Auditor-General of Pakistan

February 2026

Audit Report on

Capital Development Authority/ Metropolitan Corporation Islamabad

Report No: DGAWF-26-002

Audit Year 2025-26

Financial Years: 2023-2024 & 2024-2025

Assistant Audit Officer (IT)
20 October 2026 05:02:34 PM

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PREFACE

Articles 169 & 170 of the Constitution of the Islamic Republic of Pakistan, 1973 read with Sections 8 & 12 of the Auditor-General's (Functions, Powers and Terms and Conditions of Service) Ordinance 2001, require the Auditor-General of Pakistan to conduct audit of receipts and expenditure of the Federation and the Provinces or the accounts of any Authority or body established by or under the control of the Federal or a Provincial government.

This report is based on audit of Capital Development Authority/Metropolitan Corporation Islamabad for the financial years 2023-2024 and 2024-2025. The Directorate General Audit Works (Federal) conducted audit during Year 2025-2026 on a test check basis with a view to make an independent assessment of the entity and provide reliable information to the stakeholders for making sound decision making. The report also aims at improving the internal controls of the entity, thereby allowing the management to take corrective action and improve operational efficiency.

The Audit Report includes key facts about the entity, audit snapshot, findings on systemic issues, conclusion and recommendations for executive action. Audit findings indicate a number of matters related to stated roles and responsibilities of the entity, financial management, human resource management, procurement, operational processes, achievement of targets/KPIs and digitization.

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The audit findings contained in the report were shared with the entity as well as the Principal Accounting Officer (PAO) and executive responses were evaluated before finalization of the report. Significant portion of the report was discussed with the PAO in Departmental Accounts Committee meetings held in 9th & 10th October 2025, 21st October 2025, 18th December, 2025, 24th December 2025, 8th January 2026, 10th February 2026 and 17th February, 2026 and the outcome of the meetings have been incorporated in the report.

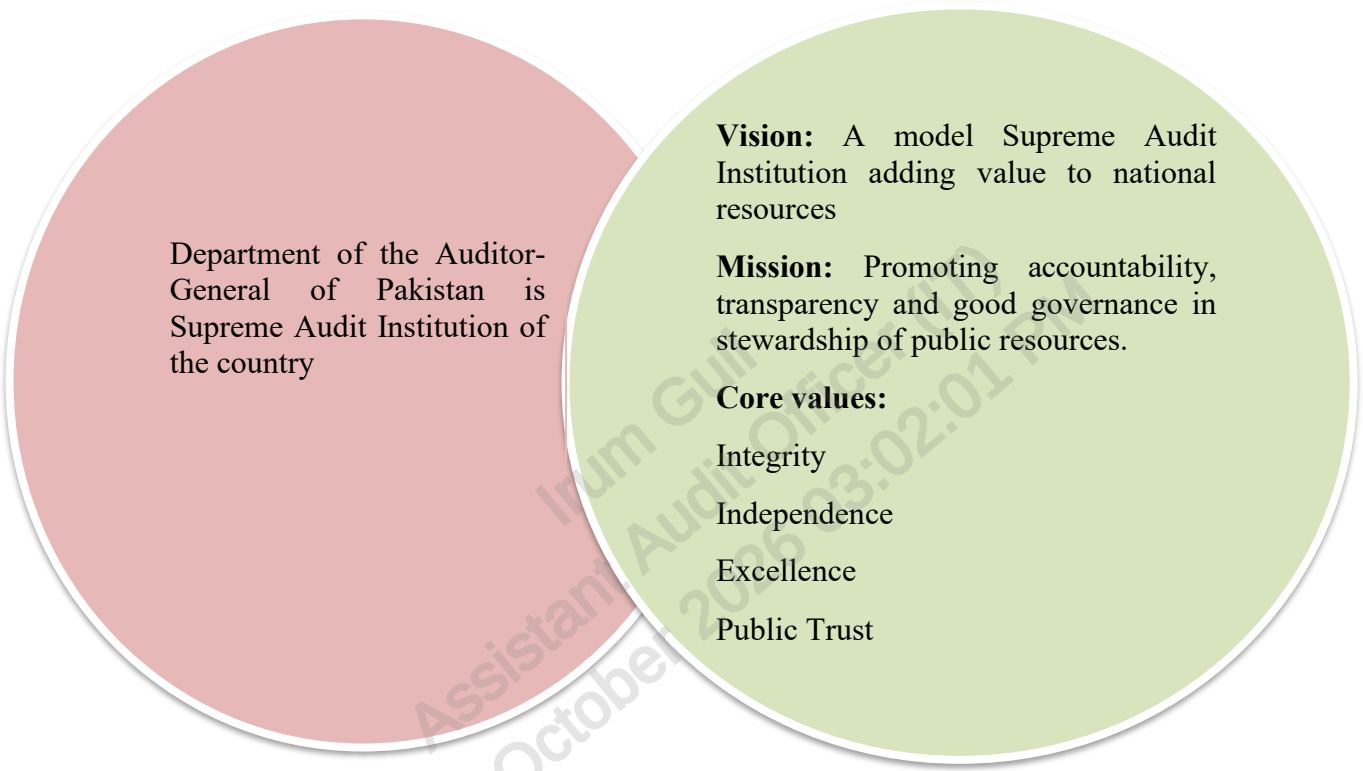
The Audit Report is submitted to the President of Pakistan in pursuance of Article 171 of the Constitution of the Islamic Republic of Pakistan 1973, for causing it to be laid before both houses of Majlis-e-Shoora (Parliament).

Sd/-
(Maqbool Ahmad Gondal)
Auditor-General of Pakistan

Islamabad
Dated: 24th February, 2026

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Department of the Auditor-General of Pakistan



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The Auditor-General of Pakistan is appointed under Article 168 of the Constitution of Islamic Republic of Pakistan. The reports of the Auditor-General are laid before the legislature and are discussed by the Public Accounts Committees of the respective Assemblies. The constitutional mandate enables the Auditor-General to strengthen legislative oversight by providing an independent, reliable and objective assessment of the process of governance at the federal, provincial and district level.

AUDIT SNAPSHOT

Audit Report on Capital Development Authority/ Metropolitan Corporation Islamabad

DGAWF 26-001
February 2026

Why did we do this Audit?

The audit of the Capital Development Authority (CDA)/Metropolitan Corporation Islamabad (MCI) was primarily conducted to evaluate financial discipline, regulatory adherence, and the management of high-value public land and infrastructure assets. The audit aimed to identify systemic vulnerabilities in land disposal, building control, and budgetary governance that lead to revenue leakages and the erosion of public trust.

The audit focused on the following key areas:

- Financial propriety and Accountability
- Contractual and Regulatory Compliance
- Administrative, Technical and Quality Oversight

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What did we find?

Key achievements:

- Partial expansion of the urban infrastructure including the development of new residential sectors.
- Initiation of automation in the Finance, Estate and Planning Wings.
- Initiation of online collection of property tax and water/allied charges.
- Implementation of the ICT Zoning Regulations 2023 to bring private housing schemes under regulatory oversight.

Salient Audit Findings:

- The entity did not prepare annual financial statements for the years under audit, hindering a true assessment of its fiscal health.
- Withdrawal of money from Endowment Fund to cover general purpose expenditures.
- Non-compliance with the statutory budget submission deadlines affecting its financial governance framework.

- Non-establishment of the Pension Fund.
- Non-establishment of Capital Development Authority Fund (CDAF) in violation of its governing legal mandate.
- Lack of reconciliation between departmental revenue receipts and treasury records, leading to unauthenticated financial reporting and a high risk of undetected fraud.
- Systemic weaknesses in the Land Directorate allowing the unauthorized alteration of compensation instruments, leading to the embezzlement of public funds.
- Failure in enforcing the cancellation clauses or initiation of recovery proceedings against commercial allottees who defaulted on installments and lease premiums for extended periods.
- Multiple departmental inquiries involving serious allegations of corruption, tampering with records, and fake property reporting have remained stalled, allowing accused officials to remain in active service without accountability.
- Non-mortgage of saleable areas from private developers in violation of the regulations led to the loss of public amenity plots.
- Irregular award of works and services, leading to unauthorized variations and excess payments.

Key Assessment

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Dimension	Primary Driver	Status/Impact
Public Value Creation	Urban development and provision of civic amenities.	Medium
Operational Efficiency	Proper record-keeping and timely project closures.	Medium
Governance	Non-establishment of statutory CDA Fund, non-preparation of CDA Pension Fund, non-timely submission of the budget to federal government and non-preparation of financial statements.	High
Productivity & Sustainability	Significant revenue potential from land	Medium

What do we Recommend?

Key Recommendations:

- Management should finalize annual financial statements to ensure fiscal transparency.
- Statutory submission deadlines of budgetary estimates be implemented to streamline the financial governance framework.

- Regulations for the Endowment Fund be finalized in consultation with all the stakeholders.
- Creation of Pension Fund be ensured and its regulations be finalized in consultation with all the stakeholders.
- Formal establishment and operationalization of the CDA Fund as mandated by the CDA Ordinance, 1960.
- Mandatory monthly reconciliations should be performed by all Directorates and the Treasury to eliminate unexplained discrepancies.
- Initiate recovery proceedings, including the sealing of premises or cancellation of allotments, against long-term commercial defaulters to reclaim billions of rupees in outstanding revenue.
- Strict and non-extendable timelines should be set for the completion of stalled departmental inquiries involving corruption and tampering with records.
- Operationalize a robust internal audit wing to ensure implementation of the statutory rules and regulations.
- The Building Control Directorate must conduct mandatory physical inspections and commissioning of fire safety systems before any high-rise building is occupied.
- Vigorously enforce the 20% mortgage clause for private schemes to secure public amenity land (roads, parks) within 45 days of approval as per the statutory provisions.

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Highlights

DGAWF 26-001 February 2026

Entity Summary Sheet

Description	Details
Legal Framework of the Entity	The Capital Development Authority (CDA) was established under the CDA Ordinance, 1960. This foundational statute defined its mandate, powers, functions, and responsibilities, with the principal objective of planning and developing Islamabad. **Islamabad Capital Territory Local Government Act, 2015:** This Act altered the CDA's role by transferring most of the municipal functions to the Metropolitan Corporation Islamabad (MCI). It repealed Section 15-A of the CDA Ordinance, 1960, which had previously assigned municipal functions to the CDA. CDA's operations are regulated through the following: • Master Plan of Islamabad 1960 • Building and Zoning Regulations, 1992 • Islamabad Municipal Bye-laws, 1968 • Islamabad (Upkeep of Cleanliness) Regulations 1979 • Land Acquisition Act, 1894 • CDA Employees Regulations, 1992 **Rules of Business (1973):** Under the Rules of Business 1973 as amended on 2nd June, 2025, Metropolitan Corporation Islamabad is at number 39 and Capital Development Authority is at number 40 under Interior Division (Ministry of Interior and Narcotics Control).

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Description	Details
Key Responsibilities/ Mandate and Objectives	The CDA's core mandate, established by the Capital Development Authority Ordinance, 1960, is to plan development, maintenance, and overall management of Pakistan's capital, Islamabad, and its surrounding territories. CDA's key responsibilities include land acquisition and management, urban planning, infrastructure development (e.g., roads, water systems), enforcement of zoning laws and building codes, environmental conservation, and overseeing sector development, particularly for residential and commercial zones. The objectives of CDA are to ensure the orderly growth of Islamabad, provide high-quality municipal services, protect the city's natural environment and manage land resources transparently and equitably. It has to resolve issues related to illegal encroachments and to modernize its services through digitalization.
Total Assets (Current/Longterm)	CDA has not prepared its financial statements since its formation, thus there is no record of assets of CDA. It prepares a consolidated account on yearly basis.
Total Liabilities (Current/Longterm)	CDA has not prepared its financial statements since its formation, thus there is no record of liabilities of CDA.
Revenue	**Year 2024-2025: (As per consolidated account of CDA)** Rs. 84.899 Billion (32.8% increase over the preceding year) **Year 2023-2024:** Rs.63.928 Billion
Government Grants	**Year: 2024-2025: (As per consolidated account of CDA)** PSDP Grant: Rs. 3.925 Billion (44.09% increase over the preceding year) Maintenance Grant: Rs. 5.006 Billion (39.85% increase over the preceding year) **Year 2023-2024** PSDP Grant: Rs. 2.724 Billion Maintenance Grant: Rs. 3.588 Billion

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Description	Details
Expenditure	**Year 2024-2025: (As per consolidated account of CDA)** Capital Account: Rs. 3.925 Billion (44.08% increase) Revenue Account: Rs. 34.285 Billion (7.48% increase) Debt and Deposit: Rs. 12.830 Billion (62.40% increase) Self-financing Sector: Rs. 27.542 Billion (38.37% increase) **Year 2023-2024** Capital Account: Rs. 2.724 Billion Revenue Account: Rs. 31.898 Billion Debt and Deposit: Rs. 7.900 Billion Self-financing Sector: Rs. 19.839 Billion
Receipts	**Year 2024-2025: (As per consolidated account of CDA)** PSDP/Capital Account: Rs. 3.925 Billion Revenue Receipts: Rs. 30.989 Billion Cash Development Loan: Rs. 0.249 Billion Self Financing Sector Account: Rs. 30.768 Billion Debt and Deposit Account: Rs. 20.102 Billion Remittance Account: (-) Rs. 0.886 Billion **Year 2023-2024** Capital Account: Rs. 2.724 Billion Revenue Account: Rs. 19.601 Billion Cash Development Loan: Rs. 0.249 Billion Debt and Deposit: Rs. 9.791 Billion Self-Financing Sector: Rs. 31.778 Billion Remittance Account: Rs. 0.034 Billion

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Description	Details
Cash Balances	**Year 2024-2025** Rs. 19.080 Billion **Year 2023-2024** Rs. 12.765 Billion **(As per consolidated account of CDA)**
Total Investments	**Term Deposits** Investment: Rs. 4.000 Billion Realized Profit at Maturity: Rs. 0.899 Billion
Funding Sources (Govt/Donor agency)	Federal Government and CDA own sources.
Total Allocations	**Year 2024-2025** Rs. 142.962 Billion **Year 2023-2024** Rs. 104.744 Billion
Accounting policy	The CDA adheres to the Federal Government's accounting framework, governed by the Manual of Accounting Principles (MAP) and the Accounting Policies and Procedures Manual. While financial reporting currently utilizes a cash basis of accounting to meet Controller General of Accounts (CGA) standards, the Authority is transitioning to the New Accounting Model (NAM).
Status of financial statements	CDA has not yet prepared its financial statements even after directives from the PAC in 2016 and 2025. Section 44 of CDA Ordinance, 1960 prescribes preparation of Balance Sheet and accounts on yearly basis. However, CDA had not prepared the requisite financial statements. The issue was pointed out by Audit and PAC issued directives for preparation of financial statements in 2016 and 2025. CDA has initiated the process for preparation of its financial statements through M/s KPMG. The set of financial statements for the year 2020-21 is to be prepared by April 2026.
Composite (risk) Rating (derived from audit finding to provide an at-a-glance summary of entity integrity and performance)	

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Description	Details		
	Rating	**Classification**	**Status for CDA**
	A	Low Risk	Minor Operational Gaps (HR management and Minor Procurement documentation)
	B	Moderate Risk	Compliance and Efficiency Gaps (Environmental Compliance, Market Rates Issue)
	C	Substantial Risk	Significant Issues, Financial Loss, and Lack of Transparency (Financial Reporting, Public Safety Liabilities, and Reconciliation Gaps)
	D	High Risk/Critical	Data Integrity and Asset management (Unrecorded assets, and Risk of wasteful spending)
Compliance Status of audit recommendations	Total 60 Audit reports on the accounts of CDA since its inception containing 2671 audit findings were printed. Total 2006 audit findings have been examined by the PAC out of which 1151 audit findings were settled, as a result of compliance and others requisite action taken by the entity. Accordingly, compliance of CDA to audit recommendations in respect of discussed printed paras is around 57%. Recovery of Rs 157.469 million was made and verified during 2024-25.		

