

**17<sup>th</sup> CDA BOARD MEETING FOR THE YEAR-2025 HELD ON 21-11-2025 at 11:00A.M****AGENDA ITEMS**

Sr.#	Items	Presenter
1.	PM's Directives regarding grievances on FAR.	Member (P&D) DG(B&HC)
2.	Request for allocation of plot for Establishment of Skill Enhancement Centre under NASTP in Islamabad.	Member (P&D) DG(UP)
3.	Summary regarding issues of stalls/kiosks [Temporary licensed permissions] in compliance of Honourable Islamabad high Court's order, dated 17-06-2025 In WP 1766/2024 titled "M. Shahbaz& others Vs MCI & Others.	Member (P&D) Director UP-I
4.	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 Director EM-II DG Law
5.	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) Director EM-II DG Law
6.	Summary for restoration of property No. 56, Sector G-9/4, Property No. 20, Bazar Road G-6/4 & House No. 18, Street # 27, Sector F-6/2 Islamabad cancelled due to non-conforming use.	Member (Estate) Director EM-I
7.	Amendment in the ILDR-2005 on the direction of Sub-Committee of PAC dated 01-07-2025.	Member (Estate) Director EM-I
8.	Up-gradation of the post of DDG(Land) to DG(Land & Estate Management) alongwith delegation of Powers	Member (Estate) Dir. EM- I & II
9.	Approval of the Islamabad Parks and Horticulture Agency (Establishment & Functions) Regulations, 2025.	Member (Envt) DG(Envt)
10.	Revised rate of 346 Plants for sale in Gardenia hub and its revision Mechanism on monthly basis.	Member (Envt) DG(Envt)
11.	Payment of Fee to the Counsel in RFA's remanded to District Courts.	Member Admin DG Law
12.	Request for grant of NO objection certificate (NOC) for Development of Housing scheme, "Jinnah garden (Phase-II), Kahuta Road, Zone-5, Islamabad, Sponsored by M/s Federal Employees Cooperative Housing Society (FECHS).	Member (P&D) Director HS
13.	Summaries pertains to CDA Union (CBA).	Member Admin. DG (HR)
<b>Additional Agenda</b>		
14.	Discussion on PIXS EXPO-2026.	Member Admin
15.	Hiring of services of Land and property valuator/valuator firm for CDA Under Clause-38(b) of PPRA Rules 2004 and Clause-5 of CDA Administrative Powers-2007.	FA/Member
<b>Non Agenda</b>		
NA-I	Supplementary Discussions And Decisions	
NA-II	Establishment of Luxury Hotels on Plot 6 and 8 Sector F-5/1 Islamabad on a Joint Venture Model under 42F of PPRA rules 2004	
NA-III	Draft Board summary Hiring of consultants for detailed design & Construction supervision of project "Development of Capital House in Islamabad at Sector F-5, Islamabad.	Member (Engg)
NA-IV	Memorandum of Understanding Between Capital Development Authority (CDA) and Pakistan Cricket Board (PCB) for handing over of Two (02) numbers of Cricket Grounds.	Member Admin
NA-V	Amendment in Chapter # 8 and Chapter # 9, of CDA Employees (Service) Regulation, 1992.	Member Admin
NA-VI	Inclusion of additional roads for issuance of NOC for Establishment of Petrol Pumps/CNG stations in Islamabad Capital Territory (ICT).	Member (P&D)

16<sup>th</sup>  
BM-816<sup>th</sup>  
BM-7



Capital Development Authority  
(Secretary CDA Board Office)

CONFIDENTIAL

No. CDA-1457/BM-SCB/2025/

Islamabad Nov. 21, 2025

Subject: MINUTES OF 17<sup>TH</sup> CDA BOARD MEETING FOR THE YEAR 2025.

