

12th CDA BOARD MEETING FOR THE YEAR-2025 HELD ON 01-07-2025 at 03:30 P.M
AGENDA ITEMS

Sr.#	Items	Presenter
1.	Revision of Rate on Account of Transfer fee/Change of Title, etc.	Member (Estate)
2.	Writ Petition No.2214/2022 titled Hussan Bano Vs FGEHA etc(Possession of Plot No.676D-12/2)	Member (Estate)
3.	Transfer of maintenance staff /Enquires from Pak-PWD to CDA.	Member (Admin)
4.	Operations & Management of Gandhara Heritage and Cultural Centre Building F-9, Park. A Project by CDA.	DG Resource/ PD(GH&CC)
5.	Request for Surrender of Plot allotted to Motamar Al-Alam, Al-Islami, in Sector H-8, Islamabad.	Member (Estate)
6.	Restoration of Plot No.308, Industrial Triangle Kahuta Road, Islamabad in compliance of Court orders dated 31-01-2016 passed by Raja Farrukh Ali Khan, Civil Judge, Islamabad and court order dated 06-05-2016 passed by Raja Muhammad Ajmal khan, Additional District & Session Judge (East), Islamabad.	Member (Estate)
7.	A. Restoration of Plot No.267, Industrial Triangle Kahuta Road, Islamabad in compliance of court orders dated 31-01-2016 passed by Raja Farrukh Ali Khan, Civil Judge, Islamabad and court order dated 06-05-2016 passed by Raja Muhammad Ajmal Khan, additional district & session judge (East), Islamabad. B. Allotment of alternate plot in Lieu of Plot No. 39, Automobile workshop Sector I-10-3, Islamabad in Compliance of Orders dated 04-10-2023 issued by the Honourable Islamabad High court in writ petition No.2707 of 2018 titled 'Nizam Ul Haq Siddiqui vs Chairman CDA etc'.	Member (Estate)
Non Agenda Items		
NA-I	Irregular allotment of plots without observing prescribed quotas Rs. 3900.100 million	Member (Estate)
NA-II	Amendment in SRO 09 th Jan, 2023	Member (Estate)
NA-III	Assessment Of Rental Value For Outsourcing Of "Business Facilitation Center" Located In Sector G-7/2, Islamabad On Rental Basis	FA/Member
NA-IV	Open auction for the establishment of football and cricket grounds at various locations in Islamabad on an advance annual rent basis / build-operate-transfer (BOT) model.	Member (Engg)
NA-V	Proposed alignments of additional links/ accesses to Margalla Enclave.	Member (P&D)



Capital Development Authority
(Secretary CDA Board Office)

CONFIDENTIAL

No. CDA-1452/BM-SCB/2025/

Islamabad July 01, 2025

Subject: **MINUTES OF 12TH CDA BOARD MEETING FOR THE YEAR 2025.**

The 12th CDA Board meeting for the year 2025 was held on **July 01, 2025 (Tuesday)** at **03:30 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 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. Esfandiyar 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:-

12335/1452/BM/25
01-07-'25/12th

12.1 REVISION OF RATE ON ACCOUNT OF TRANSFER FEE/CHANGE OF TITLE, ETC.

DECISION

The summary was presented by the Member (Estate), CDA. After due deliberation and information / input on the summary, the board decided to revise the rates of transfer fee / change of title on the transfer of properties located in CDA limited leased/ allotted / sold by CDA, with immediate effect, in the following manner:

- i. Transfer fee is revised from 01% to 03% of the value of the property as notified by FBR.*
- ii. The change of title fee through executed sale deed would be charged as 0.5% of FBR value.*
- iii. In case of family transfer, transfer of legal heirs, inclusion of name and oral gift transfer cases, fee @0.25% of 01% of the FBR value of the property shall be charged.*

The board further decided that a record maintenance fee shall be levied on sale and purchase of properties in Housing Societies within the jurisdiction of ICT @ 1% of FBR notified value. The fee shall be deposited at the time of transfer of property through any mode of transfer/change of title. The payment shall be made in favor of Capital Development Authority through pay order/bank draft at CDA Facilitation Centre. The Planning Wing shall issue necessary notification in this respect.