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Abbreviations and Acronyms

AGR	Annual Ground Rent
BCS	Building Control Section
BOQ	Bill of Quantities
BUP	Built-up Property
CDA	Capital Development Authority
DC	Deputy Commissioner
DDO	Drawing and Disbursing Officer
EM-I	Estate Management-I
EM-II	Estate Management-II
EOT	Extension of Time
EPA	Environment Protection Agency
EPC	Escalation Payment Certificate
FBR	Federal Board of Revenue
FIR	First Information Report
GFR	General Financial Rules
HVAC	Heating, Ventilation and Air-conditioning
HSD	High Speed Diesel
ICT	Islamabad Capital Territory
IPC	Interim Payment Certificate
KYC	Know Your Customer
LOP	Layout Plan
MBO	Mass Transit Bus Operation
MCI	Metropolitan Corporation Islamabad
MEP	Mechanical, Electrical and Plumbing
NIDA	National Income Daily Account
NIT	Notice Inviting Tender
NOC	No Objection Certificate

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PPRA	Public Procurement Regulatory Authority
PSDP	Public Sector Development Programme
SECP	Securities and Exchange Commission of Pakistan
SOP	Standard Operating Procedure

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Overview of the Capital Development Authority/ Metropolitan Corporation Islamabad

The Capital Development Authority (CDA), established under the CDA Ordinance, 1960, is mandated to plan, develop, and regulate Islamabad, the federal capital. Since inception, the Authority has been responsible for implementing the city's master plan, executing major infrastructure projects, and managing residential, commercial, environmental, and municipal development functions essential to the city's urban growth. The Metropolitan Corporation Islamabad (MCI) was established under the Islamabad Capital Territory (ICT) Local Government Act, 2015 to provide a democratic, two-tiered local government system for the federal capital. This marked a historic shift, as it transferred many municipal functions from the Capital Development Authority (CDA), a federal body, to an elected local government. Under the Third Schedule of the Act, the MCI is responsible for municipal services. The MCI is to be headed by a Mayor and three Deputy Mayors (originally one, later increased via amendment). They are elected by the members of the MCI. However, due to non-existence of elected MCI, formations of MCI are working under CDA. The federal government appoints an Administrator to run MCI affairs until elections of MCI are held.

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Organizational Structure:

The Board of CDA is the governance body of the Authority and comprises:

- Chairman
- Seven Executive Members
- Four Non-Executive Members
- Chief Commissioner Islamabad (Ex Officio)
- Commissioner Rawalpindi (Ex Officio)

The executive structure of the Authority is headed by Chairman CDA and consists of following specialized Wings:

- **Administration Wing:** Human resources, procurement, and administrative management.
- **Finance Wing:** Handles all financial planning, budgeting, and accounting.
- **Engineering Wing:** Planning, construction, and maintenance of civil infrastructure.

- **Estate Management Wing:** Management and regulation of CDA-owned land and properties.
- **Planning & Design Wing:** Master planning, land use regulation, and project design.
- **Technology & Digitalization Wing:** Implementation of digital governance initiatives.
- **Environmental Protection Wing:** Protection, conservation of forests, control of forest fires, afforestation, etc.

Capital Development Authority is held accountable through various mechanisms:

- **Judicial Oversight:** The Islamabad High Court and the Supreme Court of Pakistan frequently hear cases challenging CDA's actions, such as illegal land acquisition, unauthorized commercial conversions, and the imposition of unlawful tax, etc.
- **Parliamentary Oversight:** Bodies like the Public Accounts Committee (PAC) and Standing Committee of Parliament review the CDA's financial reports and operations, highlighting discrepancies, regulation violations, and non-transparent actions.
- **Department of the Auditor-General of Pakistan (DAGP):** The AGP conducts audits of CDA and submits reports to the President of Pakistan for causing to be laid before the Parliament.
- **Ministry of Interior and Narcotics Control:** The Ministry of Interior and Narcotics Control exercises accountability over the CDA, primarily through administrative control, policy oversight, and approval of key functions as defined by the CDA Ordinance, 1960.

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FINDINGS

1. Stated Mandate, Role and Responsibilities

1.1 Non-preparation of Financial Statements in accordance with CDA Ordinance 1960

Under Section 44 of the CDA Ordinance 1960, the Authority is responsible to prepare Balance Sheet and accounts. The auditors shall report to the Federal Government upon the annual balance sheet and accounts and in their report, they shall state whether in their opinion the balance sheet is a full and fair balance sheet containing all necessary particulars and properly drawn up so as to exhibit a true and correct.

Audit observed that the CDA has not maintained a consolidated accounting system capable of reflecting its financial worth, nor has it engaged Chartered Accountants for the required statutory certification. The Authority did not prepare Balance Sheet and accounts for the financial year 2024-25. It was also observed that financial statements of previous years were also not prepared, which is a violation of the Ordinance. The issue of non-preparation of financial statements by CDA was discussed by PAC in its meetings held on 24th to 26th May 2016 and 26th February 2025 and CDA was directed to prepare financial statements but compliance was not made. Additionally, no separate accounts were prepared for the Metropolitan Corporation Islamabad (MCI). The non-preparation of financial statements prevents the Federal Government and stakeholders from assessing the CDA's solvency and financial health.

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The management replied that chartered accountancy firm M/s KPMG Taseer Hadi & Co. has been hired for the preparation of the Authority's financial statements for last five years, including asset counting, asset tagging, and the establishment of a governance system. The engagement was approved vide letter dated 16th September, 2025.

The matter was discussed in DAC meeting held on 17th February, 2026 wherein the management reiterated its earlier stance and further apprised that financial statements of CDA for the year 2020-21 are scheduled to be prepared by April 2026. The DAC directed CDA to share a copy of the contract agreement executed with accountancy firm and the progress of financial statements with Audit on regular basis.

Audit recommends compliance of DAC directive.

1.2 Non-Compliance with Statutory Budget Submission Deadlines

Under Section 43 of the CDA Ordinance 1960, the Capital Development Authority is mandated to submit its estimated receipts and expenditures to the Federal Government for approval every February.

Audit observed that CDA finalizes receipts and expenditures estimates in June for approval of its board and submits the estimates to the Cabinet via the Ministry of Interior and Narcotics Control in the month of July. This lapse of non-compliance with the statutory timeline undermines the financial governance framework intended to regulate the next financial year's budgetary allocations and project approvals.

The matter was discussed in DAC meeting held on 17th February, 2026 wherein the management explained that CDA prepares its budget estimates for receipt and expenditure separately. The process to receive budget estimates from the spending units i.e. divisions is started in February and budget is finalized in June of each year, similar to the deadlines of the Federal Government. Due to organizational requirements, budgetary estimates of CDA are finalized and submitted in the month of June to Cabinet through Ministry of Interior and Narcotics for approval. Audit contended that record for substantiating the management stance has not been shared with Audit.

The DAC directed CDA to comply with the statutory requirements pertaining to budget preparations and approval thereof.

Audit recommends compliance of DAC directive.

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1.3 Non-Establishment of the Capital Development Authority Fund

As per the Section 42 of the CDA Ordinance 1960, the Capital Development Authority has to create a Capital Development Authority Fund to finance its core functions, including the payment of salaries and remunerations to the Chairman, members, and staff.

Audit observed that the Authority did not formally establish the Capital Development Authority Fund. According to the Ordinance, this fund is intended to be utilized to meet charges in connection with the core functions of the Authority, including the payment of salaries and remunerations to the Chairman, members, and staff. The statutory framework dictates that the fund should be credited with federal grants, loans, local body contributions, property sale proceeds, and foreign aid. By failing to create and utilize this dedicated fund as the central repository for all receivable sums and expenditures, the CDA is in direct violation of its governing legal mandate, which undermines the transparency and financial accountability of its operations.

The matter was discussed in DAC meeting held on 17th February, 2026 wherein the management explained that the main account of the CDA is operational which cater for the same requirements of Fund as mentioned in the Ordinance. All receipts including Federal Government maintenance grants and PSDP grants, proceeds from sale of properties, contributions, deposit works, and other income streams are accounted for under designated heads. Separate accounting heads are also maintained for development projects, repair and maintenance of Government buildings, and works executed on behalf of sponsoring agencies to ensure financial discipline and transparency. The Chair clarified that there is difference between an account and a fund. The DAC observed that being a statutory requirement, there cannot be any excuse for exemption and highlighted that the Fund will cater for sustainable operations of the Authority. The DAC directed CDA to place the matter before CDA Board in its upcoming meeting with detailed modus operandi for establishment of the statutory CDA Fund.

Audit recommends compliance of DAC directive.

1.4 Unjustified closure of Endowment fund without Authority's disclosure certificate and bank reconciliation

CDA Board in its meeting held on 10th April, 2023 approved establishment of "Endowment Fund Account". This fund will be financed from sale proceeds of plots. The operation and management of this fund vests in Investment Committee of CDA. The CDA Procedure Manual (Part-III) requires the closing of accounts by June 30th, requiring mandatory monthly bank reconciliations and the immediate deposit of all realized funds into the main account. These regulations prohibit the withdrawal of money from a specific fund, for any general operational use other than specified purpose of the fund, stipulating that any reclassification or utilization of such assets requires formal authorization from the CDA Board or Federal Government.

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Audit observed that an Endowment Fund was created for long term purposes on 2nd August, 2023 with a sum of Rs 1.17 billion. The amount of Rs.1.17 billion in the Endowment Fund was diverted to another account on 11th October, 2023 and 6th February, 2025 and then transferred to Main Account of CDA on 6th February, 2025 for general purposes without a disclosure certificate or Board approval, likely to cover short-term budget deficits. Audit is of the view that diversion of fund from endowment fund is a compromise on future securities and sustainability of the Authority.

The matter was discussed in DAC meeting held on 17th February, 2026 wherein the management explained that the Endowment Fund was established with the approval of the CDA Board. For this purpose, special bank accounts were opened in MCB and HBL having strong credit rating and high interest rate. Initially, a deposit of Rs. 1.17 billion was deposited, however due to weak financial position of CDA, the said funds were transferred to meet the obligatory payments

of pay & allowances, pensions, utilities bills. The DAC directed CDA to recoup the amount in endowment fund and ensure compliance of CDA Board's decision regarding endowment fund in letter and spirit.

Audit recommends compliance of DAC directive.

1.5 Abnormal delay in announcement of Built-up Properties (BUP) Awards leading to enhancement of BUPs

Under Section 27(1)(ii) and Section 28 of the CDA Ordinance 1960, the Authority must issue a composite award including both land and Built-Up Property (BUP) interests simultaneously. This single award freezes the number of claimants and interests at the time of acquisition. The Ordinance prohibits piecemeal or separate announcements to prevent unauthorized construction and the inflation of liabilities through new claimants. As per paras 7&8 of Land Award of Sector H-16 dated 15.01.2009 and Land Award of Sector I-17 dated 15.01.2009, survey/measurement work of BUPs was required to be completed immediately so as to announce the BUP Awards within two months accordingly.

Audit observed that the Land & Rehabilitation Directorate did not announce BUP Awards for Sectors C-13, C-14, C-15, C-16, H-16, and I-17 in coordination with their respective land awards, leading to an abnormal delay of 8 to 16 years. This administrative delay resulted in increase in unauthorized constructions and the maturity of minor family members into independent claimants, resulting in an inflated pool of 1,719 BUP affectees from original count of 330.

Audit further observed that the Land & Rehabilitation Directorate made a financial loss of Rs 2,103 million by announcing the BUP Award for Moza Chatha Bakhtawar on 06.10.2017, 36 years after the initial Land Award of 31.05.1981. Audit noted that this abnormal delay allowed the number of affectees to increase from 137 to 838, an increase of 701 claimants who became eligible for independent plots due to the passage of three decades. To date, 578 extra plots have already been allotted, while 260 claims remained pending, creating an ever-growing liability. This departure from the mandatory consolidated award process not only facilitated unauthorized encroachments but also resulted in a recurring loss to public resources due to the escalation of land value and the allotment of an extra quantum of plots that would have been avoided had the law been followed in 1981.

The management replied that BUP award in I-17 could not be announced due to hindrance from the locals who were demanding market rates instead of DC approved rates. The management further replied that BUP awards for sector H-16, C-13, C-14, C-15 have been announced. For sector C-16, site survey has been completed and BUP award will be announced soon. As DC CDA is a judicial process conducted under CDA Ordinance 1960. The DC CDA settled the matter after

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inspecting the area and hearing objections and subsequently announced the award on 06.10.2017. The reply was not acceptable as compensation of plots has not been made to 260 affectees leading to continuous escalation and growing liability of the Authority.

Audit recommends implementation of land and BUP awards simultaneously as per the CDA Ordinance to freeze claimant numbers and prevent liability inflation.

1.6 Non-taking over possession and mutation of CDA land

Under Section 28 of the CDA Ordinance, 1960, land legally vests in the Authority free from all encumbrances immediately upon the announcement of a Land Award. The law empowers the Deputy Commissioner to issue notices and take physical possession of the acquired area. Administrative procedures require the Revenue Directorate to ensure the immediate mutation of land in official records to reflect CDA as the legal owner once compensation is paid.

Audit observed that the Land & Rehabilitation Directorate did not secure and mutate 2,907 acres of prime land in Mauza Kurri and Mauza Rehara, despite the awards being finalized between 1966 and 1969. Audit noted that although BUP awards were announced and compensations were largely disbursed over 50 years ago, the land has not yet been transferred to CDA's name in the revenue records. Consequently, this vast acreage remains under unauthorized occupation by encroachers.

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The management replied that the land under reference could not be retrieved due to the reason that its use was revised by the Planning Wing, CDA for Model village. The investigation in FIA concluded into an FIR and is currently under trail in Islamabad High Court (IHC) for at least two decades.

Audit recommends that the matter be pursued diligently for finalization of mutation of the land.

1.7 Restoration of NOC of the scheme without recovery of dues and non-compliance of observations of inspection

Under Clause 21 of the ICT Zoning Regulations 2023, housing schemes exceeding 400 acres must be completed within six years. As per clause 21 sub para-(iii), if development is delayed, the sponsor shall be charged a fee for grant in extension in completion period ranging from Rs.2,000 to Rs. 8,000 per Kanals for delays upto 06 years. As per para xxvii of NOC for development of housing scheme, in case of violation on of any of the term of the NOC it shall be liable to cancellation. Any restoration of a canceled NOC is strictly contingent upon rectifying

layout violations and the full recovery of all outstanding fines, penalties, and charges to protect public amenities and Authority revenue.

Clause-M of the LOP, the CDA is mandated to recover fees, fines, and penalties—including scrutiny fee, monitoring fees and penalty for changes—before issuing an NOC. The Authority must ensure that all financial liabilities identified during the processing stage are fully settled by the sponsor. This requirement is essential to safeguard the public exchequer and maintain strict administrative and fiscal discipline.

Audit noted that Director Housing Societies CDA, Islamabad, approved the LOP of Ministry of Interior Employees Cooperative Housing Scheme in Sector G-16, Zone-2, Islamabad sponsored by M/s Ministry of Interior Employee Cooperative Society (MIECHS) over an area measuring 1630.24 Kanals on 23.05.2005 and NOC for development of Scheme was issued on 07.10.2010. The sponsor was required to complete the scheme as per approved layout plan within 5 years i.e. up to 07.10.2015. the sponsor M/s MIECHS failed to complete the development work of the scheme within stipulated period of time up to 07.10.2015 and made violations of the approved layout plan i.e. start of development work before NOC and without approval of design.

Audit further noted that the scheme's NOC was cancelled in 2017 due to violations, including the illegal conversion of parks, graveyards, and public spaces into commercial and residential plots. Audit observed that the Housing Societies Directorate granted an undue favor to M/s MIECHS by unauthorizedly restoring its NOC on 11.08.2023 without recovering outstanding dues amounting to Rs. 142.576 million. Despite these unresolved violations and a failure to complete development by 2015, the Directorate restored the scheme without recovering Rs 45.640 million in extension charges and Rs 96.936 million in penalties.

Asim Gull
Assistant Audit Officer (IT)
20 October 2025 02:01 PM

Audit further observed that the Housing Societies Directorate granted an undue favor to M/s Brothers Construction YK Private Limited by issuing an NOC for the Al-Makkah Housing Scheme without recovering outstanding dues totaling Rs 10.07 million.

The management replied that after cancellation of the NOC, M/s MIECHS filed a civil suit and court suspended the cancellation of NOC. However, M/s MIECHS did not comply the directions of the CDA. The management sealed the office of the M/s MIECHS on 24.06.2025 but on the order of Honorable Islamabad High Court, de-sealing of the society office was done dated 08.07.2025. Further regarding Al Makkah Housing Scheme that sponsors have submitted amount Rs. 0.204 million. The Authority has written letter to the sponsors dated 10.10.2025 to deposit the balance amount of Rs. 9.866 million.

