

9th CDA BOARD MEETING FOR THE YEAR-2025 HELD ON 14-05-2025 at 01:00 P.M.

AGENDA ITEMS

Sr.#	Items	Presenter
1.	Development of Margalla Enclave-II through Joint Venture Public Private Partnership.	Member P&D
2.	Revision in approved layout plan of Sector C-13, Islamabad.	Member P&D
3.	Regularization of additional land adjacent to plot No.29, 1-8 Markaz, Islamabad	Member P&D
4.	Request for allotment of additional land for Shia Imami Ismaili Muslims Cemetery in Sector H-8 Islamabad.	Member P&D
5.	Maintenance of Water Works/Sumps of Water Supply Directorate, CDA located in different Sectors of Islamabad.	Member P&D
6.	Maintenance of Tube Wells (96 Nos) of Water Supply Directorate, CDA located in different Sectors of Islamabad (Package-1).	Member P&D
7.	Maintenance of Tube Wells (97 Nos) of Water Supply Directorate, CDA located in different Sectors of Islamabad (Package-II)	Member P&D
8.	Extension of Internship Period of 01 One Year.	Member P&D
9.	Clarification and approval regarding the Status of Land occupied by MPO Directorate and Asphalt Mixing Plant in Sector H-10, Islamabad – Request for Cancellation of Dy. Director Planning's Minutes Dated 05-08-2020.	Member Engg.
10.	Hiring of Consultancy services for detailed designing for the Project Construction of Children Protection Institute on Plot No. 81 at Sector H-11/4 , Islamabad.	Member Engg.
11.	Hiring of Consultant for Extension of display Galleries, collection repositories improvement and research facilities enhancement at Pakistan Museum of Natural History (PMNH)	Member Engg.
12.	Hiring of Consultant for Construction of additional facilities in the National Police Academy at Sector H-11, Islamabad.	Member Engg.
13.	Summary for the CDA Board regarding Plot No 19, F-7 Markaz, Islamabad.	Member Estate

Non-Agenda Items

NA-I	Proposal for allowing Islamabad Water to Approach the P3A under the (Direct Contracting of IFIS as Transaction Advisers) Regulations, 2023 for the Project Concept Note.	Member (P&D)
NA-II	Hiring of Machinery for collection and Transportation of Solid Waste From Urban & Rural Areas of Islamabad.	Member (Envt)
NA-III	Amendment in the ICT Zoning Regulations, 1992.	Member (P&D)
NA-IV	i) Revision of Rate chargeable from diplomatic missions/ Embassy Upon allotment of land /Plot in Islamabad. ii) Proposal to discontinue the term/word "Perpetual Lease" From all new lease agreements or extension of lease agreements of plots of diplomatic missions/embassy.	FA/Member
NA-V	Establishment of the Danish University of Emerging Technologies(Compliance to PM Task no. T18971C)	Member (P&D)
NA-VI	Hiring of Intern for Land and Mapping Dte, PPJV Dte and GSTW Directorates	Member (P&D)
NA-VII	Withdrawal of Condition From CDA Service Regulation 1992 In Decision Taken By CDA Board In Its Meeting Held On 29-10-2024.	Member Admin
NA-VIII	Compliance of Islamabad High Court Orders in W.P No.3426/2019 Dated 06.12.2022 and 14.02.2023, 13-03-2025 and 22-04-2025 and Policy for Allotment of Plots to the CDA Employees.	Member (Estate)
NA-IX	Declaration of CDA Transit Accommodation	Member Admin
NA-X	Restoration of Plot No.05, Park Road, National Park Area Chak Shahzad, Islamabad Allotted to Siddeeq Public School.	Member (Estate)
NA-XI	Frame Work for Acquisition of Land and Payment of Compensation/ Rehabilitation Benefits	Member Estate
NA-XII	Provisional offer of allotment of land measuring 15 acres to national University of Pakistan in sector I-17, Islamabad.	Member (P&D)
NA-XIII	Proposals for Planning/ Establishment of Car Bazaars in different areas of Islamabad.	Member (P&D)
NA-XIV	Development of Sector E-12/1 (Construction of Vrs, Drainage, Water Supply & Sanitary Sewerage System)-Award of Additional Work.	Member (Engg)
NA-XV	Approval of pre-feasibility report for development of a state guest house on designated plot in sector F-5 through joint venture model.	Member (P&D)
NA-XVI	Clarification regarding Applicability of Development Charges	Member (Estate)



