

11th CDABOARD MEETINGFOR THE YEAR-2025 HELD ON 10-06-2025 at 11:00 A.M
AGENDA ITEMS

| Sr.# | Items | Presenter |
|-------------------------|---|------------------|
| 1. | Implementation of Court Orders Dated ; 29-01-2024 & 27-06-2024 passed by NIRC Single Bench. | Member (Admin) |
| Non-Agenda Items | | |
| NA-I | Revision of rate charges regarding FAR | DG (B&HC) |
| NA-II | Hiring of Service of Land and Property Valuator /Valuator Firm for CDA. | FA/Member |
| NA-III | Revokement of temporary access permissions at Islamabad Expressway. | Member (P&D) |



CONFIDENTIAL

Capital Development Authority
(Secretary CDA Board Office)

No. CDA-1451/BM-SCB/2025/

Islamabad June 10, 2025

Subject: **MINUTES OF 11TH CDA BOARD MEETINGFOR THE YEAR 2025.**

The 11th CDA Board meeting for the year 2025 was held on June 10, 2025 (Tuesday) at 11:00 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 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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**11.1 IMPLEMENTATION OF COURT ORDERS DATED : 29-01-2024
& 27-06-2024 PASSED BY NIRC SINGLE BENCH.**

DECISION

The summary was presented by the DG (HR) and Member Admin, CDA. It was apprised to the board that some Officials (OGM and Tube well Operators) working in Environment Wing and Water Supply Directorate were assigned acting charge of various posts by the directorate concerned at the directorate level. With the passage of time they were working even HR Directorate issue multiple time cancellation of their officer order, but in vain. Resultantly they approached the NIRC and the NIRC Single Bench has directed the Authority to upgrade the petitioners retroactively from the date of completing 10 years in their respective acting charge positions.

CDA filed appeals before the Full Bench, NIRC, which were dismissed vide order dated 19-09-2024. CDA took another chance and filed writ petition in the High Court against the impugned orders of the NIRC. Even from there CDA could not succeed and writ petitions were dismissed in limine vide order dated; 23-04-2025.

The Board in its meeting dated 24-12-2024 directed the Law Wing to carefully oversee the legal aspects of the case, including any positional repercussions related to the matter. The Law Wing instructed to develop a definitive legal opinion and recommendations and to present these to the Board for a final decision.

Law Wing filed an appeal in the Apex Court of Pakistan and opined that there are meager chances to get relief from the Honourable Supreme Court of Pakistan. Because it would not be easy to get set aside all three consecutive judgments. It is advisable the order of the NIRC may be implemented subject to the final decision of the Apex Court.

After thorough deliberation and review of the information provided, the Board decided the followings:-

- *Compliance be made by implementing the court orders with immediate effect subject to the final decision of the Apex Court.*
- *Initiate a fact finding inquiry to ascertain the facts and thrash out / dig out the root cause and responsible officers who were involved for approving acting charge cases and issued order in this regard*
- *Ban must be imposed henceforth, to identify the unauthorized acting/look-after charges, which are not consonance with the CDA ESR-1992.*
- *Ensure all future promotions strictly follow CDA regulations.*
- *Decisions must be align with CDA Board decision dated 09-09-2022 to avoid any precedent-setting inconsistencies.*

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

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NA-I REVISION OF RATE CHARGES REGARDING FAR.
DECISION:

A presentation was made to CDA Board regarding revision of charges on account of enhanced F.A.R for various types of buildings. Presentation was made jointly by Finance Wing and Directorate General of B & HC. Considering the time lapsed since the charges were notified last time i.e. 2017, CDA Board's decision in its 7th BM for 2024 dated April 23, 2024 and increase in value of property in Islamabad which is reflected through auctions held by CDA, the Board agreed with the following proposals and decided to enhance the rates worked out on GPI basis.