Audit recommends that management should pursue the case vigorously and follow recovery of the outstanding amounts.

1.8 Non-execution of mortgage deed and non-transfer of area/land under roads, parking, public amenities of housing scheme in the name of Authority

Under Clause 11 and 13 of the ICT Zoning Regulations 2023, the approval of a Layout Plan (LOP) requires rigorous land verification, including "Tehsildar" authentication and clear ownership titles. Sponsors must mortgage 20% of saleable area as a development guarantee and transfer land for roads, parks, and public utilities to the CDA free of charge within 45 days of LOP approval. The Planning Wing must secure these assets via certified mutations and "Fard Jamabandi".

Audit observed that the Planning Wing irregularly approved the LOP for 1,037 kanals (National Cooperative and New Islamabad Enclave) despite violations. These schemes did not mortgage the mandatory 20% saleable area or transfer 474.19 kanals intended for public infrastructure, worth Rs. 3,621.94 million. Additionally, 250 kanals belonged to cancelled mutations, and the project lacked the mandatory 60-foot independent access road, comprising un-partitioned "Shamelat" land. Similar non-execution of mortgage deeds and non-transfer of areas for roads and public amenities were observed in ICON Garden and Alzaraj, where the failure to secure these assets represents a significant lack of oversight by the Planning Wing.

In the case of CBR Employees Cooperative Housing Scheme (Phase-I), the Housing Societies Directorate did not secure public land and development guarantees worth Rs 79,873 million. Despite the approval of a revised as-built layout plan for 1,687.85 Kanals in March 2023, the sponsor failed to transfer 798.73 Kanals of land designated for roads (542.15 kanals), parks (148.72 kanals), and public buildings (74.06 kanals).

The management replied that LOP was approved conditionally, however due to non-fulfillment of terms and conditions of LOP, NOC has not been issued. Show cause notices have been issued for compliance/recovery of penalties. In case of CBR Employees Cooperative Housing Scheme revised LOP has been withdrawn and matter is sub-judice. Final action will be taken as per the decision of the court.

Audit recommends that actions be taken as per regulations to safeguard the interests of the public.

1.9 Non-cancellation of allotment due to non-payment of cost of land

Under Condition No. 19, Chapter VI of the CDA Regulations, plot allotments are strictly liable to cancellation for failure to pay dues within the specified period. The Authority is mandated to terminate the allotment and initiate re-auctioning of the property if the allottee fails to satisfy the financial obligations regarding the cost of land.

Assistant Audit Officer (IT)
20 October 2025 03:02:01 PM

Audit observed that the Directorate of Estate Management-II did not cancel the allotments of 10 commercial plots, 7th Avenue, F-8, G-11, E-7, and I-8 Markaz, despite the allottees' failure to deposit outstanding installments amounting to Rs 1,286.524 million.

The management replied that notices have been issued to the defaulters and in one case (F-8/4) amount has been deposited by the allottee.

The matter was discussed in DAC meeting held on 21st October 2025, wherein the Committee directed the management that the recovery realized be got verified from Audit.

Audit recommends verification of the recovered amount and pursuance of balance recovery.

1.10 Non-cancellation of leased plot due to non-conforming use

Under Paras 2.1.2, 2.1.3, and 2.1.4 of the Building Control Regulation 2020, plots must be used strictly for their allotted purpose. Non-conforming use requires immediate removal of the structure or conversion back to the original intent, with persistent violations leading to cancellation of the allotment. Additionally, lease extensions are contingent upon a Completion Certificate and NOC verifying adherence to approved plans and the absence of illegal constructions.

Audit observed that the Building Control and Estate Directorates extended the lease of Plot No. 06, G-7 Markaz, despite a 34-year history of non-conforming use and illegal construction. The plot, originally allotted for a Cinema, has been utilized as a hotel (Heaven Heights) with 84 unauthorized rooms and various ground-floor shops since at least 1990. Despite numerous violation notices issued between 1990 and 2020, the Authority issued a suspicious NOC on 22.08.2022, falsely claiming no building violations existed. Consequently, the 2nd-term lease was extended for an unauthorized duration of 33 years (exceeding the 30-year limit) after an 18-year delay, without a Completion Certificate. The extension was granted on the condition that compliance certificates be provided within six months; however, despite the lapse of this period and the continued illegal commercial use, the Authority did not withdraw the lease or take penal action.

The management replied the plot was allotted for a cinema, which currently exists but is non-operational. Instead, a hotel and shops were established without CDA approval, violating land-use regulations. Despite issuing notices under Clause 2.17 of the Building Control Regulations 2020 (amended 2023), enforcement was stalled by litigation in the Islamabad High Court (IHC). Following the Court's direction to review and potentially regularize the site, the matter has been submitted to the CDA Board.

Assistant Audit Officer (C)
20 October 2025 05:02:31 PM

The DAC in its meeting held 9th October 2025 directed management to present all facts, figures, and audit observations to the CDA Board and report the outcome at the next meeting.

Audit recommends compliance of DAC directives.

1.11 Construction of commercial restaurant instead of Tuck shop and issuance of completion certificate in violation of regulations

Under Condition 2 of the Allotment Letter and Clause 8.17 of the Building Control Regulations (BCR) 2020, filling station plots are restricted to ancillary services like tuck shops and service stations. Converting a tuck shop into a full-scale commercial restaurant kitchen is a prohibited non-conforming use. Additionally, a Completion Certificate cannot be issued if active violations exist, such as unauthorized basements, prefab structures in setbacks, or missing Insurance Guarantees under Rule 9.6 (m).

Audit observed that the Building Control Directorate (BCS-I) made regulatory violations by facilitating the illegal commercialization of Plot No. 63-C, Blue Area (F-7). A full-scale KFC kitchen was established in a space designated strictly for a petrol pump tuck shop. Additionally, the building was revised from a single-story structure to include a first floor and an unauthorized basement not shown in the approved plans. The Authority issued a Completion Certificate on 24.09.2021 based on a baseless site report claiming no violations existed. This report was proven fraudulent by a subsequent violation notice in June 2024, which admitted that the basement and KFC kitchen were concealed during the completion process.

Irum Gul
Assistant Audit Officer (IT)
20 October 2025 03:02:03 PM

The management replied that KFC's building plan (Ground + Canopy) was approved on 08.11.2019, followed by an approved revision (Ground + 1st Floor + Canopy). The petrol pump management has since removed the kitchen and back-filled the basement. As per Clause 9.5(m) of the ICT-BCR-2020, insurance guarantees apply only to high-rise buildings. A completion certificate was issued on 24.09.2021, and recent site visits confirm no current violations. Regarding Audit's query on fines for illegal kitchen use, management clarified that no regulatory provision exists for such penalties.

The matter was discussed in DAC meeting held on 9th October, 2025 wherein the Committee directed management to certify the demolition of illegal structures and initiate action against officials responsible for the negligence.

Audit recommends compliance of DAC directives.

1.12 Un-authorized construction of helipad on top roof of Meezan Bank Tower and non-provision/construction of MEP floors

Under Para 2.2.3 of the Building Control Regulation 2020, any structure built without prior written approval is illegal and must be demolished at the owner's cost. High-rise helipads require dual-regulatory oversight: revised structural approval from the CDA for load-bearing safety and a mandatory NOC from the Civil Aviation Authority (CAA) regarding flight paths and safety protocols.

Under the ICT Building Control Regulations (updated 2023), car parking ratios are strictly mandated at one space per 750 sq. ft. of covered area. Mechanical, Electrical and Plumbing (MEP) service floors are exempted from Floor Area Ration (FAR) calculations to ensure essential technical infrastructure (HVAC, fire-fighting, electrical). Failing to construct approved service areas or provide adequate parking results in a legal and functional discrepancy between the sanctioned building design and the actual structure.

Audit observed that the Building Control Directorate did not prevent or remove the unauthorized construction of a helipad on the rooftop of Meezan Bank Tower (Plot No. 03, Blue Area, F-8/G-8). The original building plan, approved on 27.09.2018 for a 22-story structure, contained no provision for a helipad. The management constructed this facility without obtaining a revised building plan from the CDA and payment of applicable charges besides the requisite safety clearance from the CAA.

Irfan Gul
Assistant Audit Officer (IT)
20 October 2026 03:02:21 PM

Audit further observed that only 185 car spaces were provided, whereas current regulations require 376 car spaces keeping in view the area of the building. Additionally, 11,417 S.ft of area designated for MEP floors was not constructed. Audit further noted that while the Authority allowed a ground coverage of 70%, only 34.81% was utilized, representing an under-utilization of the prime plot's potential.

The management replied that it has issued notices to Meezan Bank on February 14, 2022, and September 5, 2022, to rectify rooftop violations. While the helipad is excluded from the covered area, a fresh notice has been issued to the bank to provide the required NOC from the CAA. The management further replied that the rule for parking against covered area excludes the basement. The building plan for the said plot was approved on 18.09.2018 where car parking was evaluated at 1,000 sq. ft. per car space at the time of approval. The 2023 parking amendments mentioned in the para are not retrospective. The reply is not acceptable as the non-construction of approved MEP floors remains a technical deviation from the sanctioned plan that could impact the building's operational safety.

The matter was discussed in DAC meeting held on 9th October, 2025 wherein the Committee directed management to take enforcement action in accordance with BCS bye-laws and CDA Rules. DAC further directed the management to verify all the relevant rules which exclude the basement from the covered area in such cases.

Audit recommends compliance of DAC directives.

1.13 Non-regularization of illegal construction of basement and extra floor

Under Paras 2.1.2–2.1.4 of the Building Control Regulation 2020, properties must adhere strictly to their allotted purpose; unauthorized use requires removal or results in allotment cancellation. Additionally, Rule 2.17 empowers the Director Building Control to order the demolition, removal, or sealing of unapproved works. Non-compliance mandates the Authority to execute these actions at the owner's risk and cost.

Audit observed that the Building Control Directorate and Enforcement Directorate did not demolish an illegal basement and second floor at Shop No. 710, Aabpara Market, which have persisted for 12 years. The unauthorized construction was carried out in 2013, yet the Authority has limited its response to paper correspondence rather than physical enforcement. Despite the issuance of a final show-cause notice on 18.08.2024 under Rule 2.17, no field action was taken to seal or raze the structure.

Irum Gul
Assistant Audit Officer (D)
20 October 2026 03:02:01 PM

The management replied that the owner violated Building and Zoning Regulations, leading to several notices under Clause 2.17 of the BCR 2020. Consequently, the shop was sealed on 24.06.2019. The allottee challenged this action in the Islamabad High Court (WP No. 2829/2019), which directed the petitioner to meet CDA requirements within one month for NOC issuance. Because the allottee did not comply, CDA issued a fresh show-cause notice and re-initiated sealing procedures.

The matter was discussed in DAC meeting held on 9th October, 2025 wherein the Committee directed a fact-finding inquiry to fix responsibility for negligence, instructed CDA to comply with court orders, and directed to place the matter before the CDA Board.

Audit recommends compliance of bye-laws of CDA be ensured and the findings of the inquiry be shared.

1.14 Construction of additional 5thfloor without approval and non-recovery of amount

Under Para 2.2.3 of the Building Control Regulation 2020, unauthorized vertical expansions are prohibited and subject to demolition or regularization via heavy penalties.

Regularization requires a minimum penalty of Rs 1,000 per sq. ft. plus scrutiny/approval fees. Finalization is contingent upon full recovery of dues and verified structural stability.

The Building Control Directorate did not take enforcement action or recover penalties totaling Rs 8.328 million from the Gilgit-Baltistan (GB) Council Secretariat (Sector F-5/1). Audit observed that the original building plan, approved on 17.04.2019, allowed for two basements, a ground floor, and four stores. However, the management of GB House constructed an additional 5th floor (4,271 S.ft) in violation of the approved plan. Despite the visibility of this illegal vertical expansion, the CDA has neither initiated demolition nor realized the mandatory fines.

The management replied that two blocks were approved in 2019 for 2 basements, a ground floor, and four upper floors. However, an unauthorized 5th floor was constructed on one block. Consequently, a 15-day notice and a 7-day show-cause notice were issued on 26.05.2025. CDA is currently pursuing the recovery of unauthorized construction charges and will take enforcement action under Clause 2.17 of the ICT-BCR 2020 if non-compliance continues.

The matter was discussed in DAC meeting held on 9th October, 2025 wherein the Committee directed the management to take legal action against the violation, initiate disciplinary proceedings against negligent officials, and submit a compliance report to Audit.

Audit recommends that compliance on DAC directives be ensured.

Ikram Ghani
Assistant Audit Officer (IT)
20 October 2026 03:02:01 PM

1.15 Non-imposition of penalty and non-sealing of unapproved buildings

Under Clauses 2.2.3, 2.17.5, and 6.5 of the Building Control Regulation 2020, unapproved construction is liable for demolition or regularization via specific penalties. For Zone-V commercial sites, penalties include Rs. 200 per sq. ft., a Rs. 400,000 DVC Fee, and a Rs. 20,000 compounding charge. The Authority may seal premises operating without a Completion Certificate, and regularization is prohibited until all dues are cleared.

Audit observed that the Building Control and Enforcement Directorates did not realize Rs. 29.473 million in penalties and neglected to re-seal unauthorized commercial buildings in Bahria Town/Paradise (Plot No. 95-AA and Plot No. 49) Civic Centre (Zone-V) as well as could not enforce regulatory compliance across 26 commercial buildings within the G-15 Jammu Kashmir Cooperative Housing Society, Islamabad and other 17 building of other schemes. These buildings were constructed entirely without approved plans and occupied without obtaining mandatory completion certificates

The management reported the status of two plots in Zone-V: Plot No. 49 (Bahria Civic Centre) was sealed for violations but provisionally de-sealed on 31.05.2024 following a scrutiny

fee payment of Rs. 2.137 million; however, a subsequent recovery notice for Rs. 22.436 million remains pending as the owner seeks a payment plan linked to the CDA Planning Wing's approval of the Revised Layout Plan (LOP). Regarding Plot No. 95-AA (Bahria Paradise), construction was halted following a 2024 fine of Rs. 200/sq. ft. for unauthorized work, with CDA clarifying that areas exceeding permissible FAR cannot be regularized and construction may only resume upon plan approval and full payment of dues.

It was further replied that 26 commercial buildings in Sector G-15 (Jammu & Kashmir Cooperative Housing Society) were sealed on 24.09.2024 following notices under Clause 2.17 of the ICT-BCR 2020 for unauthorized construction. In response, owners filed Writ Petition No. 2881/2024, as a result the Islamabad High Court suspended the sealing on 30.09.2024, provided the petitioners comply with CDA regulations; the court also ruled that any penalty payments would be subject to its final decision. As the litigation remains pending with no scheduled hearing date.

The matter was discussed in DAC meeting held on 9th October, 2025 wherein the Committee directed the management to pursue full recovery and proceed in accordance with CDA bye-laws.

Audit recommends compliance of DAC directives.

Ilum Gull
Assistant Audit Officer (IT)
20 October 2026 03:02:01 PM

1.16 Unauthorized Plan Approval and Illegal Construction at Park Lane Tower

Under Section 5.3 of the ICT Building Control Regulations 2020 and Para 2.2.3 of the 2005 Zoning Regulations, building plan approval is strictly contingent upon the verification of legal ownership and corporate Know Your Customer (KYC) protocols (SECP certification). Furthermore, any structural deviation from sanctioned drawings, such as rooftop additions, is prohibited and requires mandatory structural stability certification, fire-safety clearances, and formal regularization/approval or demolition.

Audit observed that the Building Control Directorate (BCS-I) approved plans for Plot 56-N without authenticating the ownership documents for M/s Vicky Trading Pvt Ltd, involving a project valued at Rs 23,040 million. Additionally, the Authority did not take enforcement action against an unauthorized rooftop swimming pool constructed in blatant deviation from the sanctioned office-use plan.

The matter was discussed in the DAC meeting held on 23rd July 2024. The management explained that building plans of plot No. 56-N were approved after receiving clearance from Estate Management-II. Moreover, the swimming pool does not fall in the covered area. DAC directed the management to get all the record verified and also directed to submit the completion plan and action be taken by the CDA on account of irregularity.