Action by: Member Estate

12336/1452/BM/25
01-07-'25/12th

12.2 WRIT PETITION NO.2214/2022 TITLED HUSSAN BANO VS FGEHA ETC (POSSESSION OF PLOT NO.676 D-12/2).

DECISION

The summary was presented by the Member (Estate), CDA. After due deliberation and information / input on the summary, the Board considered the matter and endorsed the recommendations of the Committee, with the following directions:

- The Petitioner's claim shall be accepted, however, FGEHA shall own full responsibility if it has exceeded its quota.*
- FGEHA shall ensure that no future allotments or claims are made in respect of plots not formally placed at its disposal by CDA.*
- CDA representatives shall participate in the Committee meeting scheduled for 11-07-2025 to finalize the remaining terms of reference and present CDA's position accordingly.*

Action by: Member Estate

12337/1452/BM/25
01-07-'25/12th

12.3 TRANSFER OF MAINTENANCE STAFF /ENQUIRES FROM PAK-PWD TO CDA/ENQUIRIES AND PSDP PROJECTS FROM PAK-PWD.

DECISION

The summary was presented by the D.G (HR) and Member (Administration), CDA. After due deliberation and receipt of information/input on the summary, the Board decided that a note may be submitted to the Ministry of Interior with the request that the Ministry place the matter before the Federal Cabinet, with the recommendation that, rather than transferring Pak PWD staff to the Capital Development Authority (CDA), it would be more appropriate to transfer the Enquiries, along with the associated maintenance personnel (BPS-01 to BPS-13) and the corresponding salary and operational budgets, to the respective Ministries or Departments.

This approach would ensure that the Principal Accounting Officers (PAOs) / Heads of the concerned entities have direct functional control over repair and maintenance operations,

thereby enhancing efficiency, accountability, and timely execution of maintenance works. It would also empower the respective departments to oversee and manage their own infrastructure needs more effectively.

Action by: Member Admin.
DG (HRD)

12338/1452/BM/'25
01-07-'25/12th

12.4 OPERATIONS & MANAGEMENT OF GANDHARA HERITAGE AND CULTURAL CENTRE BUILDING F-9, PARK. A PROJECT BY CDA.

DECISION

The summary was presented by the D.G (Resources), CDA. After due deliberation and information / input on the summary, the board directed that Member Finance, CDA will initiate a summary for the consideration & approval of Federal Cabinet through Ministry of Interior.

Action by: DG Resource

12339/1452/BM/'25
01-07-'25/12th

12.5 REQUEST FOR SURRENDER OF PLOT ALLOTTED TO MOTAMAR AL-ALAM, AL-ISLAMI, IN SECTOR H-8, ISLAMABAD.

DECISION

The summary was presented by the Member (Estate), CDA. After due deliberation and consideration of the information/input on the summary, the Board accepted the request of the Secretary General, Motamar Al-Alam Al-Islami, regarding the cancellation/surrender of the allotment of the plot in Sector H-8, Islamabad, and the reimbursement of the payment received against the said plot. The Board further directed the Planning Wing to formulate a viable plan for the commercialization of the said plot, being a valuable piece of land.

Action by: Member Estate

12.6 RESTORATION OF PLOT NO.308, INDUSTRIAL TRIANGLE KAHUTA ROAD, ISLAMABAD IN COMPLIANCE OF COURT ORDERS DATED 31-01-2016 PASSED BY RAJA FARRUKH ALI KHAN, CIVIL JUDGE, ISLAMABAD AND COURT ORDER DATED 06-05-2016 PASSED BY RAJA MUHAMMAD AJMAL KHAN, ADDITIONAL DISTRICT & SESSION JUDGE (EAST), ISLAMABAD.

Subject agenda item deferred due to non-provision of summary

12.7-A RESTORATION OF PLOT NO.267, INDUSTRIAL TRIANGLE KAHUTA ROAD, ISLAMABAD IN COMPLIANCE OF COURT ORDERS DATED 31-01-2016 PASSED BY RAJA FARRUKH ALI KHAN, CIVIL JUDGE, ISLAMABAD AND COURT ORDER DATED 06-05-2016 PASSED BY RAJA MUHAMMAD AJMAL KHAN, ADDITIONAL DISTRICT & SESSION JUDGE (EAST), ISLAMABAD.

