*Action by: Member (P&D)
Directorate of PPP/JV*

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**NA-I MANAGEMENT PLAN FOR CAPITAL EMERGENCY SERVICE
IN ISLAMABAD**

DECISION

After due deliberation and information / input on the summary, the CDA Board accorded approval of proposal contained in para-4 of the above.

Action by: DG HRD

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28-04-'25/8th

**NA-II PRINCIPAL APPROVAL FOR AUCTION OF COMMERCIAL
PLOTS IN DIFFERENT SECTORAL AREAS OF ISLAMABAD.**

DECISION

The summary was presented by the Member (Estate). After thorough deliberation and review of the provided information, the CDA Board granted principal approval for the auction of commercial plots across different sectoral areas of Islamabad, as proposed. The Board further directed that the auction must be held under existing CDA terms and conditions. All listed properties must receive clearance from the Planning and Law Wings prior to being offered in auction. The Board also gave approval for the One-time auction event, subject to further direction if extended.

*Action by: Member (Estate)
FA/ Member
Director (EM-II)*

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28-04-'25/8th

**NA-III ESTABLISHMENT OF CAPITAL INFRASTRUCTURE
DEVELOPMENT WING (CIDW).**

DECISIONS:

The summary was presented by the Member (P&D). After thorough deliberation and review of the provided information, the CDA Board granted principal approval of para-4 of summary. Board further directed authorized Chairman CDA to place the Capital Infrastructure Wing under the jurisdiction of any Board Member.

Action by: Member P&D

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NA-IV CDA-DHA LAND SHARING AGREEMENT.

DECISION:

The summary was presented by Member Estate. After detailed discussion the Board decided that since plots are located inside DHA phase-6 therefore, it would be more appropriate that disposal is done by DHA itself and enchashment be transferred to CDA. However, before final disposal Finance Wing shall get valuation of plots done. After evaluation the same shall be placed before CDA Board for approval.

Action by: Member (Estate)

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