Audit recommends compliance of DAC directives.

1.17 Construction of luxury apartment without NOC from Pak-EPA and CAA

Under Section 12 of the PEPA 1997, construction or operation of projects likely to cause adverse environmental effects is prohibited without a prior EIA and written approval from the Pak-EPA. For high-rise structures, the DVC mandates an NOC from the Civil Aviation Authority (CAA) to prevent interference with flight paths or radar. Both clearances are statutory prerequisites that must be secured before the CDA grants final building plan approval.

Audit observed that the Building Control Directorate (BCS-I) irregularly approved building plan for Plot No. 08 (Luxury Apartments), F-10 Markaz, on 11.08.2021, valued at Rs 8,000 million, without obtaining mandatory NOCs from the Pak-EPA and CAA. Audit observed that the approved height for Tower C reached 432.25 feet (33 stories), yet no aviation clearance was on record to mitigate air safety risks. Audit noted that similar violations were observed in other high-rise buildings such as Sukh Chayn Apartments, Park Lane Tower, Centaurus Shopping Mall, etc.

The management replied that the plots mentioned by Audit are located in the planned area of Islamabad, which is part of the Master Plan approved by the Federal Cabinet; hence, the No Objection Certificate (NOC) from the Pakistan Environmental Protection Agency (Pak-EPA) is not required. The reply was not acceptable because Environmental Protection Agency vide its letter dated 11th January 2022, apprised CDA that a notice for violation of Environmental Protection Act was served upon the violator after visit of Director General EPA and CDA was requested to apprise the EPA regrading exact status of the subject matter but no response was furnished by CDA to EPA. The matter was discussed in the DAC meeting held on 23rd July 2024. The DAC directed that a comprehensive reply along with supporting record be shared with Audit.

Irfan Gull
Assistant Audit Officer (IT)
20 October 2026 05:02:01 PM

Audit recommends that compliance to DAC directives be ensured and shared with audit.

1.18 Allotment of residential plots to fake land affectees

According to the CDA Regulation 2007, compensatory plots are allotted at a 1:4 ratio (one developed kanal per four acquired). As per Rule 23 of the GFR, officers are personally and financially liable for losses from fraud or negligence. Accordingly, rigorous verification—including balloting, revenue record (Fard) checks, and master register entry—is mandatory to ensure allotments are restricted to legitimate affectees.

Audit observed that the Land & Rehabilitation Directorate allotted 85 residential plots in various sectors to individuals who were not legitimate land affectees. These allotments were subsequently canceled by the Authority itself after being declared fake.

The management replied that these plots were allotted to unauthorized affectees and eventually canceled by the Authority. The matter was inquired by CDA and FIA. The management has taken measures to minimize the chances of bogus/duplicate allotment files. Moreover, FIA inquiry also concluded the fake allotment of plots and recommended that measures be implemented to avoid such fraudulent activities.

Audit recommends that inquiry be initiated and responsibility be fixed on the concerned officials/officers involved in these allotment case.

1.19 Illegal launching of Housing Schemes

According to the Sections 46 and 46-B of the CDA Ordinance 1960, any violation of zoning regulations or approved schemes is a punishable offense. The legal framework empowers the CDA to impose fines, initiate imprisonment via the Deputy Commissioner, and halt unauthorized developments. Furthermore, the ICT Zoning Regulations mandate that all housing projects obtain formal NOCs to ensure compliance with safety, environmental, and civic amenity standards.

Audit observed that the Housing Societies Directorate did not curb the proliferation of illegal housing schemes, resulting in 76.47% (40,149 acres) of total area in Zones 2, 5, and E-11 being classified as unauthorized. Audit noted that out of 52,501 acres, only 23.53% is legal, with 117 societies operating without NOCs. These societies were identified and declared as illegal because the sponsors of schemes have not obtained approval from CDA as required under the rules. Major lapses include the lack of an inventory register for illegal projects, failure to deploy site inspectors, and the absence of legal action to demolish unauthorized structures.

Assistant Audit Officer (IT)
20 October 2025 03:02:01 PM

The management replied that they have recently published a list of 133 illegal /unauthorized housing schemes on their website to provide awareness to general public. The Authority have also taken measures to regularize these schemes and a consultant is being hired for the preparation of feasibility study for regularization of illegal schemes.

Audit recommends that deadlines be provided to the owners of these schemes for regularization and compliance be ensured in this matter.

1.20 Non-availability of original plot files

As per the SOPs for the Estate Management Directorate and the Dealing Assistant's Job Description, complete and updated property files must be maintained, with the Custodian of

Record ensuring preservation of original documents to support transparency, statutory audits, and accurate revenue recovery.

Audit observed that the Directorate of Estate Management-I did not produce 9 out of 14 original house files for verification. Audit observed that in the absence of original records, the Directorate maintained "part files" or incomplete folders that lacked essential documentation such as original allotment letters, development charges, and evidence of outstanding dues. This non-availability of primary records (original allotment letter and cost details, development charges and payment history, transfer fees and record of outstanding dues/recoveries) makes it impossible to verify the legal status of the properties or the authenticity of the revenue realized.

The management replied that four original files are available with Estate Management-I, five files are under re-construction process and six files are available with Land Directorate CDA.

The matter was discussed in DAC meeting held on 21st October 2025 wherein the Committee directed the management that all files be obtained and got verified from Audit.

Audit recommends that DAC decision be implemented and record be produced to audit for verification.

Assistant Audit Officer (IT)
20 October 2026 03:02:01 PM

1.21 Transfer of Plots in violation of CDA property manual leading to litigation

Under Chapter 10 of the CDA Property Manual, property transfers based on ex-parte decrees require rigorous safeguards to protect the original allottee and the Authority. This includes issuing notices via registered post, publishing advertisements in two leading newspapers, and obtaining formal legal advice from the Law Directorate. Mandatory documents include the certified court decree, original allotment letter, indemnity bonds (Form EF-11), and NOCs from the Building Control and Revenue Directorates.

Audit observed that the Directorate of Estate Management-I executed irregular property transfers for Plot # 436 (D-12/4) and Plot # 22-B (F-7/2) in violation of the Property Manual. Audit noted that the management processed these transfers based on ex-parte decrees without providing evidence of the mandatory public advertisements or registered notices to the original allottees. Although the Law Directorate requested an assessment of the Authority's interests, no such review was recorded. The original case files for both properties are missing, and no formal inquiry or disciplinary action has been initiated regarding their disappearance. This procedural bypass and record-keeping lapse led to a formal complaint of fraudulent transfer by the legal heirs of the deceased original allottee, resulting in ongoing litigation and exposing the Authority to significant legal and financial liabilities.

The management replied that original file of Plot No. 436 Sector D-12/4 is available in CDA record and Plot No.436 Sector D-12/4, Islamabad was transferred from Muhammad Din S/o Shah Muhammad to Mr. Ahmed Nadeem S/o Nadeem Shaukat in pursuance of the Decree issued by Civil Judge 1st Class on 11.11.2007, after getting opinion from Law Directorate and approval of competent Authority. Now, plot is under litigation with the court of Law. Re-constructed file of plot No. 22-B, Street No. 18, Sector F-7/2, is available for verification.

The matter was discussed in DAC meeting held on 21st October 2025 wherein the Committee directed the management that all relevant record of two plots be got verified from Audit.

Audit recommends compliance of DAC directives.

1.22 Non-carrying out of water test from ISO certified Labs

According to Technical Specifications of the contract, "Procurement of Alum Sulphate under Rate running contract for the period of one year", Supply of pure Alum Sulphate (Alum coagulant for water purification) was required along with the purity of Alumina and Iron at the Simly Dam Treatment Plant and to ensure the safety of the treated water by mandatorily obtaining test reports from an ISO certified laboratory.

Audit observed that Deputy Director, Production-I, awarded the contract for procurement of Alum Sulphate to M/s Fazal Chemicals (Pvt.) Ltd. for one year (amounting to Rs 88.490 million), allowing the supply of 1000 Metric Ton Alum Sulphate for purification of water without ensuring/obtaining Test Reports of ISO certified lab. The Authority did not adhere to public health and contractual protocols by allowing the use of Alum sulphate without mandatory testing of toxins. The internal lab could not analyze the impurities due to equipment failure, the Directorate's subsequent failure to verify the purity of the chemical and the safety of the treated water exposed citizens to health risks.

Assistant Audit Officer (IT)
20 October 2025 03:02:01 PM

The management replied that samples of Alum sulphate as per standard specs of BOQ is being carried out from a well-reputed ISO certified Government lab before pre-qualifying the manufacturer in the bid process. After award of work, sample of each consignment is analyzed by CDA lab. However, audit observation is noted and it will be ensured in future to randomly test the samples through third-party ISO certified lab.

Audit recommends testing be done through a third-party ISO Certified Lab to ensure safety of the citizens.

1.23 Non-obtaining of bank guarantee against MEP service floor as required under building control rules

Under Para 9.5 (b) of the Building Control Regulation 2020, MEP service areas are excluded from FAR calculations provided the owner submits a Bank Guarantee equivalent to the floor's prevailing charges. This guarantee ensures the space is not used for commercial or clinical purposes and is only released upon a Completion Certificate and inspection verifying strict MEP use.

The Building Control Directorate irregularly approved the revised building plan for Plot No. 05 (Shifa International Hospital), F-11 Markaz, without securing the mandatory financial safeguard. Audit observed that while the revised approval granted on 03.06.2024 included a 5th-floor Service Floor (30,000 S.ft), the Authority failed to obtain a bank guarantee of Rs 44.520 million prior to the approval. Although the Directorate belatedly issued demand letters in August 2024, the hospital management has yet to comply. Granting revised building plan approval without the prerequisite bank guarantee constitutes a significant procedural lapse and a violation of the Building Control Regulations, leaving the Authority with no financial leverage to ensure the intended technical use of the exempted floor area.

The Hospital management failed to submit the required bank guarantee for the MEP floor, despite being notified on 23.08.2024, 27.08.2024, and 09.09.2024.

The matter was discussed in DAC meeting held on 9th October 2025 wherein the Committee directed a departmental inquiry to investigate the lapse and assign responsibility according to relevant rules. Audit recommends compliance of DAC directive.

Irfan Gull
Assistant Audit Officer AD
20 October 2026 02:12:01 PM

2. Financial Management

2.1 Non-reconciliation of Authority's bank accounts with book balances

The CDA Procedure Manual (Part-III), Paras 20 and 257, mandates the positive closing of cash accounts by June 30th and the immediate deposit of all receipts into the Authority's accounts. It requires the mandatory preparation of monthly bank reconciliation statements within three days of the month-end to verify book balances against bank statements, ensuring that all un-presented cheques or un-credited deposits are accurately tracked to prevent financial leakage.

Audit observed a systemic failure in financial reconciliation, evidenced by an alarming Rs 1.93 billion unreconciled gap on 30.06.2025 and significant variances in high-value accounts at NBP (Rs. 600 million) and MCB (Rs. 766 million), where bank balances far exceed book records. Funds have been unevenly placed in NBP and MCB concentrating nearly 60% of the balances. Moreover, there is a difference of Rs. 18 million in the NBP National Income Daily Account (NIDA), where book balance is Rs. 130 million while bank statement shows a balance of Rs. 112 million. Audit further observed that a sum of Rs. 7.45 billion retained in low-interest accounts instead of high-yield investments. Further, bank statements of various accounts showed a total balance of Rs. 7.452 billion whereas book balances stood at Rs. 5.514 billion on 30.06.2025. The gap of Rs. 1.938 billion was not reconciled and documented.

Irum Gull
Assistant Audit Officer (I)
20 October 2026 05:02:01 PM

The matter was discussed in DAC meeting held on 17th February, 2026 wherein the management explained that difference between book balance and bank balance is due to non-presentation of issued cheques (cheques in transit). Furthermore, an amount of Rs. 22.700 million was deposited in NBP Account No. NIDA 02-0. Hence, there was no overdraft of Rs. 18.00 million in this account. DAC directed CDA to ensure monthly reconciliation as per procedure and share detailed reconciliation with Audit.

Audit recommends compliance of DAC directive.

2.2 Non-reconciliation of receipts, expenditure and cash balances

According to the Paras 12 and 20 of the CDA Procedure Manual (Part-III), all Directorates are mandated to maintain updated Cash Books and perform monthly bank reconciliations within three days of month-end. These regulations require Disbursing Officers to authenticate entries, verify physical cash against bank statements, and coordinate with the Treasury/Accounts Directorate to ensure that all government dues and expenditures are accurately recorded, verified, and reflected in the Authority's consolidated financial statements.

Audit observed that various Directorates did not reconcile and verify the cash balances of Rs. 48,270.479 million. Specifically, the Directorate of Estate Management-II did not reconcile Rs. 31,009.250 million and showed a further unexplained discrepancy of Rs. 790.733 million between book and bank balances. A sum of Rs. 819.454 million was lying in DDOs accounts on 30.06.2024 which was not returned to main account. The DDO (MPO), Housing Societies, and Municipal Administration did not reconcile the realized amounts of Rs. 3,715.459 million.

The matter discussed in DAC meetings dated 21.10.2025 & 24.12.2025, the management replied that reconciliation is in process. DAC directed the management that reconciliation be carried out within month and got verified from Audit.

Audit recommends that reconciliation of accounts be carried out to ensure correctness of balances.

2.3 Non-preparation of revenue forecasting estimates and targets for the upcoming financial year by MCI

According to the CDA Procedure Manual Part-II, Para 35, estimating authorities must exercise utmost foresight when framing budget estimates. They are obligated to formulate comprehensive revenue receipt targets and projections, including all outstanding receivables. This foresight is essential for guiding revenue generation, implementing financial controls, and maximizing the collection of public funds.

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Audit observed that the Directorate of Municipal Administration collected a sum of Rs. 1,601.250 million in revenue receipts for financial year 2024-25 but did not establish a comprehensive revenue forecasting system to exploit potential revenue opportunities. This non-compliance violates CDA Procedure Manual Para 35, resulted in the Directorate lacking the necessary guidance to pursue outstanding receivables and incorporate new revenue streams, leading to a significant loss of potential public revenue.

The management replied that they have achieved the target receipt of Rs. 1,540.00 million for the financial year 2024-25 and has initiated measures to boost revenue.

Audit recommends that record relating to the target receipt be provided and verified from Audit.

2.4 Excess Expenditure over and above allocation

Para 8(c) (Roles and function of office) of Public Finance Management Act 2021 provides the role and function of office of Chief Finance Officer and Accounts Officer whereby he is

responsible to examine the progress of the expenditure and receipts and furnish monthly statement to principal accounting officer and Finance Division and reconciled statements of expenditure and receipts each month. He shall watch trend of excess and saving of expenditure, the trend of receipts and report to principal accounting officer as well as to Finance Division on quarterly basis.

Audit observed that the Capital Development Authority incurred an excess expenditure of Rs. 835.414 million over and above its financial releases for FY 2023-24. The Federal Government released Rs. 3,587.819 million under the Maintenance Grant (Grant-in-Aid Revenue), the Authority incurred expenditure amounting to Rs. 4,423.233 million. This over-utilization of funds beyond the sanctioned limit and actual releases constitutes a significant violation of the System of Financial Control and Budgeting.

The management replied that the major portion of the Maintenance Grant is utilized for the maintenance and repair of Government buildings and residential quarters. In addition to this, the grant is also used to meet unavoidable and obligatory expenditures such as payment of pay and allowances of employees. The funds provided by the Federal Government are insufficient and presently these expenses are borne by the Capital Development Authority (CDA) and will ultimately be recouped from the Federal Government in due course.

Audit recommends that record of all previous liabilities be shared with audit and necessary action be taken regarding the matter.

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2.5 Non-Compliance with Board directives regarding the establishment of Pension Fund

The CDA Board in its 6th meeting held on April 10, 2023 (Agenda Item no. 11739/1412/BM/'23) and 10th meeting held on July 04, 2023 (Agenda Item no. 11769/1416/BM/'23), decided the creation of a Pension Fund. The directive specified that 2.5% of all proceeds from the open auction of residential and commercial plots must be transferred into the fund.

