

3RDCDA BOARD MEETING FOR THE YEAR-2023 HELD ON 20-02-2023 at 03:00 P.M**AGENDA ITEMS**

S.No	Items	Presenter
1.	Acceptance / Rejection of Bids- Auction of Commercial & Residential Plots held from 24 th to 26 th January, 2023.	FA/Member
2.	Irregular Allotment of Land to Aeromodel Flying Club and Loss due to not realization of Rent from the Occupants – Rs. 99.379 Million.	Member Envt.
3.	Establishment of ecological of nursery at old Zoo area Islamabad by IWMB	Member Envt.
4.	Procurement, Operation and maintenance of Feeder Buses for integrated Bus Operations in Islamabad from State Owned Entity on G2G Basis under Rule 42 (F) of PPRA.	Member Engg.
5.	(i) Engagement of Consultant for Bus Terminal I-11, Islamabad. (ii) Hiring of Consultancy Services for feasibility study and detailed engineering design through procurement process under 42(f) of PPRA rule 2004 for expansion of Srinagar Highway from 7 th Avenue to Murree Road & traffic Management solution for Serena Intersection, Islamabad	Member Engg.
6.	In compliance of Honrable Islamabad High Court Islamabad directions in Writ Petition No.3426/2019 title Muhammad IqbalVs CDA vide Order dated 06.12.2022 & 14.02.2023	Member Estate
7.	Auction Phase-II 2023:- Approval of commercial and residential plots for auctions (resident and overseas Pakistanis)	Member Estate
8.	Rehabilitation matters and pending Award matters	Member Estate
9.	PTDC- Change of landuse& title	Member Estate / Member (P&D)
10.	Allocation of Land to Virtual University.	Member (P&D)
11.	Diplomatic Enclave Master Plan regarding landscape and improvement of allied facilities.	Member (P&D)
12.	Alignment of Garden Avenue- culminations at Murree Road	Member (P&D)
13.	Engagement of Law Firm Namely M/s Ansari Law Associates (ALA) on the Panel of CDA	Member Admin.
14.	Establishment of Vigilance Unit (VU) in CDA.	Member Admin.
15.	Re-designation/ Transfer of Posts	Member Admin.
Non Agenda Item		
NA-I	Invitation of bids from state owned consultant organizations under rule 42 (f) of PPRA for detailed design, estimation, eia, bidding documents and resident construction supervision for the project of extension of Margalla Avenue from N-5 to M-1 Islamabad	Member Engg.
NA-II	Consultancy services for planning, detailed design & construction supervision for “Integrated Public Transport Network In Islamabad”.	Member Engg.
NA-III	Creation of the post of Member Resource in CDA	Member Finance.
NA-IV	Disconnection of collection of entry fees and parking fee in Mega Parks of Islamabad and Outsourcing of different completed facilities in Mega Parks.	Member Envt:
NA-V	Hiring of consultancy services for supervision of Parking Plaza in Islamabad.	Member Engg.
NA.VI	Launching of Nilore Residence Overseas Enclave (Phase-1) Scheme for Overseas Pakistanis in line with Section 12 read with Section 13 of the CDA Ordinance 1960	Member Estate
NA.VII	Other Issues Discussed	Member Eng / M. Estate
NA.VIII	Extension in Contract Period of Employees recruited under “Establishment of Medical & Cardiac Care Unit in Additional Block of Capital Hospital, Islamabad.	Member Admin.



Capital Development Authority
(Secretary CDA Board Office)

CONFIDENTIAL

No. CDA-1409/BM-SCB/2023/

Islamabad, February 20, 2023.

Subject: MINUTES OF 3RD CDA BOARD MEETING FOR THE YEAR 2023.

The 3rd CDA Board meeting for the year 2023 was held on **February 20, 2023 (Monday)** at **03:00 P.M.**, in the Conference Room of Executive Block, CDA Headquarter, Islamabad under the Chairmanship of Chairman, CDA.

2. Following attended the meeting:

- | | | |
|-----|--|----------------------|
| 1. | Captain (R) Noor-ul-Amin Mengal
Chairman, CDA and
Chief Commissioner ICT | (In Chair) |
| 2. | Syed Mazhar Hussain,
FA/Member ,CDA | Executive Member |
| 3. | Sayed Munawer Shah
Member (Engineering.), CDA | Executive Member |
| 4. | Mr. Amir Abbas Khan,
Member (Administration), CDA | Executive Member |
| 5. | Mr. Waseem Hayat Bajwa,
Member (P&D), CDA | Executive Member |
| 6. | Mr. Waqas Hanif,
Member Environment, CDA | Executive Member |
| 7. | Mr. Muhammad Afnan Alam
Member (Estate) | Executive Member |
| 8. | Mr. Nayyar Ali Dada | Non-Executive Member |
| 9. | Professor Dr. Muhammad Ali
(TI), (SI) | Non-Executive Member |
| 10. | Professor Iftikhar Husain Arif | Non-Executive Member |
| 11. | Syed Safdar Ali, | Secretary CDA Board. |

2. The Chairman, CDA also attended the meeting in capacity of the Chief Commissioner, ICT, Representative of Commissioner Rawalpindi Ex-officio Member attend the meeting. Mr. Nayyar Ali Dada and Professor Dr. Muhammad Ali (TI) (SI), Non-Executive Members attended the meeting online.

