

10th CDA BOARD MEETINGFOR THE YEAR-2025 HELD ON 29-05-2025 at 12:00 NOON
AGENDA ITEMS

Sr.#	Items	Presenter
1.	Earmarking of land for designing and construction of National Library and Learning Centre at Fatima Jinnah Park (F-9).	Member Envt.
2.	Revision of rates – changes of trade, sub division and amalgamation of Industrial Plots	Member (P&D)
3.	Improvement Plan for Machinery Pool Organization (MPO) Directorate.	Member Engg.
4.	Hiring of Consultants for construction of residential facilities for Female Officers in Sector H-8 (Establishment Division Staff Welfare Organization)	Member Engg.
5.	Construction of BharaKahu Bypass Islamabad – Review of TPV Findings	Member Engg.
6.	Approval of variation order No. 2 for the work "Construction of Metro Bus Depot & Allied Works for Islamabad Metro Bus (IMB) from Peshawar Morr to NIIA"	Member Engg.
7.	Revised Budget Estimates for the Financial year 2024-25	FA/Member
Non-Agenda Items		
NA-I	Revision of Charges For Subdivision / Segregation, and Trade Change of Industrial Plots/Units in Islamabad.	DG(B&HC)
NA-II	Working Paper Sector E-11	Member Estate
NA-III	Working Paper Sector E-11	Member Estate
NA-IV	Implementation of recommendations of committee.	Member Admin
NA-V	Establishment of One constitution Avenue Management Committee	DG(B&HC)
NA-VI	Creation of posts on contract basis in Islamabad water, along with its initial appointment criteria and permission for advertisement	Member Admin
NA-VII	Hiring of the cricket coach and cricket players for the specific project	Member (Engg)
NA-VIII	Improvement / Upliftment of the infrastructural existing F-9 Cricket Ground.	Member (Engg)
NA-IX	Discussion & Directions	



CONFIDENTIAL

Capital Development Authority
(Secretary CDA Board Office)

No. CDA-1450/BM-SCB/2025/

Islamabad May 29, 2025

Subject: **MINUTES OF 10TH CDA BOARD MEETING FOR THE YEAR 2025.**

The 10th CDA Board meeting for the year 2025 was held on **May 29, 2025 (Thursday)** at **12:00 Noon**, 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 Estate 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 (Environment) CDA	Executive Member
7.	Prof. Dr. Muhammad Ali (T.I)(S.I)	Non-Executive Member
8.	Syed Safdar Ali	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 (Estate).

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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10.1 EARMARKING OF LAND FOR DESIGNING AND CONSTRUCTION OF NATIONAL LIBRARY AND LEARNING CENTRE AT FATIMA JINNAH PARK (F-9).

DECISION

The summary was presented by the Member (Environment), CDA. After thorough deliberation and review of the information provided, the Board directed Planning Wing to explore the option of allocation of suitable land in F-9 Park as well as in other areas of ICT. The Board further directed that the Planning may also explore the option of identification of site in public sector Universities such as Quaid-i-Azam University.

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

10.2 REVISION OF RATES – CHANGES OF TRADE, SUB DIVISION AND AMALGAMATION OF INDUSTRIAL PLOTS.

Agenda item withdrawn.

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10.3 IMPROVEMENT PLAN FOR MACHINERY POOL ORGANIZATION (MPO) DIRECTORATE.

DECISION

The summary was presented by the Member (Engineering), CDA. The performance, challenges, and existing capacity of the MPO Directorate were reviewed. It was agreed that strengthening the in-house capabilities of MPO is essential to minimize outsourcing and ensure cost-effective operations.