Audit observed that despite two explicit Board approvals and the lapse of more than two years since the board decision, the CDA did not establish the Pension Fund or initiate the required transfer of auction proceeds in to the fund. The delay appears to be a result of administrative inertia or a lack of a formal implementation framework of the Board's decisions. There is no evidence of a dedicated account being opened or a mechanism established to track and transfer the 2.5% share from the auction proceeds. Audit is of the view that creation of pension fund will ease the financial burden on account of pension liabilities.

The matter was discussed in DAC meeting held on 17th February, 2026 wherein the management apprised that a Pension Fund was established and initially an amount of Rs. 3,598.725 million was deposited during the financial year 2023-24. However, due to paucity of funds in CDA main account and in order to fulfill the obligatory payments of salary and pension, the said funds had to be transferred to CDA Main Account. Audit contended that pension fund cannot be utilized towards salary expenditure.

Audit recommends that Board's decision be implemented for the creation of the Pension Fund to ensure sustainable pension payments.

2.6 Transfer of Development Projects from Pak PWD to CDA without complete record

Inter-agency project transfers must adhere to strict governance protocols to maintain accountability. This requires the mandatory exchange of Handing/Taking-Over Notes, physical and financial progress reports, certified Variation Orders, and all contractor securities and test reports. Absence of this documentation exposes the receiving agency to financial, technical, and legal liabilities.

Audit observed that the Director Works, CDA, took over multiple PSDP projects totaling Rs. 12,179.78 million from Pak PWD without fulfilling mandatory procedural requirements. This transfer was executed without obtaining or documenting critical records, including: Handing/ Taking-Over Notes, financial status, variation orders, or contractor securities/quality test reports.

The management did not reply. Audit recommends that handing/taking over be ensured and all record be verified from audit.

2.7 Non-confirmation and non-revalidation of performance bond

According to the Building Plan Approval (May 2021) and ICT Building Control Regulations 2020, plan validity depends on the formal verification of the performance guarantee. Any failure to authenticate the instrument or discrepancy in its terms makes the approval liable for immediate withdrawal. Securities must remain valid until the Completion Certificate is issued and must strictly follow the prescribed template to ensure legal enforceability.

Audit observed that the Building Control Directorate (BCS-I) did not ensure the authenticity and continuity of a performance bond valued at Rs 156.568 million for the project on Plot No. 06, F-10 Markaz (Sukh Chayn Apartments). Audit observed that the bond, issued by East West Insurance Co Ltd, was never verified with the issuer's headquarters to confirm the payment of premiums or its legal status. The bond expired on December 31, 2022, while the project remains incomplete and no completion certificate has been issued. Additionally, the submitted bond

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deviated from the standard regulatory template, compromising the Authority's legal leverage.

The management replied during the DAC meeting held on 23rd July 2024 that there is no provision for verification of performance guarantee. However, on the observation of audit, letters have been written to the owners and insurance company for verification of the instrument. DAC directed the management to get all the record verified from audit.

Audit recommends compliance of DAC directives be ensured.

2.8 Failure to Levy Solid Waste Fees

According to the Section 29 of the SWM Regulations 2023, the SWM Directorate is mandated to levy and collect user fees for waste management services from all residential, commercial, and institutional stakeholders. Failure to implement this structure violates the law and results in a loss of public revenue.

Audit observed that the Directorate of Sanitation, MCI-CDA, did not implement and enforce Section 29 of the SWM Regulations 2023. Audit found no evidence that a user fee structure was properly notified, applied, or collected from residential and commercial areas.

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The management replied that the process of levy of user fees is in under process. The Authority is in consultation with the different stakeholders, including CDA's Law Wing, P&C Wing and Revenue Directorate.

Audit recommends correspondence be shared regarding the initiation process as no charges have been applied yet.

2.9 Non-recovery of outstanding dues and failure to cancel defaulting trade licenses

According to the Section 49-A of the CDA Ordinance, 1960, any outstanding sum due to the Authority is legally recoverable as arrears of land revenue. In cases of protracted default, the statute necessitates the enforcement of mandatory measures, including the cancellation of licenses and the initiation of formal recovery proceedings.

Audit observed that the Authority did not recover a total amount of Rs. 445.405 million, which remains outstanding. This includes Rs. 172.970 million from general license holders, Rs. 188.560 million on account of license renewal fees (specifically from shops in Saidpur Village), Rs. 1.545 million in rental arrears from Weekly Bazar stalls (G-10, G-6), and Rs. 82.330 million from car parking licenses held by various firms. Despite the issuance of notices, the concerned wings did not execute mandatory punitive actions.

The management replied with reference to weekly bazar stalls, it was replied that a sum of Rs. 0.882 million has been recovered. However, no response was provided regarding the recovery from the general license holders.

Audit recommends to verify all the recovery records and ensure timely recovery of the balance amount.

2.10 Non-auction of smart car parking contract

As per ICT Act-2015 (Local Government), Section No.03, a local government may grant lease of its immovable property through competitive bidding by public auction in the prescribed manner.

Audit Observed that the CDA Board in its meeting held on 05.10.2023 ratified its decision to digitize parking facilities in Islamabad on revenue-sharing basis. An agreement was signed with a private firm, M/s AJCL on revenue sharing basis (75% CDA-25% AJCL) in January 2024. The Directorate of Municipal Administration terminated the Smart Car Parking contract in May 2025, but did not process re-auction of the parking sites. The Authority switched to a self-revenue collection model for multiple high-value locations (including Centaurus, F-7, and Lake View Park) without subsequently initiating open competitive bidding as mandated by the Public Procurement Rules. Furthermore, the Authority did not provide detailed records regarding the revenue realized from these cash collections.

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The management replied that the Authority is in process of auctioning the car parking site. Moreover, the collection has been deposited regularly in the bank.

Audit recommends that correspondence be shared regarding the auctioning process and receipts of the bank deposits be shared and verified from audit. Further, auction of smart car parking facility be ensured to implement the CDA Board decision to digitize the parking facilities in Islamabad.

2.11 Non-forfeiture of security bond due to poor performance

As per the contract agreement, in cases of poor performance, non-compliance, or termination, the Authority must forfeit the contractor's security deposit and may take further punitive action, including blacklisting, to mitigate financial loss and deter non-compliance.

Audit observed that the Directorate of Municipal Administration, granted undue favor to M/s AJCL following the termination of the Smart Car Parking contract in June 2025 due to the

contractor's poor performance and repeated breach of terms like clearance of dues, poor performance, overcharging and retained public revenue collected. Despite the mandatory requirement for financial mitigation in such cases, the Authority did not forfeit the contractor's security deposit of Rs. 10.00 million and did not initiate blacklisting proceedings.

The management replied that the case of revenue sharing basis is under litigation and the security deposit of M/s AJCL is under the custody of the Authority. An FIR has also been lodged against the company. The management ensured the blacklisting of the company and the forfeiture of the security once the case is dismissed from the court of law.

Audit recommends that the case be pursued vigorously and decision be shared.

2.12 Delay in deposit of pay orders in CDA Revenue

According to the Para 2 of the CDA Procedure Manual, Part-II (Financial Procedure), all receipts—including pay orders and bank drafts—must be realized and accounted for immediately. Negotiable instruments must be deposited into the Authority's designated revenue account without delay to support budgetary requirements.

Audit observed that the Directorate of Estate Management-II did not deposit 108 pay orders totaling Rs 36.825 million, in timely manner, on account of premium, extension charges, transfer fee, etc. Audit observed that these instruments, collected between July 2023 and June 2024, were held in the Directorate instead of being immediately credited to the CDA's revenue account.

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The management replied that pay orders are removed from the file/deposited in Bank, after finalization of case, depends on the time consumed in completion of codal formalities. If a pay order is removed prior to approval of competent Authority or finalization of case, a right may be established in favour of applicant which leads to legal complications.

The matter was discussed in DAC meeting held on 21st October 2025 wherein the Committee directed the management to investigate the matter and fix responsibility.

Audit recommends compliance to DAC directives be ensured.

2.13 Encroachment on commercial plots

Under the Islamabad Land Disposal Rules 2005 and the SOP of Member Estate (2012), all commercial plots (shops, hotels, multi-storey buildings) must be disposed of via open auctions. The Estate Management Directorate is legally obligated to resolve all technical and physical bottlenecks, ensuring land is vacated from encroachers and "auction-ready."

Audit observed that the Directorate of Estate Management-II did not auction 41 commercial plots due to encroachment.

The management replied that plots were not offered in auction due to encroachment and adverse condition.

The matter was discussed in DAC meeting held on 21st October 2025 wherein the Committee directed the management that status of 41 encroached plots (current status & action taken against encroachment) in tabulated form be prepared and got verified from Audit.

Audit recommends compliance to DAC directives.

2.14 Overpayment due to non-adjustment of price de-escalation

According to the Clause 70.1 of the Particular Conditions of Contract, Part-II, the Authority is mandated to adjust the Contract Price based on fluctuations in material costs from the base date. This requires the systematic calculation of both price escalation and de-escalation. Failure to implement deductions when material costs fall results in unauthorized over-payments and a direct financial loss to the Authority.

Audit observed that the prices of specified materials (listed in Appendix C to the contract) decreased from the bid submission date. However, the project management (Director Road South (Division-III) Serena Chowk/Convention Center project) did not implement the mandatory price de-escalation deduction. This resulted in an over-payment to the contractor of Rs. 159.935 million.

The management replied that the price Adjustment Claim of M/s Habib Construction Service Ltd. is under scrutiny as per CDA practice in vogue as soon the EPC finalized the same will be produced to Audit for verification. Meanwhile, the Contractor's payment is withheld till recovery is effected.

Audit recommends that the recovery be made timely.

2.15 Inadmissible payment without construction requirement

As per NHA Specification 209.1, the "Scarification of Existing Road Surface" (Item 209b) is defined as an operation to remove the pavement structure specifically to ensure bonding for a new layer. For rehabilitation or repair, this should be followed by a suitable surface treatment. Consequently, the measurement and payment for a substantial layer of Aggregate Base (Item 202) following scarification is technically inadmissible unless explicitly justified by genuine, documented site requirements.

Audit observed that the Director Roads-South (Division-V) granted undue benefit to M/s Lyallpur Construction Company on the Sector I-11 project by making an inadmissible payment of

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Rs. 16.008 million for Item 202 (Aggregate Base). This payment was made on the same road sections where Item 209b (Scarification of Pavement) was executed. As per technical specifications, scarification for road rehabilitation logically leads to a new surface treatment, rendering the measurement and payment of the substantial Aggregate Base layer technically unnecessary and inadmissible. This constitutes the utilization of a Bill of Quantities (BOQ) provision without genuine site requirement, reflecting a lapse in technical oversight and resulting in an undue benefit to the contractor.

The management replied that the work has been undertaken at the site as per the design issued by CDA Lab for repairs/rehabilitation of streets and the work was carried out at the site as per design and contract provisions. Audit contended that the purpose of item of scarification is only remove the pavement structure of existing road. So, a triple surface treatment was required to the constructed after the scarification of existing road as the aggregate base was not technically required.

The matter was discussed in DAC meeting held on 8th January, 2026 wherein the DAC directed the management that the design, along with technical, financial justification and third-party verification report be shared with Audit.

Audit recommends that design, along with technical, financial justification and third-party verification report be shared.

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2.16 Overpayment on execution of ancillary works

Under NHA Code Vol-I, Chapter 2 (Para 56), the Technical Sanction serves as a guarantee that an estimate is accurately calculated based on adequate data. This regulation strictly prohibits any item of work from being measured or paid for twice. Any execution under modified specifications requires a Revised Technical Sanction that explicitly details the changes and cost differentials to prevent fictitious payments.

Audit observed that the Director Road South (Division-III) made overpayment of Rs. 15.501 million to M/s FWO for the Islamabad Expressway project by double-measuring and double-paying identical items of ancillary work. Initial payment was made under Bill of Quantities (BOQ) items (Rs. 34.978 million), and subsequently, the same items were measured again as Non-Scheduled items (Rs. 15.501 million).

The management replied that no double payment has been made against the ancillary works mentioned in the para. The rates and the nomenclature of the items are different as per the requirement of the project. The reply was not acceptable because no documentary evidence i.e. construction drawings, BOQ, rate analysis and detailed Measurement Books were produced to Audit.

The matter discussed in DAC meeting held on 8th January 2026. The DAC directed the management that all non-scheduled items' rate analysis, measurement book and IPC's copy with management's approval be got verified from Audit.

Audit recommends that all record be verified regarding the rate analysis, MB and IPC.

2.17 Overpayment of price escalation due to higher rate

Annexure-B (Price Adjustment Factor) to the contract agreement provides that the relative weighting within the cost structure of the Kilometer Charge is described in the table and shall be used to calculate the variation of cost per Kilometer Charge. Calculation of adjustment is subject to variation in base value, which for various categories shall be taken as follows:

a) For adjustment in electricity, base price considered shall be that of Bid Submission Date proposal submission date. For adjustment in Lubricants, base value considered shall be of the month of start of operation.

b) Adjustment in Tires, Maintenance and Salaries, base value considered shall be start of the operations.

c) The adjustment in Kilometer Charge will be subject to subsequent variations in the base value and procedures laid down in the coming section.

d) The Adjusted Kilometer Charge for monthly payment shall govern irrespective of whether it is higher or lower than the original Kilometer Charge/Financial Offer. The Original Kilometer charge shall be the rate of Non-Guaranteed kilometer only i.e. Rs 160/Km (The rate for non-Guaranteed Kilometer includes cost of electricity, tires, maintenance & salaries).

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Audit noted that the CDA awarded the work "Procurement, operation & maintenance of 160 x electric buses for feeder route in Islamabad" to M/s Telephone Industries of Pakistan (TIP) for period of eight years (further extendable for 04 years) @ Rs 307 per K/M for minimum 70,000 guaranteed KM for each bus per year during the year 2023.

Audit observed that the Metro Bus Directorate, CDA calculated the price adjustment per month for electricity upto June 2025 by taking the rate of Rs 307/Km as a Kilometer charge instead of the applicable rate of non-Guaranteed kilometers Rs 160/km). This resulted into overpayment of Rs 303.771 million on account of price escalation.

The management replied that 90% of the total payment has been made, and the remaining 10% will be released to the service provider after recovering Rs. 60.35 million. The observation raised by Audit has been noted, and recovery will be made through adjustment in the service provider's future invoices, after which the record will be submitted to Audit for verification. The reply is not acceptable. The department admitted that the price escalation was incorrectly

calculated based on the rate for Guaranteed kilometers (Rs. 307/km) instead of the Non-Guaranteed rate (Rs. 160/km), resulting in an undue overpayment of Rs. 303.771 million.

However, the department's contention regarding recovery is not correct. Audit notes that the claimed recovery of Rs. 60.35 million has not actually been effected; only a statement has been provided without proof of adjustment in the contractor's bills. Moreover, no recovery plan or documentary evidence has been presented regarding the balance amount of Rs. 243.421 million. Therefore, the department's reply is not acceptable. The entire overpaid amount of Rs. 303.771 million must be reconciled, recovered in full, and verified by Audit.

Audit recommends that all records including the corrected escalation amount and its adjustment, be verified by Audit.

2.18 Unauthentic payment on account of repair and maintenance

As per the Maintenance Manual protocols, repair and maintenance expenditures must be substantiated by a rigorous verification process. This mandates obtaining signed Inspection Cards or Acknowledgement from occupants/allottees confirming the work's completion. Furthermore, a formal Completion/Inspection Report must be issued by the supervising Deputy Director or Director. This procedure is the sole legal mechanism for justifying payments and ensuring the authenticity of works executed using public funds.

Audit observed that the Deputy Director, Maintenance Division-II, CDA, made unauthentic payments totaling Rs. 272.657 million for repair and maintenance works during FY 2024-25. Audit observed that the Division did not provide the mandatory documentation required by the Maintenance Manual for the entire expenditure. The complete absence of signed acknowledgement from the occupants and formal Completion/Inspection Reports renders the execution of all related works unsubstantiated. This non-adherence to essential verification rules is a lapse in financial control, making the entirety of the payments irregular and unauthentic.

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The management replied that all payments were made as per actual work done at site after thorough inspection/physical verification. The detailed measurement was recorded in each case on Measurement Books and Completion Certificates were also obtained from the occupants.

The matter was discussed in DAC meeting held on 10th February 2026 wherein the Committee directed the management that acknowledgement of end-users be provided to Audit for verification. Audit recommends compliance of DAC directives.