CONFIDENTIAL

Capital Development Authority
(Secretary CDA Board Office)

No. CDA-1449/BM-SCB/2025/

Islamabad May 14, 2025

Subject: **MINUTES OF 9th CDA BOARD MEETING FOR THE YEAR 2025.**

The 9th CDA Board meeting for the year 2025 was held on **May 14, 2025 (Wednesday)** at **01:00 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 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 (Envt).

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:-

12309/1449/BM/’25
14-05-’25/9th

9.1 DEVELOPMENT OF MARGALLA ENCLAVE-II THROUGH JOINT VENTURE PUBLIC PRIVATE PARTNERSHIP.

DECISION

The summary was presented by the Member (P&D). After thorough deliberation and review of the provided information, the Board approved the initiation of the development process for Margalla Enclave Phase-II under a Joint Venture/Public-Private Partnership model in accordance with Clause 42(f) of the PPRA Rules.

The Board directed that the process for selection of a suitable Government entity as development partner may be undertaken by the Planning Wing on the same lines as the Margalla Enclave project, subject to requisite approvals from the Federal Cabinet.

Action by: Member (P&D)

12310/1449/BM/’25
14-05-’25/9th

9.2 REVISION IN APPROVED LAYOUT PLAN OF SECTOR C-13, ISLAMABAD.

DECISION

After detailed deliberations and careful examination of the proposal, the Board approved the revised Layout Plan for Sector C-13 as proposed by Planning Directorate. The Board further directed that suitable marketing strategies be formulated to effectively promote residential and commercial investment opportunities in the sector.

Action by: Member (P&D)

12311/1449/BM/’25
14-05-’25/9th

9.3 REGULARIZATION OF ADDITIONAL LAND ADJACENT TO PLOT NO. 29, 1-8 MARKAZ, ISLAMABAD.

DECISION

The summary was submitted by the Member (P&D). After a comprehensive review and detailed discussion, the Board referred the subject matter to Planning Wing, as it falls within the jurisdictional purview according to established "REGULATION OF AMENDMENTS IN LAYOUT PLAN 2019".

Action by: Member (P&D)

12312/1449/BM/’25
14-05-’25/9th

9.4 REQUEST FOR ALLOTMENT OF ADDITIONAL LAND FOR SHIA IMAMI ISMAILI MUSLIMS CEMETERY IN SECTOR H-8 ISLAMABAD.

DECISION

The summary was submitted by the Member (P&D). Upon detailed deliberation and careful consideration of the information provided, the Board approved, in principle, the allocation of an additional 3.0 acres of land adjacent to the existing cemetery in Sector H-8, subject to the following conditions:

- a. *The Planning Wing shall carry out the necessary modifications to the layout plan to incorporate the proposed land allocation.*
- b. *The Directorate of Municipal Administration, MCI, shall be responsible for the management, maintenance, and development of the extended cemetery area.*

Action by: Member (P&D)

*Member (Estate)
 Director (DMA)*

9.5 **MAINTENANCE OF WATER WORKS/SUMPS OF WATER SUPPLY DIRECTORATE, CDA LOCATED IN DIFFERENT SECTORS OF ISLAMABAD.**

12313/1449/BM/25
14-05-'25/9th

9.6 **MAINTENANCE OF TUBE WELLS (96 NOS) OF WATER SUPPLY DIRECTORATE, CDA LOCATED IN DIFFERENT SECTORS OF ISLAMABAD (PACKAGE-1).**

9.7 **MAINTENANCE OF TUBE WELLS (97 NOS) OF WATER SUPPLY DIRECTORATE, CDA LOCATED IN DIFFERENT SECTORS OF ISLAMABAD (PACKAGE-II)./**

OUTSOURCING OF REPAIR / MAINTENANCE WORKS OF ALL CDA'S TUBE WELLS, SUMPS/ WATER WORKS AND TANKERS IN ISLAMABAD FOR A PERIOD OF THREE YEARS.