3. In addition to the above, DG (Law), DDG (IPTW), Legal Advisor & CDA Counsel and Member (IWMB) attended the relevant agenda item of the meeting.

4. Meeting commenced with the recitation of "Holy Quran" by Captain (R) Noor-ul-Amin Mengal, Chairman, CDA and Chief Commissioner ICT. Thereafter agenda items were taken up for discussion and following decisions were made:-

3.1 ACCEPTANCE / REJECTION OF BIDS AUCTION OF COMMERCIAL & RESIDENTIAL PLOTS HELD FROM 24TH TO 26TH JANUARY, 2023.
11643/1409/BM/'23
20-02-'23/3rd

DECISION

The summary was presented by the Member (Finance), CDA. The Board was apprised that higher participation of investors and General Public was observed in this auction, who offered bids in an open, fair and transparent competition. The Chairman appreciated the efforts of auction committee to supervise the auction in transparent manner. During discussion, it was apprised to the Board that pursuant to the CDA Board decisions dated 03-06-2011 and 19-11-2020, Finance Wing compiled & calculated the auction results, in accordance with the previous sale price of plots updated on GPI, wherever applicable.

During the discussion, Member (Admin) stressed upon the application of criteria/formula for calculation of reserve price of plots in letter and spirit and asked as to whether due diligence has been ensured in this regard by the concerned? In response, the chairman & members of auction committee in presence assured to the Board that requisite criteria has been duly followed and due diligence has also been observed in determination of reserve price(s) of auctioned plots which have been rechecked as well. On such assurance, after due deliberations, on the basis of all the information and input in the Summary placed before the Board, the Board decided to accept the 42 bids of commercial & residential plots valuing 40.955 (billion), indicated at serial No. 01 to 42 in Para No. 05 of the summary.

The board further decided to constitute an oversight committee, being permanent feature for future Auction. The Oversight Committee will comprise of the following officers Member Finance, Member Estate and Member Planning. The committee will scrutinize each property / plot and will also observe the development works deficiencies & other pre-requisite constraint for auctions. The committee will ensure that task entrusted to focal persons from each wing (i.e D.G Works, D.G E&M, D.G Environment, DG (Civic Management) and Deputy DG (Enforcement) have been completed within given time frame.

Action By: Member (Finance)

3.2 IRREGULAR ALLOTMENT OF LAND TO AEROMODEL FLYING CLUB AND LOSS DUE TO NOT REALIZATION OF RENT FROM THE OCCUPANT – RS.99.379 MILLION.
11666/1409/BM/'23
20-02-'23/3rd

DECISION

The summary was presented by the Member (Environment), CDA. It was brought to the notice of the Board that DAC had directed the CDA management to take up the matter in upcoming CDA Board meeting with justification (if any) and complete history of the allotment. DAC further directed that decision of the Board be shared with Ministry/Audit within one month. Brief history was apprised to the board that in compliance to the directions received from the President House, CDA allocated a space to Islamabad Aero Modelling club during the year, 2005. This facility was allowed without any charges on account of land / space use. Later on, CDA issued No Objection Certificate for Flying of Toy Planes in 2008 and allocated subject space on permanent basis with the condition that no permanent structure will be erected for this activity. Member (Admin) was of the view that Aero Modelling activity is an expensive hobby carried out by limited numbers of people/elite/club members, hence, there is no harm in charging space utilization charges / ground rent from the club. Moreover, being a DAC matter, legal opinion on permissibility of free of cost allocation of land may be obtained.

After due deliberation and information / input of the summary, the Board observed that there is a dearth of free of cost sport facilities in the city which are needed to be promoted for a healthy environment. Any such random activity in the club particularly by general

public should be treated as free outdoor sports facility / activity. The Board then decided the following:-

- a) General Public be encouraged for Aero Modelling activity or sport, particularly their free of cost participation be ensured.
- b) Management of Islamabad Aero Modelling club will ensure free access to the facility for general public with requisite wherewithal.
- c) An officer of CDA will be part of Management of Islamabad Aero Modelling club to be nominated by Chairman, CDA.
- d) Planning Wing may incorporate the subject land in the layout plan of F-9 Park subject to fulfillment of all codal formalities.