2.19 Overpayment to the contractor due to higher rate

Under CDA Procedure Manual Rule-I, public officers are mandated to exercise strict vigilance to ensure expenditure is restricted to the lowest necessary cost. When a rate is approved for a "Job" quantity, that rate must be applied as a single, fixed unit. Applying an incorrect, higher

rate—specifically one involving a magnitude error (e.g., multiplying the approved rate by a factor of 10)—for that same "Job" constitutes a failure of measurement control and results in a direct financial loss to the Authority.

Audit observed that the Maintenance-III Division granted an undue financial benefit of Rs. 8.100 million to M/s Luxury Electrical & Construction Private Limited by multiplying the approved rate for two non-schedule job items, as detailed below:

(Amount in Rs)

S. No.	Item description	Quantity as per BOQ	Amount as per BOQ	Amount Paid	To be paid	Overpayment
1.	Plantation of different plants	1	400,000	4,000,000	400,000	3,600,000
2.	Provision of observation post and Guard room	1	500,000	5,000,000	500,000	4,500,000
Overpayment						**8,100,000**

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The management replied that the item rates provided in approved N.I.T were Rs.4.00 million and Rs.5.00 million respectively. The Contractor quoted their rates accordingly. These items were measured and paid as per contract agreement rates.

The reply was not acceptable because record showed unit rates were as Rs. 400,000 and Rs. 500,000 as a whole job.

The matter was discussed in DAC meeting held on 10th February 2026 wherein the Committee directed the management that Technical sanctioned estimate, payment vouchers, BOQ and rate analysis be got verified from Audit.

Audit recommends compliance of DAC directive.

2.20 Payment to Fake land affectees

Under the Islamabad Displaced Persons Rehabilitation Policy 1996, "Affectee" status is exclusively reserved for individuals whose land or built-up property has been acquired under the CDA Ordinance 1960.

Audit observed that the Land & Rehabilitation Directorate, made fake payments amounting to Rs. 1,220.759 million, alongside unauthorized plot allotments valued at Rs. 96.000 million.

Specifically, the Directorate made excess payments of Rs. 253.347 million beyond actual claims and processed double payments amounting to Rs. 300.456 million for already settled cases. Furthermore, Rs. 658.956 million was paid to non-affectees and unauthorized individuals through identity theft, lack of title verification, and the deliberate tampering of cheques—including one instance where embezzled funds were traced to an official's relative. Additionally, the Directorate made a loss of Rs. 96.000 million by allotting 12 residential plots against a claim that had been fully settled with agricultural land 43 years prior. **(Appendix-II)**

The management replied that action on the matter has been taken internally and the same has been referred to FIA.

Audit recommends recovery and action taken against the officers/officials involved be shared.

2.21 Non-reconciliation of compensation payments with DC, CDA

Under the CDA Procedure Manual Part-III and the Delegation of Financial & Administrative Powers, land compensation follows a strict multi-tier verification process. Monthly reconciliation of the Cash Book with Bank Statements is mandatory, with every entry linked to a Daily Payment Voucher. Payments require a pre-payment audit and a Surrender Certificate to confirm the Authority has physical possession of the land. Financial propriety necessitates that all entries in the Qabzul Wasool are cross-verified with the DC CDA and supported by the claimant's CNIC and thumb impression.

Audit observed that the Land & Rehabilitation Directorate disbursed an amount of Rs. 89.594 million during the 2023-24. The payments made to affectees in Sectors C-15, H-16, and I-17 were never reconciled with the DC's records, rendering the entire expenditure unauthenticated. Crucially, the accounts record lacked mandatory supporting documents, including CNIC copies and recipient signatures, while official bank reconciliations were missing entirely. Additionally, despite holding a surplus balance of Rs. 382.578 million, the Directorate did not disburse Rs. 35.337 million in legitimate BUP claims for C-15 (Dhoke Baba Ashraf). These discrepancies indicate that a specific portion of Rs 20.668 million is suspected.

The management replied that the payment was made to the genuine affectees against their valid claims as per award and the same have been properly entered in the Qabuz ul Wasool registers. Moreover, in areas where the payment was not made, the funds have been approved and payment process is initiated.

Audit recommends that the bank reconciliation statements relating to the payments made to the affectees be verified by audit.

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2.22 Non-recovery of Annual Ground Rent from Telecom and Optical Fiber Companies

According to the terms stipulated in the No-Objection Certificate (NOC) granted by the Directorate of Structure, specifically Clauses 14 and 15. These clauses mandate the annual renewal of the NOC contingent upon the contractor's payment of the Annual Ground Rent (AGR).

Audit observed that the Directorate of Municipal Administration did not recover mandatory Annual Ground Rent (AGR) from M/s Multinet Pakistan Private Limited and M/s ZTE since the issuance of their respective NOCs in March 2007. This protracted failure to enforce contractual obligations for over 17 years resulted in a total outstanding recovery of Rs. 32.957 million, comprising Rs. 16.981 million from M/s Multinet and Rs. 15.976 million from M/s ZTE. Although the Authority eventually cancelled one NOC and referred another case to the Special Magistrate, the lack of timely enforcement reflects loss of revenue.

The management replied that Rs. 5.181 million, recovery has been made and the remaining balance Rs. 14.295 million is referred to Special Magistrate. The M/s Multinet has file writ petition No. 3591/2025. In the case of M/s ZTE, case has already been submitted to the Senior Special Magistrate for recovery.

Audit recommends that the recovery be verified from audit and efforts be ensured to recover the remaining amount.

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2.23 Non-recovery on account of compensation for Damages of Roads and streets infrastructure claims

Under NOC Stipulations (Clauses iii & viii), companies must submit approved maps and drawings detailing precise work locations. They are strictly responsible for implementing safety measures and adhering to designated coordinates. Any unauthorized excavation, deviation from Standard Operating Procedures (SOPs), or damage to public infrastructure obligates the company to pay the full calculated cost of compensation for damages.

Audit observed that the Directorate of Municipal Administration did not enforce the recovery of compensation from M/s Pakistan Telecommunication Company Limited despite their contractor inflicting damage to CDA road infrastructure during optical fiber cable laying (Sectors E-7, F-7, F-8). The contractor deviated from approved procedures, making unauthorized cuts in paved roads and damaging road edges instead of excavating unpaved areas. This gross non-adherence to the NOC and approved SOPs resulted in verified damage, assessed by the Member Engineering CDA, amounting to Rs. 296.640 million.

The management replied that an internal enquiry is under process. Audit recommends that the recovery be ensured.

2.24 Non-Termination of Contracts and Non-Forfeiture of Security Deposits

Under Section 49-A of the CDA Ordinance, 1960, all sums due to the Authority are legally recoverable as arrears of land revenue. Standard contractual enforcement protocols mandate that in instances of persistent default on payments, the Authority must terminate the contract and forfeit the security deposit to mitigate financial losses to the exchequer.

Audit observed that the Directorate of Municipal Administration granted undue favor to two contractors by failing to execute mandatory punitive actions despite chronic defaults totaling Rs. 498.117 million. Specifically, Rs. 230.529 million remains outstanding from M/s Syed Abdul Sattar Shah for intra-city wagon taxi stand services (2019–2024), and Rs. 267.588 million is due from M/s Bilal Tour and Travel for Diplomatic Shuttle services (2017–2020). Despite the issuance of notices, the Authority did not terminate the contracts or forfeit the security deposits, resulting in unrecovered amount of Rs. 498.117 million.

The management replied that the amount 102.74 million has been recovered. The firm has been blacklisted and the Authority is following up the case for early recovery of the remaining amount of Rs 269.000 million.

Audit recommends that the recovered amount be verified from audit and efforts be made for the recovery of the balance amount.

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2.25 Non-recovery on account of de-escalation

Under Clause 13.7 of the Contract Agreement, the contract price must be adjusted (increased or decreased) to reflect variations in the cost of specific inputs—such as labor, materials, and fuel—relative to their base rates. While escalation is commonly applied, the clause equally mandates de-escalation adjustments when market prices for these inputs decline.

Audit observed that the Mass Transit Bus Operations (MBO), CDA, made a payment of Rs. 331.126 million to the contractor of "Integrated public transport network in Islamabad – Sub-head: Construction of Bus Depots and allied works at Zero Point" through two IPCs but did not implement price de-escalation adjustments. Despite clear contractual provisions (Clause 13.7) and an observed decreasing trend in the prices of major specified inputs (labor, cement, steel, HSD, aggregate, and cables) compared to the August 2024 base rates, the management only allowed escalation but did not apply de-escalation.

The management apprised that the determination of price adjustment is a technical exercise requiring comprehensive analysis in accordance with Schedule-A of the contract. The para has already been admitted, and necessary action is underway. The contractor's payment is currently pending, and the required adjustment will be applied as and when funds are released.

The matter was discussed in DAC meeting held on 8th January 2026, wherein the Committee directed the management to make a recovery and get it verified by Audit.

Audit recommends that price adjustment be made at the earliest.

2.26 Loss due to non-recovery of outstanding dues from the sponsor

Under Annexure-F of the ICT Zoning Regulations, 2023, the Housing Societies Directorate is mandated to enforce a specific schedule of fines and penalties for private housing schemes. This framework includes mandatory monitoring and inspection fees, penalties for unauthorized development following NOC cancellation, and extension charges for failing to meet completion deadlines.

Audit observed that the Housing Societies Directorate did not recover the amount Rs. 35.658 million for delay in execution of development work and extension charges from M/s Roshan Pakistan Corp. (Pvt) Ltd. Despite the cancellation of the scheme's NOC in 2017, the sponsor continued illegal development for six years without intervention. The Authority issued a show cause notice to regularize the matter as per regulations.

The management replied that it has initiated the sale of mortgaged plots to recover the debt. Furthermore, legal recovery proceedings under the Land Revenue Act of 1967 were launched via the Senior Special Magistrate on November 28, 2025.

The matter was discussed in DAC meeting held on 18th December 2025 wherein the Committee directed the Chairman CDA to order a fact-finding inquiry to determine whether NOC for the housing scheme was issued in compliance with the prescribed policies and procedures. The inquiry will also ascertain the reasons for the delayed issuance of show cause notices and investigate why timely corrective actions were not taken. Additionally, the inquiry will establish accountability for any negligence that may have resulted in significant revenue loss. In the meantime, management shall take effective measures to recover the outstanding dues, and progress made in this regard shall be reported to the Audit. The current audit observation, along with the inquiry report, will be presented to the CDA Board for appropriate corrective/remedial action and report thereon be showed with Audit.

Audit recommends compliance of DAC directives.

2.27 Non-recovery of fine due to construction without prior approval.

Under Para 2.2.3 of the Building Control Regulation 2020, construction without prior approval is liable to demolition or penalty, and unauthorized additional stories attract a minimum

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penalty of Rs. 1,000 per sq. ft. or 25% of the approved rate, whichever is higher, which must be recovered even if the building plan is later regularized.

Audit observed that the Building Control Directorate did not impose and recover fines totaling Rs. 58.717 million from Shifa International Hospital (Plot No. 05, F-11 Markaz) for illegal vertical expansion. The hospital management constructed the 5th and 6th floors without prior approval, leading the Authority to issue demolition notices in January and August 2023. However, instead of enforcing the law, the Authority approved a revised building plan on 3rd June, 2024 without ensuring the recovery of the mandatory penalties for the unauthorized work.

The management replied that the 5th floor is an MEP floor and is excluded from the Floor Area Ratio (FAR). While unauthorized additional storeys typically incur charges of Rs. 1,000/sq. ft., this building's plans were approved on June 3, 2024. Consequently, Rs. 6 million was recovered based on a rate of Rs. 100/sq. ft., per Clause 6.5 of the ICT Building Control Regulations 2020 (amended 2023).

The matter was discussed in DAC meeting held on 9th October 2025 wherein the Committee directed the management to have the stated records and recovery details verified by Audit.

Audit recommends that compliance of DAC directives be ensured.

Ihsan Gul
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2.28 Non-imposition of extension surcharges due to expiry of construction period.

As per Condition No. 12 of the Allotment Letter, allottees must complete construction within three years of allotment or plan approval, failing which the allotment is liable to cancellation and forfeiture of 10% of the premium. Extensions may be granted by the CDA Board upon payment of surcharges, which for commercial buildings are fixed at 1% of the current market value or premium.

Audit observed that the Building Control Directorate did not impose extension surcharges Rs 72.301 million on two high-rise commercial plots where the stipulated construction periods have expired. Despite the lapse of the 3-year deadline for Plot No. 08, F-10 Markaz and Plot No. 03, F-8/G-8 (Blue Area), the buildings remain under construction without any formal extension being granted or applied for. Furthermore, the allottees did not submit extension applications nine months prior to expiry as required by the rules.

The management replied that the extension charges of construction period for Plot No. 03, F-8/G-8, Islamabad will be received on completion of buildings.

The matter was discussed in DAC meeting held on 9th October 2025, wherein the Committee pended the para till recovery.

Audit recommends that compliance of DAC directives be ensured.

2.29 Non-recovery due to violations of Building Control Regulations

As per Paras 2.2.3 and 2.1.2–2.1.4 of the Building Control Regulation 2020, all structures must adhere to approved use and planning; any non-conforming use or unauthorized construction requires removal or penalties.

Audit observed that the Building Control Directorate did not recover Rs 142.890 million in penalties from Kalsum International Hospital (Plot 42, F-6/G-6) despite chronic, multi-category violations. The hospital is operating in a building originally sanctioned for residential flats, representing a major non-conforming use. Additionally, the management has encroached upon CDA land by installing a lift, a generator, and medical waste boxes in public spaces, while executing unauthorized construction on the 4th floor and entire rooftop. The Authority did not regularize compoundable deviations or demolish illegal structures.

The management replied that the calculated charges for the basement, mezzanine, and 1st to 4th floors are Rs. 87.429 million under ICT-BCR 2020. Due to non-conforming use, a show-cause notice was issued as per Clause 2.17. Additionally, the owner's failure to pay and existing building violations are currently under FIA investigation (Enquiry No. 11/2025). A final notice was issued on May 19, 2025, requiring the hospital management to deposit all charges and rectify violations. Failure to comply will trigger the cancellation of the plot allotment.

Assistant Audit Officer (IT)
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The matter was discussed in DAC meeting held on 9th October 2025, wherein the Committee directed management to take immediate regulatory action and initiate disciplinary proceedings against negligent officials.

Audit recommends that compliance of DAC directive be ensured.

2.30 Non-recovery on account of scrutiny fee and excess covered area

As per Clause 2.2.3 of the ICT Building Control Regulations 2020, construction beyond the sanctioned plan or without approval requires regularization through penalties and scrutiny fees, and issuance of a Completion Certificate is allowed only after full payment of all dues. Under the GFR, departmental officers must ensure prompt assessment and recovery of these government dues.

Audit observed that the Building Control Directorate (City Wing) did not recover Rs. 78.149 million from the management of UBL Tower (Plot No. 2, Blue Area) despite identifying clear violations during a site inspection on October 3, 2023. The building was completed and an application for a completion certificate was submitted, the owner had exceeded the approved covered area. Although the Directorate formally assessed a pay order requirement of Rs. 78.149 million to cover the scrutiny fee and the penalty for excess construction, the amount remains unrecovered.

The management replied that the issuance of completion certificate of UBL Tower is in process. The UBL management has submitted revised drawings and other related documents. The recovery amount has been communicated to allottee.

The matter was discussed in DAC meeting held on 9th October 2025, wherein the Committee pended the para till recovery and action against the concerned.

Audit recommends the compliance of the DAC directives be ensured.

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2.31 Non-recovery of fine for un-authorized construction

As per Clause 2.2.3 of the Islamabad Residential Sectors Zoning Regulation 2020, unauthorized construction is liable for removal or regularization with a penalty of Rs. 50 per sq. ft., and mandated setbacks must be maintained. Unauthorized conversion of designated areas, such as using basements for clinical purposes instead of parking, constitutes a non-conforming use violation.

Audit observed that the Building Control Directorate (BCS-I) did not recover Rs 14.818 million in penalties from Shifa International Hospital despite persistent violations spanning over a decade. The hospital management illegally extended buildings into the West, Southern, and Northern setbacks, essentially building up to the plot line. Additionally, basements designated for car parking were unauthorizedly converted into OPDs, medical stores, and wards. Although an inquiry was initiated as far back as 2012 and a commission was formed in 2016 to address these violations and alleged encroachment on 2.5 acres of CDA land, no final inquiry report or recovery of fines has been finalized.