DECISION

The summary was presented by the Member (P&D). Following detailed deliberation and careful review of the submitted information, the Board approved, in principle, the outsourcing of maintenance and repair services for tube wells (Package-I & II), water works/sumps, and water tankers under the Water Supply Directorate through a structured three-year contractual model.

The Board further directed the following:

- a. *Separate and detailed Requests for Proposal (RFPs) shall be developed for each package, clearly defining technical specifications, timelines, maintenance standards, risk mitigation strategies, insurance obligations, and key performance indicators (KPIs).*
- b. *The procurement process shall follow PPRA Rules, with competitive bidding conducted under a year-wise bid evaluation approach to facilitate phased budgeting and effective performance monitoring.*
- c. *The proposal shall be reviewed and endorsed by the Planning & Development and Finance Wings, with inputs from the Planning & Contracts (P&C) Directorate to ensure both technical and financial due diligence.*
- d. *A robust monitoring and audit framework shall be established to oversee implementation and ensure transparency and accountability of the outsourced service providers.*
- e. *The WASA-Lahore model shall be thoroughly examined for best practices, with necessary adaptations made to suit Islamabad's local context, including potential upgrades such as filtration unit modernization, SCADA-based digital monitoring, and backup power solutions.*
- f. *The final operational and contractual framework shall be submitted to the Board for approval prior to initiation of the tendering process.*

*Action by: Member (P&D)
FA/Member
DG (P&C), DG Islamabad Water*

12314/1449/BM/25
14-05-'25/9th

9.8 **EXTENSION OF INTERNSHIP PERIOD OF 01 ONE YEAR.**

DECISION

The summary was submitted by the Member (P&D). Member Administration pointed out that the summary should have been routed through the Administration Wing and presented to the Board only after due examination by the concerned department.

After detailed deliberation and careful review of the information provided, the Board approved, in principle, the extension of the internship period for the existing Town Planning interns, subject to the following conditions:

- a. The extension shall be granted up to 30th June 2025, and the internees shall be deemed to have been relieved on 30th June 2025.
- b. A revised stipend of Rs. 60,000/- per month is approved, subject to the availability of funds and concurrence by the Finance Wing.
- c. The Board further directed that all summaries should be routed through the relevant wing prior to submission for Board consideration.

Action by: Member (P&D)
Member Administration
FA/Member

12315/1449/BM/25
14-05-'25/9th

9.9 CLARIFICATION AND APPROVAL REGARDING THE STATUS OF LAND OCCUPIED BY MPO DIRECTORATE AND ASPHALT MIXING PLANT IN SECTOR H-10, ISLAMABAD - REQUEST FOR CANCELLATION OF DY. DIRECTOR PLANNING'S MINUTES DATED 05-08-2020.

DECISION:

The summary was submitted by the Member (Engineering). After detailed deliberation and thorough review of the information provided, the CDA Board made the following decisions:

- a. The minutes dated 05-08-2020, issued by the then Deputy Director (Planning), particularly paragraph 02, are hereby declared null and void ab initio, as they are inconsistent with CDA's officially stated position communicated through letter dated 26-06-1995 and are detrimental to CDA's legal standing in ongoing court proceedings.
- b. The Board reaffirmed that the land currently occupied by the MPO Directorate and the Asphalt Mixing Plant in Sector H-10 is legally owned by the Capital Development Authority and is not part of any allotment made to the International Islamic University Islamabad (IIUI), as per the clarification issued by the then Chairman, CDA, in 1995.
- c. Recognizing the strategic importance of the MPO Directorate in maintaining Islamabad's infrastructure, the Board formally approved the continued use of its current location in Sector H-10 as a permanent operational facility. It was further noted that the site holds environmental clearance from Pak-EPA and does not interfere with or encroach upon the activities or premises of IIUI.