Subject agenda item deferred due to non-provision of summary

12.7-B ALLOTMENT OF ALTERNATE PLOT IN LIEU OF PLOT NO. 39, AUTOMOBILE WORKSHOP SECTOR I-10-3, ISLAMABAD IN COMPLIANCE OF ORDERS DATED 04-10-2023 ISSUED BY THE HONOURABLE ISLAMABAD HIGH COURT IN WRIT PETITION NO.2707 OF 2018 TITLED 'NIZAM UL HAQ SIDDIQUI VS CHAIRMAN CDA ETC'.

12290/1452/BM/'25
01-07-'25/12th

DECISION

The summary was presented by the Member (Estate), CDA. After due deliberation and consideration of the information/input provided, the Board decided that an alternate plot be allotted to the petitioner in the same vicinity as per High Court orders. The Board further directed the Estate Management Directorate would offer an alternate plot while Plot No. 39 would be surrendered back to the CDA by ensuring its complete vacation from illegal encroachers, and thereafter include the said plot in the forthcoming auction list.

Action by: Member Estate

NA-I IRREGULAR ALLOTMENT OF PLOTS WITHOUT OBSERVING PRESCRIBED QUOTAS RS. 3900.100 MILLION.

12340/1452/BM/'25
01-07-'25/12th

DECISION

The summary was presented by the Member (Estate), CDA. After due deliberation and consideration of the information/input provided, the Board decided that the criteria established is acknowledged by the Board. The Board further directed to formulate a committee comprising officers from Legal and Estate Wing to look into the matter.

Action by: Member Estate

12341/1452/BM/'25
01-07-'25/12th

NA-II AMENDMENT IN SRO. 7(I)/2023 DATED 09TH JAN, 2023 AND S. R. O. 953(I)/2025. PARA (IV) DATED 31-05-2025.

DECISION

The summary was presented by the D.C, CDA. After thorough deliberation and review of the information provided, the Board approved the proposed amendment mentioned at Para 1 of the summary in pursuance of changes effected vide S.R.O 953(I)/2025 dated 31-05-2025. Board further directed the concerned formation for preparation of Notification dully vetted by Law Wing for publication in the Gazette of Pakistan through PPC.

Action by: Member (Estate)

D.C Land

NA-III ASSESSMENT OF RENTAL VALUE FOR OUTSOURCING OF "BUSINESS FACILITATION CENTER" LOCATED IN SECTOR G-7/2, ISLAMABAD ON RENTAL BASIS.

12342/1452/BM/'25
01-07-'25/12th

DECISION

The summary was presented by the Member Finance, CDA. After thorough deliberation and review of the information provided, the Board approved the option II of Para 6 of the summary with the direction that there shall be an annual increment of 10% in rent.

Action by: Member Finance, CDA

12343/1452/BM/"25
01-07-'25/12th

NA-IV OPEN AUCTION FOR ESTABLISHMENT OF FOOTBALL AND CRICKET GROUNDS AT DIFFERENT LOCATION OF ISLAMABAD ON ADVANCE ANNUAL RENT BASIS / BUILD OPERATE & TRANSFER (BOT) MODEL.

DECISION

The summary was presented by the Member (Engineering), CDA. After thorough deliberation and review of the information provided, the Board decided the following in principle: -

- *Approved the renovation and upgradation of five (05) cricket grounds and five (05) football grounds presently under CDA's administrative control, subject to observance of codal formalities and availability of funds.*
- *Approved the outsourcing of the F-6 Club House Building through an open and transparent process, in accordance with applicable CDA regulations and PPRA Rules 2004.*
- *Approved the outsourcing of Padel Tennis Courts to be developed in various sectors of Islamabad, subject to technical feasibility and observance of all rules and procedures.*
- *Approved the development and operation of Futsal Grounds in different sectors of Islamabad through open auction or PPP arrangements, subject to rules and policy guidelines.*
- *Approved the construction of Mini Sports Complexes at suitable locations across Islamabad, subject to the completion of all procedural and financial requirements.*

Action by: Member (Engineering)

12344/1452/BM/"25
01-07-'25/12th

NA-V PROPOSED ALIGNMENTS OF ADDITIONAL LINKS/ ACCESSES TO MARGALLA ENCLAVE.

DECISION

The summary was presented by the Member (P&D), CDA. Member P&D informed the Board that the population in the area is increasing at a rapid pace and the existing link is gradually getting insufficient to cater to the growing traffic needs. Therefore, establishing a new artery is extremely important at this stage. After thorough deliberation and review of the information provided, the Board approved the proposal made at para 6 of the summary.

Action by: Member (P&D)

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