The 17<sup>th</sup> CDA Board meeting for the year 2025 was held **November 21, 2025 (Friday)** 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<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 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:-

17.1 PM'S DIRECTIVES REGARDING GRIEVANCES ON FAR. / REBATE / RATIONALIZATION OF ENHANCED F.A.R CHARGES FOR HOTEL PLOTS IN ISLAMABAD

12411/1457/BM/25  
21-11-'25/17<sup>th</sup>

DECISION

The summary was presented by the Director General (B&HC) and Member (Planning & Development), CDA. The Board was apprised that Additional FAR charges are periodically revised in line with market conditions, land valuation trends, and revenue benchmarks, with the last major revision carried out in 2017. In view of the substantial increase in urban land values over the past eight years, the CDA Board, in its meeting held on 10.06.2025, approved a comprehensive revision of Additional FAR charges for all commercial land uses, including hotel plots, to align them with the General Price Index (GPI) and prevailing market trends. Subsequently, stakeholders from the hotel and hospitality sector submitted representations to the Prime Minister, highlighting the capital-intensive nature of the industry, long payback periods, service-oriented operations, and the importance of supporting tourism and hospitality development, as well as the financial strain resulting from the revised FAR charges.

After due deliberation and careful consideration of the information and inputs contained in the summary, the Board observed that previous revisions in FAR charges had been made on the directions of the Federal Government. The Board, therefore, directed to refer the matter to the Federal Government through the Ministry of Interior for decision on rationalizing the revision of FAR charges for hotel/motel plots. The decision of the Federal Government shall be binding on CDA under Section 11 of the CDA Ordinance, 1960.

Action by: Member (P&D)  
DG (B&HC)

17.2 REQUEST FOR ALLOCATION OF PLOT FOR ESTABLISHMENT OF SKILL ENHANCEMENT CENTRE UNDER NASTP IN ISLAMABAD.

12412/1457/BM/25  
21-11-'25/17<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 CDA Board endorsed the proposal contained in Para-4 thereof and further directed that the request from Pakistan Air Force be referred to the Federal Government through the Ministry of Interior for obtaining approval in accordance with the Prime Minister's Directive No. JS(P)/60111/PP/64 dated 13-07-1994 and the Rules of Business, 1973.

Action by: Member (P&D)

17.3 SUMMARY REGARDING ISSUES OF STALLS/KIOSKS [TEMPORARY LICENSED PERMISSIONS] IN COMPLIANCE OF HONOURABLE ISLAMABAD HIGH COURT'S ORDER, DATED 17-06-2025 IN WP 1766/2024 titled "M. SHAHBAZ & OTHERS VS MCI & OTHERS.

12413/1457/BM/25  
21-11-'25/17<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 CDA Board observed that the owners/current occupants of the khokhas/tea stalls were in unauthorized occupation of state land and, therefore, should be heavily penalized, with outstanding dues to be recovered through the Senior Special Magistrate. The Board further directed that no kiosk/khokha/tea stall shall be allotted in future on CDA land in both developed and developing sectors. The Board emphasized that CDA must ensure strict implementation of these directions in accordance with the Master Plan and applicable laws, including the Pakistan Environmental Protection Act, 1997. The Board did not agree with the stance of the Planning Wing and, accordingly, rejected the summary.

Action by: Member (P&D)

- 17.4 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.

12414/1457/BM/'25  
21-11-'25/17<sup>th</sup>

**DECISION**

*The Director (Estate Management-I), CDA, placed the summary before the Board. After detailed deliberation and careful consideration of the facts and submissions, the Board approved the restoration of Plot No. 308, Industrial Triangle, Kahuta Road, in compliance with the court orders dated 31-01-2016 passed by the Honourable Civil Judge (East), Islamabad, and dated 06-05-2016 passed by the Appellate Court. The Board further directed that a detailed inquiry be conducted into the matter and appointed Mr. Faisal Naeem and Ms. Bushra Iqbal as members of Inquiry Committee.*

Action by: Member (Estate)  
DG (Law)  
Director E.M-II

- 17.5 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.

12415/1457/BM/'25  
21-11-'25/17<sup>th</sup>

**DECISION**

*The Director (Estate Management-I), CDA, placed the summary before the Board. After detailed deliberation and careful consideration of the facts and submissions, the Board approved the restoration of Plot No. 267, Industrial Triangle, Kahuta Road, in compliance with the court orders dated 31-01-2016 passed by the Honourable Civil Judge (East), Islamabad, and dated 06-05-2016 passed by the Appellate Court. The Board further directed that a detailed inquiry be conducted into the matter and appointed Mr. Faisal Naeem and Ms. Bushra Iqbal as Inquiry Officers*

Action by: Member (Estate)  
DG (Law)  
Director E.M-II

- 17.6 SUMMARY FOR RESTORATION OF PROPERTY NO. 56, SECTOR G-9/4, PROPERTY NO.20, BAZAR ROAD G-6/4 &HOUSE NO.18, STREET # 27, SECTOR F-6/2 ISLAMABAD CANCELLED DUE TO NON-CONFORMING USE.