Action by: Member (Engineering)
Member (P&D)
DG (Law)

12316/1449/BM/25
14-05-'25/9th

9.10 HIRING OF CONSULTANCY SERVICES FOR DETAILED DESIGNING FOR THE PROJECT CONSTRUCTION OF CHILDREN PROTECTION INSTITUTE ON PLOT NO. 81 AT SECTOR H-11/4 , ISLAMABAD.

DECISION:

The summary was submitted by the Member (Engineering). Following detailed deliberation and careful review of the information provided, the CDA Board approved the engagement of a consultant for the establishment of a Child Protection Institute in Sector H-11/4, in accordance with the applicable PPRA Rules.

Action by: Member (Engineering)

12317/1449/BM/25
14-05-'25/9th

9.11 HIRING OF CONSULTANT FOR EXTENSION OF DISPLAY GALLERIES, COLLECTION REPOSITORIES IMPROVEMENT AND RESEARCH FACILITIES ENHANCEMENT AT PAKISTAN MUSEUM OF NATURAL HISTORY (PMNH).

DECISION:

The summary was submitted by the Member (Engineering). After comprehensive deliberation and careful examination of the information provided, the Board approved the following:

- a. *Engagement of an engineering consultant for the supervision and execution of the remaining works under the approved PC-I titled "Extension of Display Galleries, Collection Repositories Improvement, and Research Facilities Enhancement at PMNH."*
- b. *The consultant shall be responsible for overseeing the execution of Blocks III to VIII, along with other specialized components as detailed in items 1 to 3 of the revised PC-I.*
- c. *In view of the project's specialized and sensitive nature, the Board approved the hiring of a highly qualified consultant through a Government-to-Government (G2G) arrangement, in accordance with PPRA Rule 42(f).*
- d. *The selected consultant will be entrusted not only with engineering supervision but also with ensuring adherence to international standards in scientific, technical, and aesthetic aspects of natural history museums. This will include compliance with curatorial practices, exhibition design, educational infrastructure, and research facility development*

Action by: Member (Engineering)

12318/1449/BM/25
14-05-'25/9th

9.12 HIRING OF CONSULTANT FOR CONSTRUCTION OF ADDITIONAL FACILITIES IN THE NATIONAL POLICE ACADEMY AT SECTOR H-11, ISLAMABAD.

DECISION:

The summary was presented by the Member (Engineering). Following detailed deliberation and careful review of the information provided, the CDA Board made the following decisions:

- a. *The Board approved the engagement of a highly qualified consultant for the design, supervision, and execution of construction works, as well as the development of additional facilities, under the approved PC-I for the National Police Academy.*
- b. *In view of the project's scale, complexity, and specialized nature, the consultant shall be engaged through a Government-to-Government (G2G) arrangement in accordance with PPRA Rule 42(f).*
- c. *The selected consultant will be responsible for ensuring compliance with modern technical standards and international best practices related to police training infrastructure and campus development.*

Action by: Member (Engineering)

12319/1449/BM/25
14-05-'25/9th

9.13 SUMMARY FOR THE CDA BOARD REGARDING PLOT NO 19, F-7 MARKAZ, ISLAMABAD.

DECISION:

The summary was presented by the Member (Estate). After thorough deliberation and review of the provided information, the Board decided the following:

- a) *The Board approved the constitution of a committee comprising representatives from the following Wings/directorates:*

- *Law (to be headed by DG Law)*
- *Estate*
- *Building Control Section (BCS)*
- *Planning*
- *Finance*

b) The committee shall:

- *Review the entire case record, including past CDA Board decisions, legal proceedings, and NAB findings.*
- *Recommend appropriate corrective measures in accordance with applicable rules, particularly the Islamabad Land Disposal Regulations (ILDR), 2005.*
- *Examine the status of lease, validity of past transfers, and compliance with commercialization regulations.*
- *Assess the legal and procedural status of sale deeds executed without CDA's consent/NOC.*
- *Explore options for rectification, or legal action, as deemed appropriate.*
- *Provide clear recommendations on removal or continuation of the ban on transfer, lease renewal, and recovery of dues, if applicable.*

c) The committee shall submit its report with actionable recommendations to the CDA Board

*Action by: Member (Estate)
DG Law (as Committee Lead)*

12320/1449/BM/25
14-05-'25/9th

NA-I PROPOSAL FOR ALLOWING ISLAMABAD WATER TO APPROACH THE P3A UNDER THE (DIRECT CONTRACTING OF IFIS AS TRANSACTION ADVISERS) REGULATIONS, 2023 FOR THE PROJECT CONCEPT NOTE.