To achieve these objectives, the Board approved an allocation of Rs. 500 million for FY 2025-26 to support capacity building and infrastructure development of the MPO Directorate. All expenditures will be made in accordance with PPRA Rules and monthly reports shall be submitted on monthly basis. The Board further decided the following:

- *Approved the outsourcing of the paver machine.*
- *Approved the procurement of a lane marking machine and a mulling machine.*
- *Approved the purchase of static roller, vibrator roller and sea foot roller.*
- *Directed the Member (Engineering) to ensure that contractors working with CDA utilize MPO machinery, subject to its availability.*
- *Directed that a design consultant be hired in consultation with the Member (Administration).*
- *Agreed and directed to pursue ISO certification through the Pakistan Engineering Council (PEC), NUST, UET Taxila, and UET Lahore.*
- *Approved the establishment of a Control and Command Center, integrated with the IT Wing, for real-time monitoring of machinery and fuel disbursement system.*
- *Approved the creation of in-house manufacturing units for manhole covers, grating covers, road marking works, and road furniture to reduce reliance on outsourcing and enhance departmental capability.*
- *Approved that the production of signage boards (road furniture) be carried out internally by strengthening the MPO Directorate's in-house facilities*

Action by: Member (Engg)

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10.4 HIRING OF CONSULTANTS FOR CONSTRUCTION OF RESIDENTIAL FACILITIES FOR FEMALE OFFICERS IN SECTOR H-8/4, ISLAMABAD. (ESTABLISHMENT DIVISION STAFF WELFARE ORGANIZATION).

DECISION

The summary was presented by the Member (Engineering), CDA highlighted the need for a qualified consultant. The Board approved the hiring of top line consultants as per PPRA Rules for the detailed Engineering design of Phase-I, II & III of the project "Construction of Residential Facilities for Female Officers, Sector H-8/4, Islamabad" and for Construction supervision of Phase-I of the subject Project in accordance with Public Procurement Rules, 2004.

Action By: Member (Engineering)

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10.5 CONSTRUCTION OF BHARA KAHU BYPASS ISLAMABAD – REVIEW OF TPV FINDINGS.

DECISION

The summary was presented jointly by Member Engineering and the Director Roads (North). After detailed discussion, the Board observed that Bidders are expected to "examine the Project requirements" and that variation is not allowed in EPC contracts. It was further observed that an inquiry was held on the directions of the PM Office whose report has not been shared. After thorough deliberation and review of the information provided, the Board decided the followings:-

- *The Board decided to withdraw the fait accompli sanction of the final design of Bharakahu Bypass project granted in its earlier board decision dated 08-03-2024, on the grounds that the board did not have competency to decide this technical issue. It was directed that such issues should first be discussed in technical committees and the matter should only be brought before the CDA Board along with the recommendations of the Technical Committee.*
- *Special meeting of CDA-DWP be called as early as possible for consideration of revised PC-I as per earlier board decision dated 08.03.2024, given the fact that ECP projects do not qualify for any variation order.*
- *A probe be conducted to determine / fixation of responsibility to officers/ officials, whose due diligence at site may have averted this variation and cost overrun as per earlier board decision dated 08.03.2024.*
- *Directed the Engineering Wing to prepare a summary along with details facts of the case for referral to Federal Government through Ministry of Interior for constitution of a high level technical committee to look into the different aspects of the project.*

Action by: Member (Engg)

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10.6 APPROVAL OF VARIATION ORDER NO. 2 FOR THE WORK "CONSTRUCTION OF METRO BUS DEPOT & ALLIED WORKS FOR ISLAMABAD METRO BUS (IMB) FROM PESHAWAR MORR TO NIIA".

DECISION

The summary was presented by the Director Metro Bus (Operations) and Member (Planning & Design), CDA. After comprehensive deliberation and careful review of the information provided, the Board did not approve the VO-2 and directed that, in the first place, the revised PC-I (Second Revision) be submitted to the CDA-DWP.

Action by: Member (P&D)

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**10.7 REVISED BUDGET ESTIMATES FOR THE FINANCIAL YEAR
2024-25.**

DECISION

The summary was presented by the Member (Finance), CDA. Following detailed deliberation and review of the information submitted, the Board approved the revised receipt estimates for the fiscal year 2024-25, based on actual receipts provided by the concerned Directorates. Additionally, the Board approved the inclusion of two new receipt heads at Serial Nos. 15 and 16 in the receipts statement.

