

**16<sup>th</sup> CDABOARD MEETING FOR THE YEAR-2025 HELD ON 18-09-2025 at 02:00P.M****AGENDA ITEMS**

Sr.#	Items	Presenter
1.	Waive off grave digging and coffin carrier bus charges to provide relief to the residents of Islamabad.	Chief Officer
2.	Establishment of ANF setup in proximity of New Islamabad International Airport (NIIA).	Member (P&D)
3.	Request for Allotment of Land for Construction of Police Station at G.T Road, Mouza Sangjani, Zone-2, Islamabad	Member (P&D)
4.	Summary for the cabinet naming of service Road (East), Sector F-10, Islamabad as "Arshad Nadeem Road".	Member (P&D)
5.	Rental Contract agreement with Rawalpindi Waster Management Company (RWMC) for the use of Losar landfill site for tipping of Municipal Solid Waste of Islamabad.	Member Envt.
6.	Extension- Hiring of Services for Transportation of Solid Waste from Islamabad Waste Transfer Station (I-9, I-11 or any other site) Islamabad, to Dumping Site of Rawalpindi Waste Management Company (RWMC), at Losar Chak Baily Khan Road, Rawalpindi.	Member Envt.
7.	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.	Member (Estate)
8.	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)
9.	Approval of Valuation of 193 plots located in DHA Phase-6	FA/Member
10.	Revenue Generation Plan (Institutional Based Private Practice (IBPP) with revision of existing rates of non- Entitled Patients for Capital Hospital)	Member Admin
11.	Adoption of Finance Division's Office Memorandum dated 16-12-2019 regarding up gradation of Statistical Assistant from BPS-15 to BPS-16.	Member Admin
12.	Internship Policy for the year 2025	Member Admin
<b>Non Agenda Items</b>		
NA-I	Request for land transfer to the CDA for equitable recourse management against plot allocated to JMC/Quaid e Azam Health tower/JMC commercial and Danish University.	Member (P&D)
NA-II	Arrangement for exploring options for modern finance facility/investment/exploring long-term credit line facility for development of sectors in Islamabad.	Member Finance
NA-III	Revision of rates for restoration of plots cancelled due to the reasons other than non-payment of premium under clause-5 of restoration policy -2014	Member Finance
NA-IV	Creation of post of Deputy Financial Advisor in Finance Wing, CDA.	DG(HR)
NA-V	Principal approval for auction of residential house no. 32 St No.28 Sector F-6/1, Islamabad & Commercial Property No. 28 (Land and Building) Mohafiz Plaza Main Bazar, New Anarkali Lahore on Behalf of National Police Foundation.	Director E.M-I
NA-VI	Proposed strategic development projects for Islamabad.	Member Estate
NA-VII	Request for allocation of plot for establishment of skill enhancement centre under NASTP in Islamabad	Member (P&D)
NA-VIII	Revision of water charges & imposition of sewerage charges.	Member (P&D)
NA-IX	Extension of 1 <sup>st</sup> and 2 <sup>nd</sup> tier monitoring services agreements executed with WAPDA for the Simly Dam Project.	Member (P&D)
NA-X	Restructuring Of Engineering Wing, CDA.	Member Engg



Capital Development Authority  
(Secretary CDA Board Office)

CONFIDENTIAL

No. CDA-1456/BM-SCB/2025/

Islamabad Sept. 18, 2025

Subject: **MINUTES OF 16<sup>TH</sup> CDA BOARD MEETING FOR THE YEAR 2025.**

The 16<sup>th</sup> CDA Board meeting for the year 2025 was held **September 18, 2025 (Thursday)** at 02:00 P.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<br>Chairman, CDA and Chief Commissioner ICT | (In Chair)           |
| 2. | Dr. Muhammad Khalid Hafiz<br>Member (P & D)                                 | Executive Member     |
| 3. | Syed Nafasat Raza<br>Member Engineering, CDA                                | Executive Member     |
| 4. | Mr. Tahir Naeem Akhtar,<br>FA/Member, CDA                                   | Executive Member     |
| 5. | Mr. Esfandyar Baloch<br>Member (Environment) CDA                            | Executive Member     |
| 6. | Prof. Dr. Muhammad Ali (T.I)(S.I)   | Non-Executive Member |
| 7. | Mr. 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 Member Admin did not attended the meeting as he was on ex-Pakistan leave, Prof. Dr. Muhammad Ali (T.I)(S.I) Non-Executive Member attended the meeting online.