DECISION

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

- a) The Board granted approval for Islamabad Water to initiate the process under the Direct Contracting for IFIs as Transaction Advisers Regulations, 2023, and formally approach the Public-Private Partnership Authority (P3A) for the engagement of a transaction adviser. The adviser will be tasked with conducting a preliminary assessment of the existing water and sanitation infrastructure, identifying service delivery gaps and investment needs, evaluating viable financing models, and preparing a comprehensive Project Concept Note.*
- b) The Board also approved the creation of essential posts for Islamabad Water for an initial period of three years, to be governed under Project Pay Scales (PPS). The Board further directed the HR Wing to finalize the organizational structure and job descriptions, and to ensure that all positions are filled through an open, competitive, and transparent recruitment process. Board approved the creation of following posts in the Pay Scale given against each.*

▪ <i>Managing Director</i>	<i>PPS-10</i>
▪ <i>Director Admin/ HR/Law</i>	<i>PPS-09</i>
▪ <i>Director P&D</i>	<i>PPS-09</i>
▪ <i>Director Civil</i>	<i>PPS-09</i>
▪ <i>Director Finance& Revenue</i>	<i>PPS-09</i>

*Action by: Member (P&D)
DG Islamabad Water*

12293/1449/BM/25
14-05-'25/9th

NA-II HIRING OF MACHINERY FOR COLLECTION AND TRANSPORTATION OF SOLID WASTE FROM URBAN & RURAL AREAS OF ISLAMABAD.

DECISION

The summary was submitted by the Member (Environment). Following detailed deliberation and careful review of the information provided, the Board approved the extension of the existing contract titled "Hiring of Machinery for Collection and Transportation of Solid Waste from Urban and Rural Areas of Islamabad" for a period of six (06) months, from 19.09.2024 to 18.03.2025. The Board also approved the proposals outlined in Paragraph 6 of the summary.

Action by: Member (Environment)

12321/1449/BM/25
14-05-'25/9th

NA-III AMENDMENT IN THE ICT ZONING REGULATIONS, 1992.

DECISION

The summary was presented by the Member (P&D). Following thorough deliberation and careful review of the information provided, the Board approved amendments to the delineation of Zone-3 under the ICT Zoning Regulations, 1992, in alignment with the provisions of the recently enacted Islamabad Nature Conservation and Wildlife Management Act, 2024, as detailed in the summary. The Board decided as follows:

- a. Approved the revised delineation of Zone-3 boundaries, as per the updated plan attached at Annex-D.
- b. Approved the formulation of specific regulations by CDA for the area excluded from Zone-3, in accordance with the updated boundary adjustments.
- c. Approved the inclusion of "Sector A-17" in Clause 3(2) of the ICT Zoning Regulations, 1992, as it is already reflected in the annexed Master Plan but was inadvertently omitted from the original regulatory text.

Board further decided that subject to approval from the Federal Government, these amendments shall be incorporated into the ICT Zoning Regulations, 1992, and formally notified following legal vetting and completion of all procedural requirements.

Action by: Member (P&D)

12322/1449/BM/25
14-05-'25/9th

NA-IV i. REVISION OF RATE CHARGEABLE FROM DIPLOMATIC MISSIONS/ EMBASSY UPON ALLOTMENT OF LAND /PLOT IN ISLAMABAD.

ii. PROPOSAL TO DISCONTINUE THE TERM/WORD "PERPETUAL LEASE" FROM ALL NEW LEASE AGREEMENTS AND EXTENSION OF LEASE AGREEMENTS OF PLOTS OF DIPLOMATIC MISSIONS/EMBASSY.