Action by: FA/Member

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**NA-I REVISION OF CHARGES FOR SUBDIVISION / SEGREGATION,
AND TRADE CHANGE OF INDUSTRIAL PLOTS/ UNITS IN
ISLAMABAD.**

DECISION:

The summary was presented by Member (P&D) with the proposal to reconsider CDA Board's earlier decision regarding enhancement of charges / fee for trade change, subdivision / amalgamation. The Board discussed the matter at length and after deliberation and considering the situation and subsequent consultation with members of Chamber of Commerce of the industry in the country decided to review its earlier decision dated August 06, 2024. After detailed discussion following rates for change of trade and sub-division / amalgamation for industrial plots in I-9, I-10 & ITK, Islamabad were approved

*Change of Trade: @ Rs. 400 per sq yard of plot area
Sub-division / amalgamation; @Rs. 150 & Rs. 100 per sq yard of plot area for vacant and constructed plots respectively.*

In case of changes made without prior approval of the authority, the charges @ 2.5 times of above will be applicable.

Action by: Member (P&D)

12286/1450/BM/25
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NA-II WORKING PAPER SECTOR E-11

DECISION:

The summary was presented by Estate Wing. It was apprised to the Board that the excess allotted land worked out so far needs to be recovered from Northern Strip, E-11, Islamabad and excess land still under the possession of Peer family worked out so far also needs to be recovered ensuring no loss accrues to the authority in any manner. Any further findings to this effect may also be presented before the Board in the next meeting.

Moreover, the matter of 18 K 13 M of land in Sector E-11/4 returned to the Pir Sahibaan and in return 37 K 10 M of land transferred from the Pir Sahibaan to CDA in the year 2009, should be thoroughly investigated and inquired pertaining to handing over of possession and current status to figure out the quantum of loss accrued to CDA and that loss should be also be recovered.

Action by: Member (Estate)

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NA-III

WORKING PAPER / BRIEF REGARDING SECTOR E-11

DECISION:

It was apprised to the Board that the entire episode of proceedings appears to rely on exchange of land on the basis of PIUs which has not apparently been approved by any Authority nor is supported under any legal framework/enactment. The inquiry concluded by Three-Member Committee and submitted before Ministry of Interior in the year 2006 contains findings that further endorse the illegal basis of application of PIUs for exchange of land as well as lands allotted in excess.

The entire excess land allotted on the basis of PIUs must be worked out over and above what had been initially found so far vide communication No.CDA/L&R/DD/2024/895 dated 11.11.2024 inclusive of land allotted that is subject of NAB Reference. Furthermore, any additional land over and above already worked out during course of investigation also needs to be identified and recovered.

Provided the complexity may be constituted comprising of DG (Law) and DC CDA to go through the findings of the Three-Member Committee of year 2006 and further refer the matter to NAB to investigate the quantum of loss accrued to the Authority on the application of PIUs as an instrument of exchange that had been found to have no legal basis in any enactment or law for the subject case. Members of the committee may also apprise the Honorable Islamabad High Court on details of the case.

Action by: Member (Estate)

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29-05-'25/10th

NA-IV IMPLEMENTATION OF RECOMMENDATIONS OF COMMITTEE.

DECISION

The summary was presented by the Director General (HR), CDA. The Board was informed that in some previous cases, the seniority of certain petitioners had been determined from the date of the Islamabad High Court's judgment dated 07-03-2013, rather than from the actual date of their regularization, i.e., 25-03-2016. However, the Supreme Court of Pakistan, in its judgment in Civil Petition No. 941-L/2021 dated 17-11-2023, has conclusively held that seniority cannot be claimed retrospectively.

Furthermore, in another judgment—Civil Appeal No. 202 of 2021 dated 21-01-2022—the Supreme Court clarified that the doctrine of locus poenitentiae is not applicable in cases where benefits were wrongly extended due to misunderstanding, error, or without proper legal sanction. The Court held that any such benefit granted beyond the scope of the law or established rules and policy cannot be claimed indefinitely or considered irrevocable.