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:-

**16.1 WAIVE OFF GRAVE DIGGING AND COFFIN CARRIER BUS CHARGES TO PROVIDE RELIEF TO THE RESIDENTS OF ISLAMABAD.**

12398/1456/BM/25

18-09-'25/16<sup>th</sup>

**DECISION**

*The summary was presented by the Director Municipal Administration (DMA) and Chief Officer, MCI. The Board was apprised that, in addition to improving the public-friendly image of the Authority and MCI, the proposed initiative would serve as a humanitarian relief measure for the general public. After due deliberation and considering the information and inputs provided in the summary, the Board approved the waiver of grave-digging charges and coffin carrier bus charges, as proposed.*

Action by: Member(Admin)  
CO, MCI  
DMA

**16.2 ESTABLISHMENT OF ANF SETUP IN PROXIMITY OF NEW ISLAMABAD INTERNATIONAL AIRPORT (NIIA).**

12378/1456/BM/25

18-09-'25/16<sup>th</sup>

**DECISION**

*The summary was presented by the Member (Planning & Development), CDA. After detailed deliberation and careful consideration of the information, inputs, and legal provisions contained in the summary, the Board approved the proposals at Para-4 regarding the allocation of a plot measuring 2 acres in Sector H-16/2, Islamabad, to the Anti-Narcotics Force (ANF) for the establishment of an ANF Complex, strictly subject to the following conditions and fulfillment of all applicable statutory, regulatory, and procedural requirements:*

- i. The Planning Wing shall incorporate the subject plot in the approved layout plan in accordance with planning standards and zoning regulations.*
- ii. The Estate Wing shall dispose of the subject land strictly in accordance with the laid-down rules, regulations, and procedures, after completion of all codal formalities under the provisions of ILDR-2005 and CDA Policy.*
- iii. The Directorate of Building Control (South) shall process and approve the building plans in accordance with the applicable building regulations and codes.*
- iv. The requisite approval of the competent forum, i.e. the Federal Cabinet, shall be obtained prior to issuance of any allotment rights.*
- v. The Finance Wing shall determine and notify the cost of land in the first instance before issuance of the allotment letter.*

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

**16.3 REQUEST FOR ALLOTMENT OF LAND FOR CONSTRUCTION OF POLICE STATION AT G.T ROAD, MOUZA SANGJANI, ZONE-2, ISLAMABAD**

12399/1456/BM/25

18-09-'25/16<sup>th</sup>

**DECISION**

*The summary was presented by the Member (Planning & Development), CDA. After due deliberation and careful consideration of the information and inputs contained in the summary, the Board approved the allocation of land in Sector C-16 Markaz measuring*

1422.2 sq.yards (80 x 160) for the construction of a Police Station, Mouza Sangjani, Islamabad subject to the following conditions:

- i. The Planning Wing shall incorporate the subject land in the approved layout plan in accordance with planning standards and zoning regulations.
- ii. The Estate Wing shall dispose of the subject land strictly in accordance with the laid-down rules, regulations, and procedures, after completion of all codal formalities under the provisions of ILDR-2005 and CDA Policy.
- iii. The Directorate of Building Control (South) shall process and approve the building plans in accordance with the applicable building regulations.
- iv. The requisite approval of the competent forum, i.e. the Federal Cabinet, shall be obtained prior to issuance of any allotment rights.
- v. The Finance Wing shall determine the cost of land in the first instance before issuance of the allotment letter.

It is further clarified that the Board did not approve any sites for car bazars / showrooms on CDA land as recorded in para-6 of the summary. The decision on that subject thereof has already been issued.

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

16.4 SUMMARY FOR THE CABINET NAMING OF SERVICE ROAD (EAST), SECTOR F-10, ISLAMABAD AS "ARSHAD NADEEM ROAD".

12400/1456/BM/25  
18-09-'25/16<sup>th</sup>

DECISION

The summary was presented by the Member (Planning & Development), CDA. After due deliberation and careful consideration of the inputs contained in the summary, the Board authorized the Planning Wing to proceed strictly in accordance with the policy instructions issued by the Cabinet Division on the subject, as referred to in Para-4 of the summary.