12377/1457/BM/'25  
21-11-'25/17<sup>th</sup>

**DECISION**

*The Director (Estate Management-I), CDA, placed the summary before the Board. After detailed deliberation and careful consideration of the facts and submissions, the Board approved the recommendations of the Scrutiny Committee, subject to payment of all outstanding dues, including 2% of the market value for restoration of residential plots, and completion of all codal formalities in accordance with the Restoration Policy, 2014.*

Action by: Member (Estate)  
Director E.M-I

- 17.7 AMENDMENT IN THE ILDR-2005 ON THE DIRECTION OF SUB-COMMITTEE OF PAC DATED 01-07-2025.

12416/1457/BM/'25  
21-11-'25/17<sup>th</sup>

**DECISION**

The Director (Estate Management-I), CDA, placed the summary before the Board. After detailed deliberation and careful consideration of the facts and submissions, the Board approved the proposal contained in Para-5 of the summary.

Action by: Member (Estate)  
Director E.M-I

17.8 **UP-GRADATION OF THE POST OF DDG(LAND) TO DG(LAND & ESTATE MANAGEMENT) ALONGWITH DELEGATION OF POWERS.**

12417/1457/BM/25  
21-11-'25/17<sup>th</sup>

**DECISION**

Summary was presented by the Director Estate Management I & II. It was appraised to the board that administrative and operational and decision making powers in CDA Property Manual- 2005 were vested to Member Estate. For smooth, better service deliver and improvement in operation efficiency are required to be delegating at least Director General Level. After through deliberation and review of the information provided, CDA board decided the followings:-

- a) Approved the creation of the post of Director General (Land & Estate Management) in BS-20 (Executive Cadre) and the post of DDG (Land ) in (BS-19) Executive Cadre be abolished
- b) Approved the delegation of powers to Director General (Land & Estate Management) as indicated in CDA Property Manual- 2005
  - i) Chapter 10-Transfer in cases where litigation involved
  - ii) Chapter 11 Construction Period (Acceptance of completion from back date subject to clearance of Property tax and Water conservancy charges, if the owner paid the dues from the date of commission of Sui gas bill)
  - iii) Chapter 13 Excess / Less Area of Allotted plot subject to completion of procedure
  - iv) Chapter 14 Sub Division

Action by: Member (Estate)

17.9 **APPROVAL OF THE ISLAMABAD PARKS AND HORTICULTURE AGENCY (ESTABLISHMENT & FUNCTIONS) REGULATIONS, 2025.**

12418/1457/BM/25  
21-11-'25/17<sup>th</sup>

**DECISION**

The summary was presented by the Director General (Environment) and Member (Environment). After due deliberation and careful consideration of the information and inputs contained in the summary, the Board decided as follows:

- a. Endorsed the proposal for establishment of the Islamabad Parks & Horticulture Agency (IPHA) under the administrative control of CDA.
- b. Directed that the matter be referred to the Federal Government for obtaining approval for the establishment of IPHA.
- c. Ratified the existing Environment, Parks and Horticulture Regulations, 2023, as updated and re-notified as IPHA Regulations, 2025, in pursuance of Section 51 of the CDA Ordinance, 1960.

Action by: Member (Envot)  
DG(Envot)

17.10 **REVISED RATE OF 346 PLANTS FOR SALE IN GARDENIA HUB AND ITS REVISION MECHANISM ON MONTHLY BASIS.**

12419/1457/BM/25  
21-11-'25/17<sup>th</sup>

**DECISION**

The summary was presented by the Director General (Environment) and Member (Environment). After due deliberation and careful consideration of the information and inputs contained in the summary, the Board decided as follows:

- i. Approved the provision of plants from the CDA Nursery to the Environment Wing, CDA, strictly on the basis of book adjustment.
- ii. Directed the concerned formations/directorates to ensure proper accountability and transparency in all related processes.
- iii. Approved the revision of plant rates as recommended by the Committee and reflected at Annexure "B".
- iv. Authorized the Member (Environment) to revise plant rates and service charges on a biannual basis in line with market fluctuations, with further directions to ensure proper record maintenance for monitoring and routine audit checks.
- v. For enhancement of commercial revenue, authorized the CDA Nursery (under the Gardenia Hub framework) to supply and rent plants to public and private organizations at market rates.
- vi. Allowed a 5% discount to public organizations and educational institutions, including schools, colleges, and universities.