Action By: Member (Environment)

3.3 ESTABLISHMENT OF ECOLOGICAL NURSERY AT OLD ZOO AREA ISLAMABAD BY IWMB./ESTABLISHMENT OF ECOLOGICAL PLANT-NURSERY FOR THE ECOLOGICAL RESTORATION OF THE WESTERN FLANK OF MARGALLA HILLS NATIONAL PARK (MHNP), ISLAMABAD- IWMB REQUEST FOR RELEASE OF RS. 3.8 MILLION, FOR EXECUTION OF PROJECT, BY CDA

11667/1409/BM/'23
20-02-'23/3rd

DECISION

The summary was presented by the Member (Environment), CDA. After due deliberation and information / input of the summary, the Board principally approved the establishment of ecological plant-nursery for the ecological restoration of the western flank of Margalla Hills National Park (MHNP), Islamabad, in collaboration with IWMB as joint venture after fulfillment of codal formalities. Board further decided that IWMB will submit cost estimation and PC-II of the project to CDA on G to G basis.

Action By: Member (Environment)

3.4 PROCUREMENT, OPERATION AND MAINTENANCE OF FEEDER ROUTE BUSES FOR INTEGRATED BUS OPERATIONS IN ISLAMABAD FROM STATE OWNED ENTITY ON G2G BASIS UNDER RULE 42 (F) OF PPRA RULES.

11668/1409/BM/'23
20-02-'23/3rd

DECISION

The summary was presented by the Member Engineering, CDA. After due deliberation and information / input of the summary, the Board decided the following:-

- Approval to award the work "**Procurement, Operation and Maintenance of Feeder Route Buses for Integrated Bus Operations in Islamabad**" to M/s TIP (being the only Government entity operating public transport buses in Pakistan) on G2G basis being urgent and time constraint project, in accordance with the terms and condition contained at Para. No. 9(ii), (iii), (iv), (v) and (vi) of the proposal to be
- The subject work will be enforced / implemented within 90 days.
- The Board further approved to execute the project in phases in accordance with the terms listed at Para no. 9 (vii) and (viii) of the proposal.
- There will be two bus services tracks on each route one is rapid with lessor stations and second will be routine service with normal stations.

Action By: Member (Engineering)

3.5 (i) HIRING OF CONSULTANCY SERVICES FOR FEASIBILITY STUDY AND DETAILED ENGINEERING DESIGN THROUGH PROCUREMENT PROCESS UNDER RULE 42 (F) OF PPRA RULES 2004, FOR CONSTRUCTION OF NATIONAL BUS DEPOT I-11 ISLAMABAD

11669/1409/BM/'23
20-02-'23/3rd

DECISION

The summary was presented by the Member Engineering, CDA. After due deliberation and information / input of the summary, the Board approved the proposal regarding

hiring of the consultancy services for Feasibility study and Detailed Engineering Design for the subject projects through the consultancy firms mentioned at **Para (4)** of the summary, under the provisions of rule **42(f)** of PPRA rules 2004 on G2G basis.

Action By: Member (Engineering)

- 3.5 (ii) HIRING OF CONSULTANCY SERVICES FOR FEASIBILITY STUDY AND DETAILED ENGINEERING DESIGN THROUGH PROCUREMENT PROCESS UNDER RULE 42 (f) OF PPRA RULES 2004, FOREXPANSION OF SRINAGAR HIGHWAY FROM 7TH AVENUE INTERCHANGE TO MURREE ROAD & TRAFFIC MANAGEMENT SOLUTION FOR SERENA INTERSECTION, ISLAMABAD**

11670/1409/BM/'23
20-02-'23/3rd

DECISION

The summary was presented by the Member Engineering, CDA. After due deliberation and information / input of the summary, the Board decided that tender on the subject projects shall be invited on EPC mode from Government entities, under the provisions of rule **42(f)** of PPRA rules 2004 on G2G basis.

Action By: Member (Engineering)

- 3.6 IN COMPLIANCE OF HONORABLE ISLAMABAD HIGH COURT ISLAMABAD DIRECTIONS IN WRIT PETITION NO.3426/2019 TITLE MUHAMMAD IQBAL VS CDA VIDE ORDER DATED 06.12.2022 AND 14.02.2023. / W.P. NO.3426/2019 MUHAMMAD IQBAL VERSUS C.D.A. AND OTHERS, CLUBBED PETITIONS: WP NO.316/2016, WP NO.112/2006, WP NO.2655/2016, WP NO.112/2006: HONOURABLE HIGH ISLAMABAD HIGH COURT DIRECTIONS TO THE FEDERAL GOVERNMENT TO CONSIDER THE ADVERSE EFFECT OF REGULATION 5 OF THE ISLAMABAD LAND DISPOSAL REGULATIONS 2005 AND POLICY FOR ALLOTMENT OF PLOTS TO THE CDA EMPLOYEES**

11671/1409/BM/'23
20-02-'23/3rd

DECISION:

After due deliberation and on the basis of information / input of the summary, the Board decided the as under:-

- i. Memorandum of Settlement of 1987 between CDA Management and the Collective bargaining Agent (CBA) representing CDA employees to provide plots to CDA employees, including officers, is binding on the Authority.
- ii. All above in view, the draft Policy framework along with the statistical framework for the allotment of CDA Employees is approved, subject to placement of the subject policy framework along with the CDA Board decision for the consideration of the Federal Government in line with the Honorable Islamabad High Court Directions.