Action by: Member (P&D)

16.5 RENTAL CONTRACT AGREEMENT WITH RAWALPINDI WASTE MANAGEMENT COMPANY (RWMC) FOR THE USE OF LOSAR LANDFILL SITE FOR TIPPING OF MUNICIPAL SOLID WASTE OF ISLAMABAD.

12401/1456/BM/25  
18-09-'25/16<sup>th</sup>

DECISION

The summary was presented by the Member (Environment), CDA. After due deliberation and careful consideration of the information and inputs contained in the summary, the Board approved the proposal contained in Para-4 thereof.

Action by: Member (Env.)

16.6 EXTENSION- HIRING OF SERVICES FOR TRANSPORTATION OF SOLID WASTE FROM ISLAMABAD WASTE TRANSFER STATION (I-9, I-11 OR ANY OTHER SITE) ISLAMABAD, TO DUMPING SITE OF RAWALPINDI WASTE MANAGEMENT COMPANY (RWMC), AT LOSAR CHAK BAILY KHAN ROAD, RAWALPINDI.

12402/1456/BM/25  
18-09-'25/16<sup>th</sup>

DECISION

The summary was presented by the Member (Environment), CDA. After due deliberation and careful consideration of the information and inputs contained in the summary, the Board approved the proposal contained in Para-5 thereof.

Action by: Member (Env.)

- 16.7 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.

*The above agenda item 16.7 is deferred.*

- 16.8 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.

*The above agenda item 16.8 is deferred.*

- 16.9 APPROVAL OF VALUATION OF 193 PLOTS LOCATED IN DHA PHASE-6.

12307/1456/BM/25  
18-09-'25/16<sup>th</sup>

**DECISION**

Consequent to CDA board decision dated 28.4.2025, wherein direction was issued to Finance wing for valuation of 193 plots by SBP approved valuator; accordingly, after getting the valuation done, the summary was presented by the Member (Finance), CDA and presented valuation of 193 plots to the board. It was apprised to the board that valuation was done by two SBP approved valuers for getting the fair market value of plots. The board after due deliberation and consideration acknowledged and approved the valuation of plots as done by the valuator which was Rs. 14,126,943 per plot on average, located in DHA phase-6. Further to mention that the board also acknowledged the fact that price offered by DHAI-R is almost 10% higher than the value per plot determined by the valuator. Thus, after thorough deliberation and review of the information provided, the Board accepted the offer of DHAI-R at a net lump sum amount of Rs. 3 billion against the sale of 193 plots, subject to the following conditions:

- a. Concurrence may be communicated for acceptance of offer as received by DHAI-R
- b. The receipt of payment of net lump sum amount of 3 billion will be realized within 30 days after receipt of confirmation from DHAI-R maximum by 15<sup>th</sup> October, 2025

Action by: Member (Finance)  
Member Estate

- 16.10 REVENUE GENERATION PLAN (INSTITUTIONAL BASED PRIVATE PRACTICE (IBPP) WITH REVISION OF EXISTING RATES OF NON- ENTITLED PATIENTS FOR CAPITAL HOSPITAL)

12403/1456/BM/25  
18-09-'25/16<sup>th</sup>

**DECISION**

The summary was presented by the Executive Director, Capital Hospital, CDA. The Board was apprised that, in order to enhance revenue generation and financial sustainability, Capital Hospital proposes the establishment of Institution-Based Private Practice (IBPP) with revised fee structures aligned with Military Hospital and Fauji Foundation Hospital. The initiative aims to introduce specialized, fee-based services while ensuring affordability for public patients, with revenue to be shared among consultants, staff, and hospital development.

After due deliberation and consideration of the inputs contained in the summary, the Board agreed in principle with the proposal for Institution-Based Private Practice (IBPP).

However, the Board constituted a committee under the chairmanship of Member (Finance), comprising E.D. Capital Hospital, DG (Admin), and DFA, to examine the model in detail, assess its pros and cons, and determine the revenue-sharing ratios among consultants/specialists, hospital development, and staff incentives.

Action by: Member Finance  
Member (Admin)

16.11 ADOPTION OF FINANCE DIVISION'S OFFICE MEMORANDUM DATED 16-12-2019 REGARDING UP GRADATION OF STATISTICAL ASSISTANT FROM BPS-15 TO BPS-16.