In view of the foregoing, and after detailed deliberation and review of the available information, the Board concluded that the legal position on the matter is now settled. It was decided that individuals working on contract or daily wage basis who were later regularized under the applicable provisions—provided they met the eligibility criteria—are entitled to regularization with immediate effect only. Such regularization cannot be applied retrospectively, and seniority shall be determined solely from the date of regularization.

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

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NA-V ESTABLISHMENT OF ONE CONSTITUTION AVENUE
MANAGEMENT COMMITTEE (OCA-MC)

No formal summary was presented to the CDA Board; however, during discussion in the meeting, the Board decided to establish a Management Committee to oversee the operational, regulatory, financial, and administrative affairs of the ONE CONSTITUTION

AVENUE building/complex. The Board further directed that the committee shall function within the defined policy framework and under the administrative oversight of the Authority. The committee shall consist of the following officers: -

S.No	Designation	
1	Director General (Building & Housing Control	Chairperson – Policy direction & executive oversight
2	Director Estate Management -II	Financial & administrative coordination
3	Director Security	Coordination
4	Director Works	Technical vetting, contracting, and quality control
5	Deputy Financial Advisor - I	Budgeting, auditing, and financial compliance
6	Assistant Commissioner ICT	Coordination with District Administration & Resident Affairs

2. The Key functions of the Committee would include overseeing all aspects of building operations, including the management of lifts, utilities, janitorial services, security, parking, and general maintenance. It will ensure enforcement of CDA bylaws, the Islamabad Multi-Unit Building Regulations 1999, and relevant directives issued by the Supreme Court. The committee will administer matters related to title transfers and tenancy regulations, and establish a transparent framework for billing, revenue collection, and financial accounting. Services will be outsourced through open bidding in accordance with PPRA Rules. The committee will also develop and implement Standard Operating Procedures (SOPs) for residents, covering areas such as renovations, visitor management, and emergency protocols. Additionally, it will initiate legal action for the recovery of outstanding dues and enforce regulatory compliance. Dispute resolution will be handled through an internal panel, with an appellate mechanism in place. The committee is further tasked with conducting annual elections for Resident Representatives in a transparent manner and achieving key operational milestones to fully stabilize the building's functions within 90 days of its formation Action.

By: Member (Admin).
Member (Engineer), Member (P&D)
Member (Estate), Member (Finance)

12300/1450/BM/25
29-05-'25/10th

NA-VI CREATION OF POSTS ON CONTRACT BASIS IN ISLAMABAD WATER, ALONG WITH ITS INTIAL APPOINTMENT CRITERIA AND PERMISSION FOR ADVERTISEMENT

DECISION

The summary was presented by the DG (HR) and Member Administration, CDA. After thorough deliberation and review of the information provided, the Board approved the proposal made at Para 6 of the summary.

Action by: Member (Administration)
DG(HR)

12301/1450/BM/25
29-05-'25/10th

NA-VII HIRING OF THE CRICKET COACH AND CRICKET PLAYERS FOR THE SPECIFIC PROJECT

DECISION

The summary was presented by the Director Sports & Culture, CDA. After thorough deliberation and review of the information provided, the Board principally approved the

proposal made at Para 2 of the summary, subject to the condition that Project would be limited to 03 (three) months.

Action by: Member (Engineering)

12302/1450/BM/'25 NA-VIII IMPROVEMENT / UPLIFTMENT OF THE
29-05-'25/10th INFRASTRUCTURAL EXISTING F-9 CRICKET GROUND.

DECISION

The summary was presented by the Director Sports & Culture, CDA. After thorough deliberation and review of the information provided, the Board principally agreed with the proposals made at Para 1& 2 of the summary and directed that Sports Directorate shall submit a detailed plan and design concept before the CDA Board, developed in consultation with DG Resources.

Action by: Member (Engineering)

12303/1450/BM/'25 NA-IX DISCUSSION AND DIRECTIONS.
29-05-'25/10th

Board decided that for the sake of assistance, Director General (B&HC) and Director General (P&C) will be a part of each board meeting and they are directed to attend the Board meeting.

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