Action by: Member (Envt)  
DG(Envt)

17.11 **PAYMENT OF FEE TO THE COUNSEL IN RFA'S REMANDED TO DISTRICT COURTS.**

12420/1457/BM/25  
21-11-'25/17<sup>th</sup>

**DECISION**

The summary was presented by the Director General (Law), 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 (Admin)  
DG (HR)  
DG (Law)

17.12 **REQUEST FOR GRANT OF NO OBJECTION CERTIFICATE (NOC) FOR DEVELOPMENT OF HOUSING SCHEME, "JINNAH GARDEN (PHASE-II), KAHUTA ROAD, ZONE-5, ISLAMABAD, SPONSORED BY M/S FEDERAL EMPLOYEES COOPERATIVE HOUSING SOCIETY (FECHS).**

12333/1457/BM/25  
21-11-'25/17<sup>th</sup>

**DECISION**

The summary was presented by the Member (P&D), CDA. The Board observed there is no clarity in the summary and numerous mandatory provisions to be fulfilled and certified under Regulation for Planning and Development of Private Housing/Farm Housing, Apartments/Commercial Schemes/Projects in Zones 2, 4 & 5 of Islamabad Capital Territory 2023 framed under ICT Zoning Regulation 1992 have not been annexed with the summary. However, during the discussion / deliberation and pursuant to the Regulation for Planning and Development of Private Housing/Farm Housing, Apartments/Commercial Schemes/Projects in Zones-2, 4 & 5 of Islamabad Capital Territory, 2023, Gazette Notified vide No. S.R.O 886(I)/2023, dated 07-7-2023, the CDA board raised some questions.

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

- a) Board approved to constitute a permanent Technical Committee regarding issuing (NOC) to private Housing societies / schemes. The Technical Committee shall consist on the following officers:-:
- |  |             |
|--|-------------|
| i. DG (B&HC),                          | (Convener)  |
| ii. DG (Urban Planning)                | (Member)    |
| iii. DG (Law)                          | (Member)    |
| iv. DG Works                           | (Member)    |
| v. DG (Land & Estate)                  | (Member)    |
| vi. DG(Audit) or DFA                   | (Member)    |
| vii. Director H.S / Director concerned | (Secretary) |
- b) The Board decided that upon completion and fulfillment of all required codal formalities pertaining to the processing of NOC, the Director Housing Societies/ Director concerned shall submit the case for perusal and scrutiny by the Permanent Technical Committee, accompanied by a certificate affirming that all regulatory requirements stand completed in all respects.
- c) The Board further directed that the Committee shall carry out a comprehensive physical and ground verification of the scheme to ensure transparency, efficacy, and clarity, in accordance with earlier Board decisions on the subject.
- d) The Committee shall thereafter present its findings and recommendations to the Board for consideration and approval.
- e) The Committee shall specifically examine and address the questions raised by the Board during deliberations, in light of the Regulation for Planning and Development of Private Housing/Farm Housing, Apartments/Commercial Schemes/Projects in Zones 2, 4 & 5 of Islamabad Capital Territory, 2023 (Gazette Notification No. S.R.O. 886(I)/2023 dated 07-07-2023), detailed as follows:
- Whether M/s FECHS have provided land documents duly certified by the Revenue Staff as required under Clause 8(B) of the Regulations.
  - Whether it is verified that no state, government, or CDA land is included within the layout plan of the scheme.
  - Whether the violations/observations highlighted in Show Cause Notice No. CDA/PLW/HS(862)/2025/359 dated 22.08.2025 have been adequately addressed, and whether compliance to CDA letters No. CDA-Dir(Estate-III)/2025/100 and CDA-Dir(Estate-III)/2025/52 dated 17.03.2025 has been ensured.
  - Whether public places and amenity plots in Phase-I have been duly mortgaged or mutated in the name of CDA in accordance with validated mutations under Clause 9, and whether provisions under Clause 13 have been fulfilled and acknowledged/taken over by the Estate Wing..
  - Whether it has been reconfirmed or reverified from the Revenue Authority that all land reflected in the Layout Plan (LOP) stands mutated in the name of M/s FECHS.
  - Whether it is reconfirmed that no estate or private land is included or indicated incorrectly in the layout plan.
  - Whether the validation of engineering works as per the Layout Plan has been carried out or revalidated through third-party validation under Clause 15 of the Regulations.
- f) Board directed that the Committee shall submit its comprehensive report to the CDA Board within four (04) weeks.
- g) The Board further resolved that this Committee shall function as a Permanent Technical Committee, and shall conduct similar scrutiny, verification, and review of all housing society cases prior to their submission before the CDA Board.