12404/1456/BM/25  
18-09-'25/16<sup>th</sup>

**DECISION**

The summary was presented by the Director General (HR), CDA. After due deliberation and careful consideration of the inputs contained in the summary, the Board adopted the Finance Division Office Memorandum dated 16-12-2019 regarding upgradation of the existing posts of Statistical Assistant from BPS-15 to BPS-16, subject to the following conditions:

- i. The criteria for appointment/promotion to the post of Statistical Assistant shall remain unchanged.
- ii. The post of Statistical Assistant shall be deemed to have been upgraded with effect from the date of the relevant Departmental Promotion Committee (DPC).
- iii. Upgradation of the existing three (03) incumbents from BPS-15 to BPS-16 against the post of Statistical Assistant shall be made through DPC.
- iv. The remaining one (01) incumbent in BPS-11 shall be upgraded to BPS-15 through DPC; however, the next upgradation to BPS-16 (at par with others) shall be granted after completion of five (05) years of satisfactory service in BPS-15 through DPC.

Action by: Member Admin  
DG (HRD)

16.12 INTERNSHIP POLICY FOR THE YEAR 2025 / CDA INTERNSHIP PROGRAM-2025 (GRADUATES PROGRAM).

12405/1456/BM/25  
18-09-'25/16<sup>th</sup>

**DECISION**

The summary was presented by the Director General (HR), CDA. After due deliberation and careful consideration of the inputs contained in the summary, the Board approved the proposals contained in Para-8 (i), (ii), and (iii) thereof.

Action by: Member Admin  
DG (HRD)

NA-I REQUEST FOR LAND TRANSFER TO THE CDA FOR EQUITABLE RECOURSE MANAGEMENT AGAINST PLOT ALLOCATED TO JMC/QUAID E AZAM HEALTH TOWER/JMC COMMERCIAL AND DANISH UNIVERSITY.

12308/1456/BM/25  
18-09-'25/16<sup>th</sup>

**DECISION**

The summary was presented by Estate Wing, CDA. It was apprised to the Board that a parcel of land measuring 1019 Kanal and 4 Marla, located in Village Sangjani, District Islamabad, is currently held in title by Federal Land Commission and the said land remains unused and undeveloped, with no ongoing development initiatives. It was proposed that the transfer of subject land from the Federal Land Commission to the Capital Development Authority (CDA) is essential to compensate CDA for losses incurred due to land allocations to Government Departments/Projects. Accordingly, the transfer of said land will also assist CDA in fulfilling loss incurred from allocation of subject parcels of land.

The Cabinet reviewed and approved the summary dated August 21, 2025, submitted by the Interior & Narcotics Control Division regarding the "Request for Land Transfer to the Capital Development Authority (CDA) for Equitable Resource Management," under Case No. 569/Rule-19/2025/782 dated August 25, 2025.

After thorough deliberation and review of the provided information, the Board ratified the Cabinet's decision dated August 25, 2025, regarding the "Request for Land Transfer to the Capital Development Authority (CDA) for Equitable Resource Management."

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

**NA-II ARRANGEMENT FOR EXPLORING OPTIONS FOR MODERN FINANCE FACILITY/INVESTMENT/EXPLORING LONG-TERM CREDIT LINE FACILITY FOR DEVELOPMENT OF SECTORS IN ISLAMABAD.**

12334/1456/BM/25  
18-09-'25/16<sup>th</sup>

**DECISION**

The summary was presented by the Member (Finance), CDA. After thorough deliberation and review of the information provided, the Board approved the proposals made at Para 3, 4 and 5 of the summary.

Action by: Member Finance

**NA-III REVISION OF RATES FOR RESTORATION OF PLOTS CANCELLED DUE TO THE REASONS OTHER THAN NON-PAYMENT OF PREMIUM UNDER CLAUSE-5 OF RESTORATION POLICY -2014.**

12332/1456/BM/25  
18-09-'25/16<sup>th</sup>

**DECISION**

The summary was presented by Member (Finance). After thorough deliberations, review of the inputs contained in the summary the Board considered the revision of rates as computed as well as input that the fraction of increase in property rates since 2014 till 2025 necessitate the percentile penalty imposed on restoration on account of non-conforming use be enhanced accordingly. Therefore, Board approved the rates as computed by Finance Wing in following categories against percentage prescribed for restoration on non conforming cases.