DECISION

The summary was submitted by the Financial Advisor/Member. After detailed deliberation and careful review of the information provided, the CDA Board approved the revision of land rates for Diplomatic Missions/Embassies as follows:

- a. The land rate for plots allotted to foreign missions were revised from USD 500 to USD 2500 to make it as close as possible to market value per square yard, based on the escalation of the General Price Index (GPI) from 2010 to FY 2023-24.
- b. For land allotted on a reciprocal basis, or where the Government of Pakistan provides land, the rate was revised from Rs. 32,000 to Rs. 252,963 per square yard, in line with the amenity rate applicable to public sector buildings, as notified on 15.05.2025.
- c. The term "Perpetual Lease" shall be discontinued with immediate effect in all future allotments and lease extensions for diplomatic plots. It is noted that this terminology

was removed from the Islamabad Land Disposal Regulations (ILDR) in 1993 and does not appear in ILDR-2005.

The Board further directed the uplift and maintenance of the Diplomatic Enclave as follows:

- a. *A dedicated account shall be established to manage the Operation & Maintenance (O&M) expenses of the Diplomatic Enclave, funded through service charges, fees, and other relevant revenue sources.*
- b. *The Environment Wing shall deploy market-based labor for beautification, while the MPO Directorate and Engineering Wing shall undertake uplift and renovation works.*
- c. *A commercial plot within the Diplomatic Enclave shall be identified and earmarked for auction, to establish a shopping center catering to the enclave's needs.*

Action by: FA/Member

Member (Env)

Member (P&D)

12272/1449/BM/25

14-05-'25/9th

NA-V ESTABLISHMENT OF THE DANISH UNIVERSITY OF EMERGING TECHNOLOGIES(COMPLIANCE TO PM TASK NO. T18971C)

DECISION

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

- a) *A site measuring 100 acres in Sector H-16/4, Islamabad is approved for the establishment of the Danish University of Emerging Technologies, in compliance with PM Task No. T18971C.*
- b) *The Estate Wing shall process the allotment of land as per applicable procedures, after determination of land cost by the Finance Wing, CDA.*
- c) *CDA shall coordinate with the Ministry of Federal Education & Professional Training (FE&PT) to ensure timely facilitation and development of the proposed university as envisioned in the PM Task.*

Action by: Member (P&D)

FA/Finance

Member Estate

12323/1449/BM/25

14-05-'25/9th

NA-VI HIRING OF INTERN FOR LAND AND MAPPING DTE, PPJV DTE AND GSTW DIRECTORATES.

DECISION

The summary was presented by the Member (P&D). After thorough deliberation and review of the provided information, the CDA Board directed that the interns shall be hired afresh through the Human Resource Directorate (Admin Wing) in accordance with CDA's approved internship selection procedure, ensuring transparency and merit.

Action by: Member (P&D)

DG (HRD)

12324/1449/BM/25

14-05-'25/9th

NA-VII WITHDRAWAL OF CONDITION FROM CDA SERVICE REGULATION 1992 IN DECISION TAKEN BY CDA BOARD IN ITS MEETING HELD ON 29-10-2024.

DECISION

The summary was submitted by the Member (Administration). Following detailed deliberation and thorough review of the information provided, the Board made the following decisions:

- a. The condition requiring a minimum of five (05) years of service for promotion, as imposed in the Board meeting held on 29-10-2024, is hereby withdrawn ab initio.
- b. All future promotions shall be carried out strictly in accordance with the applicable provisions of the CDA Service Regulations, 1992, as originally formulated, and aligned with the promotion policy of the Establishment Division.

Action by: Member (Admin)
DG (HRD)

12325/1449/BM/25
14-05-'25/9th

NA-VIII COMPLIANCE OF ISLAMABAD HIGH COURT ORDERS IN W.P NO.3426/2019 DATED 06.12.2022 AND 14.02.2023, 13-03-2025 and 22-04-2025 AND POLICY FOR ALLOTMENT OF PLOTS TO THE CDA EMPLOYEES.

