

5th CDA BOARD MEETINGFOR THE YEAR-2025 HELD ON 30-04-2026 at 11:00 A.M
AGENDA ITEMS

Sr.#	Items	Presenter
1.	Acceptance of date of completion of houses constructed by CDA for its employees.	Member (Estate).
2.	Property Manual Chapter. 11 regarding Construction Period	Member (Estate)
3.	Constitution of Committee for drafting of Penal Rent Regulations 2026’.	Member (Estate)
4.	Constitution of Committee for drafting Rules on ‘CDA Bonafide Purchasers Tribunal Rules 2026’.	Member (Estate)
5.	Delegation of Financial Powers 2007 Amendment.	Committee constituted vide Board Meeting/4 th BM-2026.
6.	Extension of Contingent Staff engaged in Capital Hospital, CDA.	Member (Admin)
7.	Rationalization and abolition of vacant posts of Steno typists and Beldars.	Member (Admin)



Capital Development Authority
(Secretary CDA Board Office)

CONFIDENTIAL

No. CDA-1463/BM-SCB/2026/

Islamabad April 30, 2026

Subject: **MINUTES OF 5TH CDA BOARD MEETING FOR THE YEAR 2026.**

The 5th CDA Board meeting for the year 2026 was held **April 30, 2026 (Thursday)** 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:

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|----|--|----------------------|
| 1. | Lt.(Retd.) Sohail Ashraf
Chairman, CDA and Chief Commissioner ICT | (In Chair) |
| 2. | Mr. Esfandiyar Baloch
Member (Administration)/ | Executive Member |
| 3. | Mr. Muhammad Umair
FA/Member & Member (P & D) | Executive Member |
| 4. | Syed Nafasat Raza
Member Engineering, CDA | Executive Member |
| 6. | Mr. Zaman Wattoo
Member (Estate) | Executive Member |
| 7. | Mr. Abdullah Khurram Niazi
DG (Environment) CDA | |
| 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.

4. Meeting commenced with the recitation of "Holy Quran".

Thereafter agenda items were taken up for discussion and following decisions were made:-

5.1 ACCEPTANCE OF DATE OF COMPLETION OF HOUSES CONSTRUCTED BY CDA FOR ITS EMPLOYEES.

Agenda Item was not presented

5.2 PROPERTY MANUAL CHAPTER. 11 REGARDING CONSTRUCTION PERIOD.

Agenda Item was not presented

5.3 CONSTITUTION OF COMMITTEE FOR DRAFTING OF PENAL RENT REGULATIONS 2026.

Agenda Item was not presented

5.4 CONSTITUTION OF COMMITTEE FOR DRAFTING RULES ON 'CDA BONAFIDE PURCHASERS TRIBUNAL RULES 2026'.

Agenda Item was not presented

12461/1463/BM/'26
30-04-'26/5th

5.5 DELEGATION OF FINANCIAL POWERS 2007 AMENDMENT

DISCUSSION & DECISION

No formal summary was presented from respective Wing. The Board deliberated in detail on the proposed amendments to the Delegation of Financial Powers 2007 presented by the Committee constituted in pursuance of the decision taken in the 4th Board Meeting of 2026.

At the outset, Chairman CDA highlighted that the fundamental objective of revisiting the Financial Powers Regulations is to enhance institutional efficiency, minimize procedural delays, reduce unnecessary file movement and curb opportunities for extortion through clear and streamlined delegation of powers.

The Committee briefed the Board that the existing regulations, originally adopted in 2007, contained certain operational loops and ambiguities that necessitated revision. The proposed amendments were aimed at removing anomalies, improving clarity in delegation across various tiers of officers, and ensuring smoother functioning of the Authority in line with present-day requirements.

In light of the above deliberations, the Board generally agreed that while the proposed amendments are a step in the right direction towards decentralization and efficiency subject to appropriate check and balance & statutory compliance and further refinement is required to ensure transparency, clarity of roles, and effective oversight mechanisms. The need for a consultative process and the greater emphasis should be placed on achieving consensus among Board Members regarding delegation of financial powers. The same may be resubmitted for consideration of Board.

Action by: Member F/A
Committee Members: DG(Law), CDA
DG(Works),CDA
DFA-I, CDA
DG (P&C) for vetting of the amendments

12462/1463/BM/"26
30-04-'26/5th

5.6 EXTENSION OF CONTINGENT STAFF ENGAGED IN CAPITAL HOSPITAL, CDA.

DECISION

The summary was presented by the Member Admin. After due deliberation and information / input on the summary and input from CDA Hospital Administration pertinent to essential medical services imparted by subject staff imminent to Hospital operations and provided the recruitment process to address deficiency at Hospital has not been initialized on account of ongoing deliberations with ADB, the Board accorded approval for extension of services of contingent staff engaged in Capital Hospital till 30th June 2027 or till finalization of proceedings with ADB whichever is earlier.

**Action by: Member (Admin)
ED CDA Hospital**

12463/1463/BM/"26
30-04-'26/5th

5.7 RATIONALIZATION AND ABOLITION OF VACANT POSTS OF STENO TYPISTS AND BELDARS.

DECISION

After due deliberation and information/input on the summary, the Board agreed in principle with the proposal for rationalization and abolition of long-standing vacant posts, in line with the Federal Government's austerity and rightsizing policy.

The Board observed that similar rationalization measures have already been undertaken by Provincial Governments and emphasized the need for CDA to align with such reforms to ensure optimal utilization of human resources, financial discipline, and long-term sustainability, including rationalization of pension liabilities.

Chairman CDA underscored the importance of transforming CDA into a more efficient and self-sustaining organization through comprehensive rationalization across all Wings, with a focus on eliminating redundant posts and improving workforce productivity.

With regard to Beldar staff, the Board discussed the current utilization patterns, input from Member Engineering and noted the high number of vacant posts. It was highlighted that operational requirements, including road maintenance, drainage, and grating works, should be met through efficient deployment of existing staff as well as increased reliance on mechanization and outsourcing, where feasible.

After due consideration, the Board approved the following:

- *Abolition of 100 vacant posts of Stenotypists, while retaining the remaining occupied/filled posts to meet essential requirements;*
- *Abolition of 962 vacant posts of Beldars, as a step towards rationalization;*
- *Remaining vacant posts shall be reviewed separately, and further proposals for their abolition or retention, based on actual functional requirements, shall be submitted by the concerned Wings for consideration of the Board.*

Action by: Member (Admin)

12464/1463/BM/"26
30-04-'26/5th

Miscellaneous

- *The essence of maintenance of F-9 Park was also discussed in detail. Member (Environment) described that the revenue accrued from services/facilities at the park is not reallocated as maintenance budget for the Park. The Board directed that*

revenue generated from F-9 Park facilities to be transferred/reallocated to dedicated F-9 Park A/C for expense exclusively on improving and revamping the Park. The terms of expenditure on maintenance/revamp works may be devised by Finance in consultation with Environment Directorate.

- *The post of Director (L&R) lying redundant owing to gazette notification of SRO dated is shifted to Building Control and re-designated as Director (Monitoring and Enforcement).*

Action by: Member (Admin)

Member F/A

Member Environment

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