- i. Residential @ 2% of the market value.
- ii. Industrial @ 3% of the market value.
- iii. Commercial @ 5% of the market value.

Further, it was directed that EM-I and EM-II may process cases accordingly for approval from respective forums.

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

**NA-IV CREATION OF POST OF DEPUTY FINANCIAL ADVISOR IN FINANCE WING, CDA.**

12406/1456/BM/25  
18-09-'25/16<sup>th</sup>

**DECISION**

The summary was presented by the Member (Finance) and Director General (HR), CDA. After due deliberation and careful consideration of the information and inputs contained in the summary, the Board approved the proposal contained in Para-5 thereof.

Action by: Member (Finance)  
Member (Admin)

DG (HR)

**NA-V PRINCIPAL APPROVAL FOR AUCTION OF RESIDENTIAL HOUSE NO.32 ST NO.28 SECTOR F-6/1, ISLAMABAD & COMMERCIAL PROPERTY NO.28 (LAND AND BUILDING) MOHAFIZ PLAZA MAIN BAZAR, NEW ANARKALI LAHORE ON BEHALF OF NATIONAL POLICE FOUNDATION.**

12407/1456/BM/25  
18-09-'25/16<sup>th</sup>

**DECISION**

*The summary was presented by the Member (Finance), CDA. After due deliberation and careful consideration of the information and inputs contained in the summary, the Board approved the proposals contained in Paras 4 to 8 thereof.*

*Action by: Member (Finance)  
Member Estate  
Director EM-II*

**NA-VI PROPOSED STRATEGIC DEVELOPMENT PROJECTS FOR ISLAMABAD.**

*The minutes for the item shall be issued separately.*

**NA-VII REQUEST FOR ALLOCATION OF PLOT FOR ESTABLISHMENT OF SKILL ENHANCEMENT CENTRE UNDER NASTP IN ISLAMABAD.**

12408/1456/BM/25  
18-09-'25/16<sup>th</sup>

**DECISION**

*The summary was presented by the Member (Planning & Development), CDA. After due deliberation and careful consideration of the information and inputs contained in the summary, the Board agreed in principle with the proposal and directed that the matter be resubmitted in the next Board meeting with updated status.*

*Action by: Member (P&D)*

**NA-VIII REVISION OF WATER CHARGES & IMPOSITION OF SEWERAGE CHARGES.**

12409/1456/BM/25  
18-09-'25/16<sup>th</sup>

**DECISION**

*The summary was presented by the Member (Planning & Development). After due deliberation and careful consideration of the information and inputs contained in the summary, the Board noted that it had already accorded in-principle concurrence in its 14<sup>th</sup> Board meeting for the revision and enhancement of existing charges, as well as the imposition of sewerage and other related charges within Islamabad on a cost-recovery basis, with further directions to refer the matter to the Federal Government through the Ministry of Interior for requisite approval.*

*Action by: Member (P&D)*

**NA-IX EXTENSION OF 1<sup>ST</sup> AND 2<sup>ND</sup> TIER MONITORING SERVICES AGREEMENTS EXECUTED WITH WAPDA FOR THE SIMLY DAM PROJECT.**

12410/1456/BM/25  
18-09-'25/16<sup>th</sup>

**DECISION**

*The summary was presented by the Member (Planning & Development). After due deliberation and careful consideration of the information and inputs contained in the summary, the Board approved the extension of the following agreements executed with WAPDA for the Simly Dam Project on the same terms and conditions:*

- i. *"Surveillance & Monitoring of Simly Dam Project" (1st Tier Monitoring Services Agreement) for a further period of three (03) years, w.e.f. 01.06.2025 to 31.05.2028, with an estimated remuneration cost of Rs. 149.355 million; and*

- ii. *"2nd Tier Monitoring Services for Simly Dam Project" for a further period of three (03) years, w.e.f. 01.07.2025 to 30.06.2028, with an estimated remuneration cost of Rs. 18.346 million.*

*Action by: Member (P&D)*

**NA-X RESTRUCTURING OF ENGINEERING WING, CDA.**

The minutes for the agenda item shall be issued separately.

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