| REVISION OF FEE STRUCTURE IN ICT | | | |
|----------------------------------|---------------|-------------------------|----------------------|
| BCR-2020(AMENDED 2023) | | | |
| Sr. No. | Plot Category | Original Rate sft (Rs.) | Revised Rates on GPI |
| | | | |

| A | Blue Area | | |
|----|---------------------------------|--------|--------|
| 1 | Blue Area | 4,951 | 14,841 |
| | | | |
| B | Marakazs | | |
| 2 | F-6 | 6,966 | 20,881 |
| 3 | F-7 | 8,758 | 26,252 |
| 4 | F-8 | 5,166 | 15,485 |
| 5 | F-10 | 4,646 | 13,926 |
| 6 | F-11 | 8,100 | 24,280 |
| 7 | G-5 Diplomatic Enclave | 2,110 | 6,325 |
| 8 | G-6 | 2,110 | 6,325 |
| 9 | G-7 | 2,305 | 6,909 |
| 10 | G-8 | 2,585 | 7,749 |
| 11 | G-9 | 4,712 | 14,124 |
| 12 | G-10 | 2,733 | 8,192 |
| 13 | G-11 | 6,378 | 19,118 |
| 14 | I-8 | 4,100 | 12,290 |
| 15 | I-9 | 2,333 | 6,993 |
| 16 | I-10 | 2,333 | 6,993 |
| 17 | I-12 | 1,616 | 4,844 |
| 18 | I-16 | 1,622 | 4,862 |
| 19 | D-12 | 3,219 | 9,649 |
| 20 | E-12 | 1,498 | 4,490 |
| 21 | E-11 | 3,219 | 9,649 |
| 22 | IJP Road | 1,632 | 4,892 |
| 23 | Park Enclave | 3,042 | 9,118 |
| | | | |
| C | Class-III Shopping Centre | | |
| 24 | E & F Series | 11,586 | 34,729 |
| 25 | G. Series | 7,908 | 23,704 |
| 26 | I Series | 3,711 | 11,124 |
| 27 | D Series | 6,713 | 20,122 |
| 28 | Chak Shahzad | 4,141 | 12,413 |
| 29 | Margalla Town | 5,344 | 16,019 |
| 30 | Rawal Town | 4,739 | 14,205 |
| 31 | Humak | 3,554 | 10,653 |
| 32 | Tarli / Kuri | 2,369 | 7,101 |
| 33 | Farash | 2,975 | 8,918 |
| | | | |
| D | Remaining Land Uses | | |
| 34 | I & T Centre | 2,309 | 6,921 |
| 35 | Mauve Area | 5,286 | 15,845 |
| 36 | Institutional Plots | 1,283 | 3,846 |
| 37 | Flat Site (E&F Series) | 4,269 | 12,796 |
| 38 | Flat Site (G&I Series) | 2,129 | 6,382 |
| 39 | Hotel & Motel site | 2,054 | 6,157 |
| 40 | Whole sale Market | 2,681 | 8,036 |
| 41 | F&V Market | 11,627 | 34,852 |
| 42 | Grain Market | 1,899 | 5,692 |
| 43 | Industrial | 2,361 | 7,077 |
| 44 | Cold Storage | 4,722 | 14,154 |
| 45 | Industrial Triangle Road Kahuta | 713 | 2,137 |
| 46 | Hospital | 3,296 | 9,880 |
| | | | |

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**NA-II HIRING OF SERVICE OF LAND AND PROPERTY
VALUATOR/VALUATOR FIRM FOR CDA.**

DECISION

The summary was presented by the Member Finance, CDA. After thorough deliberation and review of the information provided, the Board approved the proposal made at Para 4 of the summary. Moreover, Board also approved that valuer would remain under functional liaison with Finance Wing however, payment for any valuation would be made out of budget of respective wing.

*Action by: Member (Finance)
Member (Estate)*

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**NA-III REVOKEMENT OF TEMPORARY ACCESS
PERMISSIONS AT ISLAMABAD EXPRESSWAY.**

DECISION

The summary was presented by the Member (P&D), CDA. After thorough deliberation and review of the information provided, the Board approved the proposal made at Para 4 of the summary.

Action by: Member (P&D)

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