The management replied that the inquiry in FIA was transferred to CDA on 07.12.2022, after receipt of inquiry, the issue of violations and compoundable violations has been taken up with the management of Shifa International Hospital against which the request for F.A.R has been received and same is under process of scrutiny. As of construction in setbacks is concerned, the basement was initially constructed for car parking, and as per bye laws construction in setbacks is

permissible in case of car parking. After scrutiny, the penalties for compoundable violations and charges for F.A.R shall be communicated.

The matter was discussed in DAC meeting held on 9th October 2025, wherein the Committee directed the management to provide bye-laws approved by the CDA Board and penalty for intervening period may be deposited.

Audit recommends that compliance of DAC directives be ensured.

2.32 Non-recovery on account of Commercialization of Basement

As per S.R.O. 630(I)/2015 and the Building Control Regulations 2020, basements designated for parking cannot be converted to commercial use. Where regularization is allowed, a commercialization fee of Rs. 2,920 per sq. ft. applies for Sector F-series, and Clause 2.17.5 mandates sealing of premises for persistent non-conforming use.

Audit observed that the Building Control Directorate (BCS) did not recover Rs 110.189 million or stop the illegal commercial use of the basement at Plot No. 1-B, Economy Flats, Sector F-11/1, Islamabad. The basement, originally sanctioned exclusively for car parking, has been unauthorizedly converted into a Restaurant/Motel/Flats.

The matter was discussed in DAC meeting held on 23rd July 2024. The management explained that there is no provision in building bye-laws for change of basement once approved for parking into commercial use. Show cause notices have been issued. Case for sealing of premises has also been initiated. DAC directed the management that Building Bye-laws duly approved by CDA Board be shared with. DAC further directed the management to explain why timely action was not taken.

Audit recommends that compliance of DAC directives be ensured.

2.33 Non-recovery on account of construction without prior approval

As per Clauses 2.1.1 and 2.2.1–2.2.3 of the ICT Building Control Regulations 2020, no construction, addition, or alteration is allowed without prior approval. Unauthorized work is illegal and subject to removal or regularization with a penalty of Rs. 200 per sq. ft., payable before any legal status is granted.

Audit observed that the owner of Plot No. 2-D, Block D, Gulberg Residencia, carried out extensive construction covering 41,177.95 sq. ft. without obtaining prior approval from the CDA. The Building Control Directorate identified the violations, but it did not recover the assessed penalty of Rs 8.235 million.

Assistant Irum Gul
Audit Officer (CD)
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The management explained during the DAC meeting held on 23rd July 2024 that the premises were finally sealed on July 3, 2024, the primary financial irregularity remains unresolved as the penalty amount is still outstanding. DAC pended the para till recovery and final action.

Audit recommends recovery.

2.34 Irregular Allotment of Residential Plots against Previously Compensated Land Awards

According to CDA Land Acquisition and Rehabilitation Policy 2007 (Land Sharing Basis), land will be acquired on land sharing basis, meaning a developed plot of one (01) kanal will be allotted to the effectee/land owner for every four (04) kanals of land acquired from him in the same sector.

Audit noted that the Land and Rehabilitation Directorate, CDA allotted fifteen (15) plots of 30x60 sizes (5 plots in I-14/4 and 10 plots in I-12/1 Islamabad) to the legal heirs of Mr. Bostan s/o Jaffar Khan during 2021-2022, whose land measuring 156 kanals and 6 marlas of Moza Shiekhpur was acquired by CDA in 1969 against the DC CDA's Award dated 30.01.1969. So, allotment of 15 plots in 2021/22, after lapse of 50 years of award/land acquired and without cancellation/returning of agricultural land in Jhang, indicates double allotment of plots.

Audit also observed that the Authority made a double allotment of 10 residential plots in Sector I-12/4 to the heirs of an affectee already compensated 60 years ago. The land in Moza Dheri Qilla (103 Kanals) was acquired in 1963, for which the original affectee, Aslam s/o Samandar, received 13 Acres and 7 Kanals of agricultural land in District Multan in 1965. Despite this full and final settlement, the Directorate irregularly issued 10 additional plots in 2021-22, valued at approximately Rs 150.00 million, without verifying the prior compensation history or ensuring the return of the Multan land.

Assistant Audit Officer (IT)
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The details are given below:

S. No.	Plot No.	Size	Total No. of plots	Sector	Approximate current market value @ Rs. 10 million each
1	Plot# 464,464,465, 466 & 467	30x60	05	I-14/4	50.000 million
2	Plot# 1275, 1261, 885, 884, 328, 314, 87, 84, 83 & 1276	30x60	10	I-12/1	100.000 million
3	Plot# 958,921, 949, 918, 963, 916, 920, 1088, 908 & 926	30x60	10	I-12/4	150.000 million
Total			25		300.000 million

The management replied that the matter is under investigation in FIA vide enquiry No. 35/2024.

Audit recommends that matter be pursued and findings be shared.

2.35 Unverified payment at site

Under the CDA Finance Wing Allocation Letter (2024-25) and standard procurement rules, project payments require endorsement by the Supervision Consultant and scrutiny by the Project Consultant. Payments are strictly contingent upon physical verification of executed work. Without consultant certification and physical evidence, payments are deemed unsubstantiated and fictitious.

Audit observed that the Deputy Director (Maintenance-III), CDA, made an unverified payment of Rs. 85.051 million to M/s Luxury Electrical & Construction Pvt. Ltd. for renovation works at Jinnah Convention Centre (JCC), constituting a breach of financial control and CDA directives. This irregular expenditure was substantiated by two critical failures: the payments (CV No. 33 and CV No. 34) were processed without obtaining the mandatory verification or endorsement from the Supervisory Consultant, and subsequent physical verification found no evidence of execution of the reported works at the site.

Irum Qamar
Assistant Audit Officer (IT)
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The management replied that the work was executed at site and completed in all respect for different venues of SCO Conference. Some portion of the SCO work could not be supervised by the consultant staff due to security reasons. However, CDA staff supervised these works and were verified by 3rd party consultants.

The matter was discussed in DAC meeting held on 10th February 2026 wherein the Committee directed the management that all relevant record as mentioned in the Audit para be produced to Audit.

Audit recommends that report of third-party consultant along with other record be shared with Audit.

3. Human Resource Management

3.1 Non-appointment of independent Project Director

Project governance requires strict adherence to the ECNEC Decision dated 18th February 2004. This directive mandates the appointment of an independent, full-time Project Director for any project costing Rs. 100 million and above, appointed through a transparent process. Failure to appoint mandatory independent oversight violates fundamental planning guidelines, compromises internal control, and subjects high-value projects to unmitigated risk.

Audit observed that Director, Sector Development (Division-II) CDA Islamabad awarded a work "Development of sector E-12, Islamabad (construction of road network, water supply & sanitary sewerage system of sub-Sector E-12/1) to M/s Kamran Kundi with agreement amount of for Rs 789.363 million against the TS Estimate cost of Rs.540.155 million. The CDA, did not appoint an independent, full-time Project Director for the Sector E-12 development project. The work, with an incurred expenditure of Rs. 1,035.242 million up to April 2025, is significantly above the Rs. 100 million ECNEC threshold. This non-compliance with mandatory Planning Commission guidelines resulted in the project lacking essential independent monitoring and supervision, subjecting the Authority to significant risks of quality compromise and financial mismanagement.

Irum Gul
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The management replied that consultant M/S ECSP has been pointed for this project by CDA Board in its meeting 6th meeting held on 28.03.2025. The reply was not tenable because the work started on 13.09.2022 and was to be completed up to one year period but due to lack of essential independent monitoring and supervision the scope of work was enhanced as well as not completed in time.

The matter was discussed in DAC meeting held on 24th December 2025 wherein the Committee directed the management to share progress reports, work schedule, minutes of 6th CDA Board meeting and notification/appointment letter of the consultant with Audit.

Audit recommends compliance of DAC directive.

3.2 Non-finalization of Departmental Inquiries

As per the ESTA Code (Sl-130), and Chapter 8 of the CDA Employees Service Regulations disciplinary proceedings must be conducted by competent Inquiry Officers within prescribed timelines, with daily progress tracking, uninterrupted hearings, and restrictions on leave or transfer

of the accused and witnesses, and the Inquiry Officer's performance is reflected in their Annual Confidential Report (ACR) to ensure accountability and timely penalization.

Audit observed that the ten departmental inquiries in Land & Rehabilitation Directorate were not finalized, some involving high-level misconduct, corruption, and the tampering of official records. Audit observed that despite the gravity of the charges including fake BUP reports in Sectors C-13/C-16, missing plot files in I-12 and Humak, and the physical destruction of noting portions, the Inquiry Officers have delayed proceedings indefinitely without cogent reasons. This delay allowed accused officials to continue their service without penalty.

The management replied that latest status of inquiries will be obtained from Director Discipline and will be shared with Audit.

Audit recommends early finalization of the inquiries.

Irum Gull
Assistant Audit Officer (IT)
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4. Procurement

4.1 Award of Work without Tendering

According to 42(f) of Public Procurement Rules, a procuring agency may engage in direct contracting with state owned entities such as professional, autonomous or semi-autonomous organizations or bodies of the Federal or Provincial Governments for the procurement of such works and services, including consultancy services, which are time sensitive and in the public interest. As per clause (iv) of 42 (f), the procuring agency shall devise a mechanism for determining price reasonability to ensure that the prices offered by the state-owned entities are reasonable for award of the contract.

Audit noted that the Director General Sanitation, CDA, awarded the Solid Waste Disposal contract and made payments amounting to Rs. 411.776 million during FY 2024-25 to M/s RWMC. The contract was awarded with agreement cost of Rs. 95.191 million at Losar Rawalpindi, which was started on 04.10.2022 and to be completed within six months, but was not completed in stipulated period, extended up to 31.03.2025.

Audit observed that:

i. The contract was awarded via direct contracting without assessing or documenting the reasonability of rates as required under rule 42(f) of Public Procurement Rules.
ii. Time sensitivity was also not fulfilled. The work was extended beyond the completion period for two years.

Irum Gull
Assistant Audit Officer (IT)
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The management replied that the matter was done on urgency basis and awarded to Government owned firm. The reply was not tenable because the time extension was given up to 30th June 2026 which negate the urgency and price reasonability was also not provided.

Audit recommends to justify and investigate the matter under intimation to audit.

4.2 Defective Design by Consultant Compromising the Project safety standards

Feasibility Study of the project "Resolving traffic congestion issues at crossing of 9th Avenue and Jinnah Avenue/Ibn-e-Sina Road" provides that geometric design of the project will be governed by prevalent standard codes for highways design. The parameters for geometric design of the project will be for design speed of 60 km/hour. The Consultant was contractually obligated under Clause 3.4 of the Agreement (Liability of the Consultant) to provide a design free from proven faults, or errors, adhering strictly to standard road geometry and safety protocols

required for transportation engineering projects. The Client (CDA) is entitled to recover losses or damages resulting from such design negligence, up to twice the total design remuneration.

Audit observed that the Road Directorate North awarded a consultancy contract to M/s NESPAK for the 9th Avenue/Jinnah Avenue project. Audit observed that the underpass loop design has a critically sharp turn (approx. 45 degrees) with a solid concrete wall constructed directly in front of it. The design is meant for 30 km/hour in violation of design speed of 60 km/hour stated in feasibility report. This design feature violates basic transportation engineering principles, creates a significant safety hazard for vehicular movement, and reflects gross negligence and professional misconduct on the part of the design consultant.

The management apprised in DAC meeting held on 8th January 2026 that the design consultant M/s NESPAK has provided a detailed clarification regarding the project design including geometry and associated safety measures. The DAC directed the management that the consultant's (M/s NESPAK) report, duly approved by the Chairman CDA, be shared with Audit.

Audit recommends compliance of DAC directives.

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Assistant Audit Officer (IT)
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4.3 Unjustified work due to non-provision of project drawing

Contract management requires strict adherence to General Condition of Contract Agreement Part-I, Clause 6.1. The Authority, via the Engineer, shall provide approved project drawings and detailed specifications to the contractor prior to the commencement of work. This documentation is a non-negotiable prerequisite to ensure execution is consistent with approved design standards and justified estimates.

Audit observed that the Deputy Director Mechanical-II awarded 10 contracts for the JCC refurbishment (HVAC, Fire detection system, internal electrification, UPS etc) and made partial payments totaling Rs. 568.729 million, yet did not provide the detailed project drawings to the contractors. This direct violation of Clause 6.1 renders the executed work and the corresponding expenditure unjustified and unauthenticated, as there is no verifiable standard against which to assess execution quality or adherence to estimates.

The management did not reply. Audit recommends that relevant record i.e. project drawing, work plan, test reports and signed agreements to be produced to audit.

4.4 Failure to Enforce Consultant Liability and Unauthorized Scope Enhancement

Contractual and financial accountability require strict adherence to Clause 3.4 of the Consultant Agreement. This clause imposes a mandatory liability on the consultant to compensate

the Client for losses resulting from proven faults, errors, or omissions in design/estimation. Furthermore, departmental rulings prohibit awarding new work as an additional scope enhancement under an existing contract to avoid circumventing open tendering rules.

Audit observed that contracts for construction of Model Prison at Islamabad were awarded for Rs 4,838.547 million. Various changes were made and cost enhanced to Rs 5,393.347 million. The Director Works, CDA, did not enforce contractual liability against M/s Sikandar Anjam (the consultant) despite the project scope for the Model Prison being irregularly enhanced by Rs. 554.80 million beyond the original contract. This increase was due to defective estimation and design errors made by the consultant. The Authority did not initiate mandatory penal action against the consultant and awarded the additional work through variation orders instead of fresh tender.

The management did not furnish the reply till finalization of the report. Audit recommends to investigate the matter and findings be shared with Audit.

4.5 Award of work on the basis of unauthentic estimated cost and without site possession

As per CPWD Code Para 6.09 and CDA Procedure Manual, a detailed, technically sanctioned estimate based on site surveys must be prepared before work commencement, and contracts must be awarded only after handing over physical possession of the site to prevent delays, cost overruns, and breaches of completion deadlines.

Audit observed that the Deputy Director, Sector Development Division-II, made irregularity by awarding the Sector C-15 development contracts totaling Rs. 1,587.049 million to M/s NLC. The contract was awarded without full site possession (only 21% area was handed over), and the estimated cost was unauthentic as it was prepared without conducting actual site surveys. This fundamental failure to adhere to codal requirements resulted in the work being delayed, achieving only 21% physical progress by June 2023, and missing the completion deadline by over a year.

The management replied that the partial possession was available to the contractor initially and locals/affectees interrupted the site and stopped work again and again. This caused delay in completion of work. Recently, after finalization of these issues, work is re-started by NLC and now all activities are in full swing.

The matter was discussed in DAC meeting held on 24th December 2025 wherein the Committee directed the management that the justification for the award of work without possession of land and record like request for EOT by the contractor, re-planning and re-designing as well as original design and latest progress reports be shared with Audit.

Audit recommends compliance of DAC directive.

4.6 Non-completion of contract obligations by the contractor

As per the Financial Proposal (Annex-A, Clause (l)) and Acceptance Letter, the contractor's price includes essential operational assets and services at no extra cost, and failure to provide them constitutes a breach, allowing recovery of their estimated value. Contract price was inclusive of tow truck, insurance for buses and passengers, and Generator-sets/solar system as per terms and conditions of the contract (clauses ix to xii).

Audit observed that the Mass Transit Bus Operations (MBO), CDA, allowed the contractor to default on core contractual obligations, resulting in an estimated loss of Rs. 65.00 million. The contractor did not provide essential items and services, specifically the tow truck, insurance for buses and passengers, and Generator sets/solar system, despite the cost of these items being in-built and paid for within the quoted contract rate. The department's claim that these items were provided was not supported by documentary evidence (e.g., insurance policies, delivery records).

The management replied that the contract does not contain any provision obligating the contractor to supply equipment, materials, tools, or machinery as allied services for the smooth operation and maintenance (O&M) of buses.

Audit recommends that rates were quoted on the basis of financial proposal and the same need to be adhered.