Action by: Member (P&D)

17.13 SUMMARIES PERTAINS TO CDA UNION (CBA)(A) WITHDRAWAL OF CDA DEPUTED STAFF FROM PARLIAMENT HOUSE, ISLAMABAD

12421/1457/BM/25

21-11-'25/17<sup>th</sup>DECISION

The summary was presented by the Director General (HR), CDA. After due deliberation and careful consideration of the information and inputs contained in the summary, the Board decided as follows:

- a. Approved the immediate withdrawal of janitorial staff and lift operators currently deployed at the Parliament House and directed that they report to the HRD Directorate for further posting against suitable available positions in various formations of CDA.
- b. Approved the shifting/transfer of two unutilized posts of Assistant Estimator (BPS-08) by re-designation as Work Supervisor (BPS-08) to the Parliament House Directorate.

Action by: Member (Admin)  
DG (HR)

(B) FIXATION OF PROMOTION CRITERIA ON DEMAND OF CBA.DECISION

The summary was presented by the Director General (HR), CDA. After due deliberation and careful consideration of the information and inputs contained in the summary, the Board accorded in-principle approval to the proposal contained in Para-3 thereof, subject to the condition that a committee comprising DG (P&C), Deputy Financial Advisor-III, and Deputy Director HRD-III shall re-examine the proposals in light of the applicable rules and regulations and confirm that the same do not contravene any existing provisions. Upon completion of this exercise, the committee shall submit its report to the Member (Administration), and the proposals shall stand approved upon his endorsement.

Action by: Member (Admin)  
DG (HR)

17.14 DISCUSSION ON PIXS EXPO-2026.

Agenda item disseminated for further discussion

17.15 HIRING OF SERVICES OF LAND AND PROPERTY VALUATOR/VALUATOR FIRM FOR CDA UNDER CLAUSE-38(B) OF PPRA RULES 2004 AND CLAUSE-5 OF CDA ADMINISTRATIVE POWERS-2007.

12380/1457/BM/25

21-11-'25/17<sup>th</sup>DECISION

The summary was presented by Member (Finance). After thorough deliberations, review of the inputs contained in the summary the Board approved the Para 6(i) of the summary.

Action by: Member (Finance)

NA-I SUPPLEMENTARY DISCUSSIONS AND DECISIONS

12422/1457/BM/25

21-11-'25/17<sup>th</sup>

Board during the meeting various issues discussed and directions / decisions have also been issued.

1. During discussion agenda item 17.12 that Director Housing recorded statement in the Islamabad High Court in the Cr.Org No.73-2023 Muhammad Yamin Versus Kamran Cheema, etc. The operative part of the order sheet is as under:-

" Despite extending time to the respondent/ CDA to decide the matter as directed vide orders dated 16.09.2025 and 08.10.2025, no serious effort has been demonstrated in this regard till date. The Director, Housing Societies, CDA;

contends that he conveyed all the orders of this Court to the Secretary Board, CDA, but no formal agenda has been issued, nor any CDA Board meeting has been held.

The above referred position reflects lethargic approach on the part of CDA officials who despite repeated orders of this Court are reluctant to comply with the same rather such conduct amounts to flouting the court orders, therefore, Chairman, CDA, directed to appear in person before this Court on the next date of hearing to apprise this Court about the progress made by the CDA officials in compliance of court orders".