DECISION

The summary was presented by the Member (P&D). After thorough deliberation and careful review of the information provided, the Board made the following decisions:

- a. Endorsed the proposal outlined in Paragraph 9 for onward submission to the Federal Cabinet, in compliance with the Hon'ble Islamabad High Court's order dated 22.04.2025 in W.P. No. 3426/2019.
- b. Directed that the matter be processed on a priority basis and submitted to the Federal Cabinet without delay, ensuring adherence to the timeline set by the Islamabad High Court for the upcoming hearing..

Action by: Member (P&D)
Member (Admin)
Member (Estate)
DG (Law)

12326/1449/BM/25
14-05-'25/9th

NA-IX DECLARATION OF CDA TRANSIT ACCOMMODATION.

DECISION

The summary was presented by the Member Admin. After detailed discussion, the Board approved the proposal and allowed to declare House No. 22/2-D, Sector F-6/1 & House No. 1/12-D, Sector I-8/1 as transit accommodation.

Action by: Member (Admin)

12327/1449/BM/25
14-05-'25/9th

NA-X: RESTORATION OF PLOT NO.05, PARK ROAD, NATIONAL PARK AREA CHAK SHAHZAD, ISLAMABAD ALLOTTED TO SIDDEEQ PUBLIC SCHOOL.

DECISION

The summary was presented by the Member (Estate). Upon comprehensive deliberation and careful review of the information provided, the Board directed that a Technical Committee, to be chaired by the Director General (Planning), shall be constituted and formally notified by the Human Resource Directorate. The Committee shall be tasked with examining the following matters:

- a. Review the technical parameters and planning aspects related to the subject allotment;
- b. Examine the quantum of land in accordance with the original terms of allotment and any applicable judicial directives;
- c. Evaluate the reasonableness and justification of the proposed land rates; and
- d. Ensure that all applicable legal provisions, planning standards, and regulatory requirements are fully complied with.

The Technical Committee shall submit a detailed report containing its findings and recommendations to the CDA Board for final consideration and decision.

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

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14-05-'25/9th

NA-XI FRAME WORK FOR ACQUISITION OF LAND AND PAYMENT OF COMPENSATION/ REHABILITATION BENEFITS

No formal summary was presented. However the Board discussed the Ordinance No.III of 2025 bearing F.No.2(I)/2025-Pub extraordinary published by the Authority i.e. Ministry of Law & Justice , GOP, regarding amendment in CDA Ordinance 1960, further Board ratified above said Ordinance and emphasized that necessary following amendments in CDA Ordinance 1960 in terms of above mentioned Ordinance be made:

FRAME WORK

- i. The office of Deputy Commissioner CDA is entrusted with the responsibility of the announcement of Awards (both Land and Built-Up Property), payment of compensation and provision of rehabilitation and resettlement benefits to the affectees.
- ii. The final sanctioning/approving authority for compensation either cash or rehabilitation benefit will rest with Deputy Commissioner, CDA.
- iii. Before any award / order of DC CDA, third party validation of award list by the (ICT) shall be required.
- iv. The Deputy Commissioner CDA will ensure the use of the latest technology (Google imagery) to ensure transparency of the acquisition process. The Engineering Wing of CDA shall render full assistance in finalizing the list of awards of land and BUP employing Google Imagery prior to the announcement of award by DC, CDA.
- v. The provisions of Section 36 and 36-A of the CDA Ordinance 1960 will apply to functions/authority of Deputy Commissioner CDA narrated at (i) and (ii) above.
- vi. All offices within Land & Rehabilitation Directorate i.e. Additional Director (Estate Affectee), Deputy Director (L&R), Account Officer Payment, Assistant Director Litigation (AD Litigation) along with all officials and record will be under the administrative control of Deputy Commissioner CDA.
- vii. At least two Deputy Directors and one Addl: Director will be placed at the disposal of Deputy Commissioner CDA to expedite and streamline the working of the directorate.
- viii. All job description and responsibilities currently entrusted with the office of Director (L&R) shall be vested with the office of Deputy Commissioner CDA.