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4.7 Non-obtaining of final completion and taking over certificate from contractor for completed contract

Contract management requires strict adherence to Contract Clauses 8.1 and 8.2, mandating that the Engineer/Employer must issue a formal Certificate of Completion and Taking-Over Certificate after satisfactory completion of works. This documentation is a non-negotiable procedural safeguard required to authenticate work execution, transfer liability, and finalize project accounts.

Audit observed that the Directorate (Civil, E&M, Horticulture), Aiwan-e-Sadar, incurred Rs. 322.013 million across various maintenance contracts but did not obtain or produce the mandatory final Completion/Taking-Over Certificates for the works. The absence of this documentation violates Contract Clauses and makes it impossible to authenticate the satisfactory execution and transfer of works.

The management replied that final completion reports are being filed in allocation and expenditure proforma with each and every case.

Audit recommends that CDA ensures compliance of the contract provision and get the records i.e. handing/taking over certificate, completion certificate verified.

4.8 Payment for execution of work beyond the approved locations

Contract and Procurement Management requires that all work executed must strictly conform to the approved Detailed Estimate and the sanctioned project scope and location. As per Para 119 of CDA Procedure Manual (Part-III), payments for all work done are made on the basis of measurements recorded in the Measurement Book (Form-23) in accordance with general instructions given for recording detail measurements in Para 120 of the said Procedure Manual. The Measurement Books should, therefore, be considered as very important accounting record. All payments must be based on quantities measured and recorded for work performed within the authorized limits. Execution of work outside the approved location requires prior sanction and approval from the competent authority to validate the expenditure.

The Roads Directorate (North), CDA, made an unjustified payment of Rs. 341.00 million for work executed by the contractor on the F-10 roundabout. This location was outside the approved location and scope defined in the detailed estimates for the main project. Executing work beyond the approved limits without obtaining competent Authority approval constitutes a breach of contract management and codal provisions, leading to an unauthorized and unjustified charge against public funds.

Irum Gul
Assistant Audit Officer (CD)
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The management replied that in order to accommodate the redirected traffic volumes and avoid immediate congestion transfer, remodeling of F-10 Roundabout became unavoidable.

The matter was discussed in DAC meeting held on 8th January 2026 wherein the Committee directed that the revised PC-I and variation order duly approved by the competent authority be verified from Audit.

Audit recommends compliance of DAC directive.

4.9 Execution of additional work without open tender

As per Public Procurement Rules 2004 (Rules 8, 12(2), and 20), procurements above Rs. 2 million must use Open Competitive Bidding with national advertisement, and continuing services under an expired Rate Running Contract without fresh bidding violates procurement rules and undermines procurement integrity.

The Executive Director, Capital Hospital, CDA, allowed the irregular execution of work subsequent to the expiry of a contract, resulting in an unauthorized expenditure of Rs. 7.134 million without open tender. Audit observed that the contract for the Preventative Maintenance of the

Oxygen Generation Plant, originally awarded to M/s Malik Corporation and subsequently extended, which expired but was allowed to continue operating under the previously established terms up to June 2025-26. Furthermore, the Authority did not prepare a comprehensive performance report or formally certify the completed work.

The management replied that extension clause existed in the contract agreement. New tenders were invited for the contract. The reply was not acceptable because the tender documents were not produced to Audit.

Audit recommends the tender documents be provided along with the Work Completion Certificate and performance reports.

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5. Internal Audit

5.1 Internal Audit Function in CDA

Internal Audit Directorate of CDA was established in 2007 to help CDA management regrading risk management, control and governance through its recommendations in pursuance of provisions of CDA Ordinance 1960. CDA has framed an Audit Manual. The Wing is headed by Director General (Finance, Audit and Accounts) who reports to Member (Finance). The Internal Audit Directorate has a sanctioned strength of 17 officers.

Audit observed that the head of Internal Audit has a combined portfolio of finance, audit and accounts and reports to Member (Finance) instead of Chairman/Executive Board, which is against the principle of independence. Further, Audit Plans for the financial years 2023-24 and 2024-25 were not approved/provided to Audit. Follow-up of internal audit reports was also not shared with Audit to examine compliance status.

Audit recommends that Internal Audit Directorate should ensure preparation of comprehensive Audit Plan covering revenue and administrative matters in addition to development works besides follow-up.

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20 October 2026 03:02:01 PM

6. Conclusion

Overall Audit Analysis

The audit of the Capital Development Authority and Metropolitan Corporation Islamabad for the period under review highlights issues of weak governance and non-implementation of internal control. The entity did not adhere to fundamental statutory requirements, most notably the non-preparation of mandatory balance sheets and accounts as required by the CDA Ordinance 1960. Financial integrity was further compromised by the unapproved withdrawal of Endowment Funds for general expenditures, the non-establishment of mandatory Pension and Capital Development Authority Funds, and a lack of reconciliation between revenue receipts and treasury records. Lack of transparency, coupled with non-compliance with Public Procurement Rules and CDA's regulations indicates that the entity's operations are not in compliance with the established legal and regulatory criteria.

Non-implementation of CDA's regulations and Board's decisions taken from time-to-time resulted in unauthorized alterations to compensation instruments resulted in misappropriation of public funds in Land Directorate. A lapse in enforcing cancellation clauses against defaulting commercial and residential allottees led to revenue loss. Furthermore, the entity did not adhere to its regulations to mortgage saleable areas from private developers and initiating mega-projects without mandatory environmental or feasibility studies. Award of contracts in contravention to provisions of Public Procurement Rules resulted in unauthorized excess payments. The non-finalization of departmental inquiries by the Authority is high risk area as it weakens accountability system resulting into continuation of corrupt practices.

The report concludes into weaknesses in stated roles and responsibilities, financial management, and procurement processes in CDA and MCI.

Irum Gul
Assistant Audit Officer (IT)
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7. Recommendations

Preparation of Consolidated Financial Statements

CDA should ensure the preparation of the mandatory annual Balance Sheets and Financial Statements, as required by Section 44 of the CDA Ordinance 1960. This should include engaging independent Chartered Accountants for statutory certification to ensure a "true and fair view" of the Authority's solvency.

Creation of CDA Fund and Pension Fund

The Authority should ensure the creation of CDA Fund and Pension Fund in pursuance of CDA Ordinance, 1960.

Expedite Finalization of Departmental Inquiries

All pending departmental inquiries, especially those involving high-level misconduct and tampering of records, must be concluded within timelines under the regulations to deter the recurring corrupt practices.

Mandatory Monthly Reconciliation and Digital Cash Management

Mandatory monthly reconciliations with the bank and central treasury must be enforced to resolve large-scale discrepancies. A digital cash book system for ensuring integrity, transparency and real-time data capture should be ensured.

Modernization of Revenue Directorates

The Authority must conduct comprehensive, GIS-mapped surveys to identify and enroll all unregistered businesses.

Enforcement of Public Procurement Rules

The Authority must end the practice of single tender awards. All recurrent services (e.g., maintenance, janitorial) should be consolidated into Annual Procurement Plans and executed via framework agreements to achieve economies of scale and transparency.

Assistant Audit Officer (IT)
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Technical and Financial Validation of Contracts

No engineering work should commence without a valid Technical Sanction (TS) based on relevant approved designs and site surveys. Major projects must undergo Third-Party Validation (TPV) by reputed professional bodies to verify the justification of estimates and prevent over-estimation.

Securing Public Land from Private Schemes

The Planning Wing must enforce ICT Zoning Regulations 2023, ensuring that 20% saleable area is mortgaged and all public amenity land (roads, parks) is transferred to CDA within 45 days of LOP approval.

Enforcement Against Long-Term Defaulters

The Authority should initiate recovery proceedings in line with the laid down mechanism, including the sealing of premises or cancellation of allotments, against long-term commercial defaulters to reclaim billions in outstanding revenue.

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Assistant Audit Officer (IT)
20 October 2026 03:02:01 PM

Appendices

Appendix-I

Audit Objectives

The objective of Entity audit is to examine the activities of the Entity in a comprehensive manner covering its mandate, responsibilities, financial management, human resource management, procurement processes, operational processes, key performance indicators, digitization environment and to report audit findings in a holistic manner enabling the management and the Principal Accounting Officer and all relevant stakeholders have a clear picture of the Entity's performance.

Scope

This Entity audit report contains audit findings resulting from the audit of Capital Development Authority for the financial years 2023-24 and 2024-25. The report contains findings on different activities carried out by the CDA during the two financial years. The findings provide financial, compliance and performance audit perspective on the activities of the Entity.

Methodology

Desk audit was conducted to assess the systems, procedures, and control environment of the audited Entity. Permanent and Planning files were reviewed and updated to understand the Entity's institutional framework. Audit was conducted in accordance with International Standards of Supreme Audit Institutions (ISSAIs) and Financial Audit Manual issued by the Department of the Auditor-General of Pakistan. A structured methodology was adopted which included: updating business process knowledge with a focus on controls; identifying and prioritizing key controls based on risk; designing and executing audit programs; formulating operational and functional sphere-wise audit findings and practicable recommendations.

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Appendix-II

Ref to Para No. 1.20

List of Plots with missing Files

S. No.	Date	Diary No.	Plot No.
1.	27.07.2023	5573	107, I-11/2
2.	02.08.2023	5692	1708, I-11/2
3.	18.08.2023	5646	590, I-12/4
4.	18.08.2023	5948	589, I-12/4
5.	20.09.2023	6900	1124, I-16/2
6.	04.10.2023	7266	43, I-11/4
7.	18.01.2024	607	1544, I-11/2
8.	20.03.2024	2205	21, E-11
9.	03.04.2024	2992	04, Street No.62, F-7/4
10.	13.05.2024	3488	28, Street No.39, F-06/1
11.	24.05.2024	4090	337, I-11/1
12.	05.07.2024	5150	1322, I-14/4
13.	10.07.2024	5305	22, Street 18, F-7/2
14.	19.07.2024	5473	1533, I-14/4

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Appendix-III
Ref to Para No. 2.13

S. No.	Plot No.	Scheme	Category	Remarks
1.	67	Orchard Scheme Murree Road	Orchard	Encroached by effettees/ Depression 30 feet
2.	68	Orchard Scheme Murree Road	Orchard	Encroached by effettees
3.	68-A	Orchard Scheme Murree Road	Orchard	Encroached by effettees
4.	69	Orchard Scheme Murree Road	Orchard	Encroached by effettees
5.	69-A	Orchard Scheme Murree Road	Orchard	Encroached by effettees
6.	69-B	Orchard Scheme Murree Road	Orchard	Encroached by effettees
7.	69-C	Orchard Scheme Murree Road	Orchard	Encroached by effettees
8.	80	Orchard Scheme Murree Road	Orchard	Court case/illegal occupation Road available
9.	3	Tarlari (Extension)	Orchard/Vegetable	Full encroached by local abadi
10.	4	Tarlari (Extension)	Orchard/Vegetable	Full encroached by local abadi
11.	5	Tarlari (Extension)	Orchard/Vegetable	Full encroached by local abadi
12.	6	Tarlari (Extension)	Orchard/Vegetable	Full encroached by local abadi
13.	9	Tarlari (Extension)	Orchard/Vegetable	Full encroached by local abadi
14.	10	Tarlari (Extension)	Orchard/Vegetable	Full encroached by local abadi
15.	11	Tarlari (Extension)	Orchard/Vegetable	Full encroached by local abadi

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S. No.	Plot No.	Scheme	Category	Remarks
16.	12	Tarlari (Extension)	Orchard/Vegetable	Full encroached by local abadi
17.	13	Tarlari (Extension)	Orchard/Vegetable	Full encroached by local abadi
18.	14	Tarlari (Extension)	Orchard/Vegetable	Full encroached by local abadi
19.	15	Tarlari (Extension)	Orchard/Vegetable	Full encroached by local abadi
20.	16	Tarlari (Extension)	Orchard/Vegetable	Full encroached by local abadi
21.	17	Tarlari (Extension)	Orchard/Vegetable	Full encroached by local abadi
22.	18	Tarlari (Extension)	Orchard/Vegetable	Full encroached by local abadi
23.	19	Tarlari (Extension)	Orchard/Vegetable	Full encroached by local abadi
24.	21	Tarlari (Extension)	Orchard/Vegetable	Full encroached by local abadi
25.	23	Tarlari (Extension)	Orchard/Vegetable	Full encroached by local abadi
26.	24	Tarlari (Extension)	Orchard/Vegetable	Full encroached by local abadi
27.	25	Tarlari (Extension)	Orchard/Vegetable	Full encroached by local abadi
28.	26	Tarlari (Extension)	Orchard/Vegetable	Full encroached by local abadi
29.	27	Tarlari (Extension)	Orchard/Vegetable	Full encroached by local abadi
30.	28	Tarlari (Extension)	Orchard/Vegetable	Full encroached by local abadi
31.	29	Tarlari (Extension)	Orchard/Vegetable	Full encroached by local abadi
32.	30	Tarlari (Extension)	Orchard/Vegetable	Full encroached by local abadi
33.	31	Tarlari (Extension)	Orchard/Vegetable	Full encroached by local abadi
34.	32	Tarlari (Extension)	Orchard/Vegetable	Full encroached by local abadi

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S. No.	Plot No.	Scheme	Category	Remarks
35.	33	Tarlari (Extension)	Orchard/Vegetable	Full encroached by local abadi
36.	35	Tarlari (Extension)	Orchard/Vegetable	Full encroached by local abadi
37.	36	Tarlari (Extension)	Orchard/Vegetable	Full encroached by local abadi
38.	37	Tarlari (Extension)	Orchard/Vegetable	Full encroached by local abadi
39.	38	Tarlari (Extension)	Orchard/Vegetable	Full encroached by local abadi
40.	42	Tarlari (Extension)	Orchard/Vegetable	Full encroached by local abadi
41.	43	Tarlari (Extension)	Orchard/Vegetable	Full encroached by local abadi

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Appendix-IV
Ref to Para No. 2.20

Excess payment

(Rs. In Million)

S. No	Name of affectees	No. of cheques	Land	Actual claim to be paid	Amount paid	Excess amount
1	Malik Noman Noon s/o Sultan Mehmood	18	21 Kanal & 14 Marla	18.026	168.247	150.115
2	Malik Asif Noon s/o Sultan Mehmood	10	21 Kanal & 14 Marla	18.026	60.083	41.951
3	Ali Nawaz s/o Rabnawaz Noon	32	71 Kanal & 11 Marla	9.390	120.70	61.280
Total				**95.443**	**349.03**	**253.347**

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Unauthorized allotment of plots

(Rs. In Million)

S. No.	Plot No.	Size	Total No. of plots	Sector	Approximate current market value (Rs) @ Rs. 8.00 million each.
1	Plot # 1226-B, 1226-C-C, 1871-B-C, 1871-C-C, 1931-EC, 1931-FC Sector I-12/3	35x50	06	I-12/3	48.000
2	Plot# 686-A, 686-B, 538-G, 538-H, 700-F & 700-G Sector I-12/4	35x50	06	I-12/4	48.000
Total					**96.000**

Ineligible affectees

(Rs. In Million)

S. No.	Name of payee	No. of cheques	Amount paid
1	Asfandyar	05	65.094
2	Muhammad Hafeez	03	8.589
3	Rameez Hussain	02	19.410
4	Muhammad Babar & Nawaz Ahmed	04	30.604
Total		**14**	**123.699**

Ineligible affectees

(Rs. In Million)

S. No.	Name of payee	Cheque No & date	Amount paid
1	Muhammad Hafeez	313198 dated 06.07.2022	12.450
2	Shakoor Ahmed & Muhammad Yonus	313199 dated 06.07.2022	12.450
Total			**24.900**

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Ineligible affectees

(Rs. In Million)

S. No.	Non-Affectee	Area	Double Amount Paid
1	Saad Masood S/o Masood Akhtar	H-16 & H-17	133.78
2	45 Land Affectees (No Record in Aquittance Roll	H-16 & H-17	166.676
Total			**300.456**

Ineligible affaectees

(Rs. In Million)

S. No.	Non-Affectees	Area	Amount Paid
1.	Unauthorized Persons	H-16 & H-17	173.084
2.	Non-Affectees Individuals	H-16 & H-17	95.692

S. No.	Non-Affectees	Area	Amount Paid
3.	No Record in Qabzul Wasool	H-16 & H-17	241.581
Total			**510.357**

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