As per record, the instant summary was neither received in the office of the Secretary, CDA Board, prior to the 16th Board meeting held on 18-09-2025, nor was it discussed by the Member (Planning & Development) during the proceedings of the said meeting. Furthermore, the Director (Housing) did not respond to or incorporate the observations recorded by the Secretary, CDA Board, on the noting file, which had been returned to the concerned formation. Instead, he merely contended that no such working was required in view of the quoted Board decision. Additionally, a statement was recorded before the Islamabad High Court on his own, without obtaining prior permission from the competent authority in the instant case. This situation caused embarrassment to the Authority as well as to the Chairman, CDA. The Board took serious notice of the matter and directed the Member concerned to carry out a detailed analysis of the situation and ensure that appropriate remedial measures are taken to prevent recurrence of such instances.

2. It was discussed and decided during the meeting that a Working Group at the level of Directors General (DGs) shall be established for dispute resolution. The concerned DG shall convene weekly meetings to review all pending issues where any dispute has arisen, with the objective that such matters are first discussed, deliberated, and resolved at the DG level.
3. It was decided during the meeting to review Chapter-11 of the Property Manual, particularly with regard to the construction period and acceptance of completion with retrospective effect, subject to clearance of property tax and water conservancy charges. The Director Estate Management-I to present a summary in upcoming Board meeting on the subject.
4. The Board decided and directed that immediately upon approval of the Layout Plan of any Housing Society/Scheme by the competent authority, the process of printing and issuance of allotment letters shall be initiated strictly in accordance with the approved Layout Plan. The purpose of this decision is to prevent unauthorized buying and selling of plots and files beyond the scope of the approved Layout Plan. In this regard, the following directions were issued:
  - i. Printing of allotment letters for any housing scheme shall be undertaken exclusively through the Printing Corporation of Pakistan.
  - ii. Allotment letters shall be issued strictly in accordance with the number of plots approved in the Layout Plan.

**NA-II ESTABLISHMENT OF LUXURY HOTELS ON PLOT 6 AND 8 SECTOR F-5/1 ISLAMABAD ON A JOINT VENTURE MODEL UNDER 42F OF PPRA RULES 2004**

12423/1457/BM/25

21-11-'25/17<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 para-4 of the summary.

Action by: Member (P&D)

**NA-III DRAFT BOARD SUMMARY HIRING OF CONSULTANTS FOR DETAILED DESIGN & CONSTRUCTION SUPERVISION OF PROJECT "DEVELOPEMNT OF CAPITAL HOUSE IN ISLAMABAD AT SECTOR F-5, ISLAMABAD.**

Above agenda NA-III will be issued separately.

**NA-IV MEMORANDUM OF UNDERSTANDING BETWEEN CAPITAL DEVELOPMENT AUTHORITY (CDA) AND PAKISTAN CRICKET BOARD (PCB) FOR HANDING OVER OF TWO (02) NUMBERS OF CRICKET GROUNDS.**

12424/1457/BM/'25  
21-11-'25/17<sup>th</sup>

**DECISION**

*The summary was presented by the Director (S&C) and Member (Admin). After due deliberation and careful consideration of the information and inputs contained in the summary, the Board approved the draft MOU as per para-6 of the summary.*

*Action by:- Member (Admin)*

**NA-V AMENDMENT IN CHAPTER # 8 AND CHAPTER # 9, OF CDA EMPLOYEES (SERVICE) REGULATION, 1992.**

12425/1457/BM/'25  
21-11-'25/17<sup>th</sup>

**DECISION**

*The summary was presented by the DG (HR), CDA. After due deliberation and careful consideration of the information and inputs contained in the summary, the Board approved the proposal made at para-2 & 3 of the summary.*

*Action by:- Member (Admin)*

*DG (HR)*

**NA-VI INCLUSION OF ADDITIONAL ROADS FOR ISSUANCE OF NOC FOR ESTABLISHMENT OF PETROL PUMPS/CNG STATIONS IN ISLAMABAD CAPITAL TERRITORY (ICT).**

12426/1457/BM/'25  
21-11-'25/17<sup>th</sup>

**DECISION**

*The summary was presented by Member (Planning & Development), CDA. After due deliberation and careful consideration of the inputs contained in the summary, the Board approved, in principle, the applicability of the existing policy for establishment of Petrol Pumps/CNG Stations on private land in ICT along all major roads and avenues having a minimum Right-of-Way (ROW) of 220 feet, subject to completion of all requisite codal, legal, regulatory, planning, environmental, safety and financial formalities.*

*Action by: Member (P&D)*

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