Action by: Member (Estate)

12252/1449/BM/25
14-05-'25/9th

NA-XII PROVISIONAL OFFER OF ALLOTMENT OF LAND MEASURING 15 ACRES TO NATIONAL UNIVERSITY OF PAKISTAN IN SECTOR I-17, ISLAMABAD.

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 3, 4 and 5 of summary regarding allocation of Plot No.12A, measuring 10 Acres of land (561' X 776.5') for establishment of National University of Pakistan in Sector I-17 in lieu of its 10 Acres allocated land in Kuri Agro Farming Scheme, Zone-IV subject to the following conditions:

- i. The Planning Wing shall incorporate the allocated land into the layout plan.
- ii. The Estate Wing shall process the disposal of the allocated land in accordance with the established regulations and procedures, ensuring compliance with all codal formalities as per the provisions of ILDR 2005 and CDA Policy.
- iii. The Directorate of Building Control (South) shall approve the building plans in accordance with applicable regulations.
- iv. Necessary approvals from the competent forum shall be mandatory.

v. Any differential Payment in the cost of land will be considered by Finance Wing as per CDA Board decision regarding the re-allocation of this plot to Sector I-17, wherein the Board decided that in all such cases where allotment of plots have been shifted from one sector/ area to another because of CDA's decision and plot size allotted is the same as originally allotted, no extra cost would be charged.

Action by: Member (P&D)

Member (Finance)

Member (Estate)

12329/1449/BM/'25
14-05-'25/9th

NA-XIII PROPOSALS FOR PLANNING/ ESTABLISHMENT OF CAR BAZAARS IN DIFFERENT AREAS OF ISLAMABAD.

DECISION

It is noted that uses prescribed at para-8 of the summary are contradictory to decision of Board recorded in the meeting dated 10-3-2023.

The summary was presented by Member (P&D). After thorough deliberation and review of the provided information, the Board decided that land vested with the Authority is a valuable asset. Therefore, the planning wing will identify areas which do not comprise of CDA acquired land in the vicinity of Zone-I, II & IV(B) of Islamabad for the establishment of car showroom on private lands through mutual agreement of private parties at their own cost and liability in consonance with provisions of Regulations.

Action by: Member (P&D)

12330/1449/BM/'25
14-05-'25/9th

NA-XIV DEVELOPMENT OF SECTOR E-12/1 (CONSTRUCTION OF VRS, DRAINAGE, WATER SUPPLY & SANITARY SEWERAGE SYSTEM)-AWARD OF ADDITIONAL WORK.

DECISION

No formal summary was presented. However, the Board upon further discussion on the subject matter, rescinded its decision regarding Non-Agenda Item-I from the 2nd CDA Board meeting held on 16-1- 2025.

Action by: Member (Engineering), Member (P&D)
Director (Land), DG (HRD), DC CDA

NA-XV APPROVAL OF PRE-FEASIBILITY REPORT FOR DEVELOPMENT OF A STATE GUEST HOUSE ON DESIGNATED PLOT IN SECTOR F-5 THROUGH, JOINT VENTURE MODEL.

The subject agenda item will be issued separately.

12331/1449/BM/'25
14-05-'25/9th

NA-XVI CLARIFICATION REGARDING APPLICABILITY OF DEVELOPMENT CHARGES

DECISION:

Reference to the CDA Board's earlier decision dated 13.08.2024 regarding levy of Development charges. The Board hereby clarifies that the development charges imposed by CDA Board vide decision dated 13-04-2024 do not apply to the plots allotted to the affectees in consonance with section 3 of Land Acquisition and Rehabilitation Regulations, 2007 (Land Sharing Basis) which provides for developed plots against land acquired to the affectees/landowners.

Action By: Member (Estate)

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



v. Any differential Payment in the cost of land will be considered by Finance Wing as per CDA Board decision regarding the re-allocation of this plot to Sector I-17, wherein the Board decided that in all such cases where allotment of plots have been shifted from one sector/ area to another because of CDA's decision and plot size allotted is the same as originally allotted, no extra cost would be charged.

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

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