Action By: Member (Estate)

- 3.7 AUCTION PHASE-II 2023:-PHASE -II AUCTION 2023: PRINCIPAL APPROVAL FOR AUCTION OF COMMERCIAL PLOTS +HOSTEL PLOTS + FRUIT AND VEGETABLE SHOPS IN DIFFERENT SECTORAL AREAS / ADMINISTRATIVE ACTIONS TO BE TAKEN FOR CONVENING**

11672/1409/BM/'23
20-02-'23/3rd

DECISION:

- a. After due deliberation, input of the summary, the board granted the principal approval for auctioning the following properties in Phase-2 of the Auction 2023.
 - i. **Markaz**

S. No.	Plot No.	Sector	Size (Sq. Yds)	Category
1.	1-C	I-14 Markaz	533.33	Commercial
2.	19	D-12 Markaz	711.11	Commercial
3.	19-A	D-12 Markaz	711.11	Commercial
4.	12	G-10 Markaz	133.33	Commercial
5.	12-A	G-10 Makraz	133.33	Commercial
6.	53-G	I-8 Markaz	666.66	Commercial
7.	28	G-11 Markaz	Site survey required	Commercial
8.	13-X	F-7 Markaz	700.00	Commercial
9.	24	F-11 Markaz	Site survey required	Commercial
10.	32	F-11 Markaz	Site survey required	Commercial
11.	32-A	F-11 Markaz	Site survey required	Commercial
12.	33-B	F-11 Markaz	750.00	Commercial

ii. E-11 Northern Strip

S. No.	Plot No.	Size (Sq. Yds)	Category
1.	N-1	1067	Commercial
2.	Block -A	2444	Commercial
3.	Block-C	2444	Commercial
4.	S-3	667	Commercial
5.	S-2	667	Commercial
6.	S-20	978	Commercial
7.	S-21	978	Commercial

iii. Park Enclave Commercial

S. No	Plot No.	Sector/Scheme	Size (Sq. Yds)	Floor Area Ratio (FAR)
1.	7	Park Enclave, Phase-II Park Road	1155.55	1:5
2.	8	Park Enclave, Phase-II Park Road	1155.55	1:5

iv. Petrol Pumps

S. No	Plot No.	Sector / Scheme	Size (Sq. Yds)	Category	Floor Area Ratio (FAR)
1.	20	I-14 Markaz	2222.22	Filling Station/ Petrol Pump	Ground +1
2.	1	I-16	2222.22	Filling Station/ Petrol Pump	Ground +1
4.	Petrol Pump	G-9/2	1588.88	Filling Station/ Petrol Pump	Ground +1

v. Class-III Shopping Center

S. No.	Plot No.	Sector/Scheme	Size (Sq. Yds)	Floor Area Ratio
1.	8-D	Bazar No. 11, G-11/3	133.33	1:3

				LG+G+01
2.	3-C	Bazar No. 3, I-11/2	133.33	1:3 LG+G+01
3.	2-B	Bazar No. 3, D-12/3	133.33	1:3 LG+G+01
4.	14	Bazar No. 4, D-12/4	133.33	1:3 LG+G+01
5.	3-E	SC No. 10, I-14/	133.33	1:3 LG+G+01
6.	8	SC No. 4, G-10/3	30x40	1:3 LG+G+01

vi. E-11 /F-11 Blue Area Canopy side

S. No.	Plot No.	Sector/Scheme	Size (Sq. Yds)
1.	1	E-11 /F-11 Blue Area Canopy side	2520(Commercial)
2.	2	E-11 /F-11 Blue Area Canopy side	2520(Commercial)

vii. Agro-Farms

S. No.	Plot No.	Sector/Scheme	Size (Sq. Yds)
1.	7	P&V Tarlai Extension	2.5 Acres
2.	19	P&V Tarlai Extension	2.5 Acres

b. The Board approved the following for the **Phase-3 of the Auction 2023** :

i. Hostel sites

S. No.	Plot No.	Sector/Scheme	Size (Sq. Yds)
1.	Male Hostel	G-6 Markaz	1666.66
2.	Bachelor Hostel	G-7/3	1111.11
3.	Working Women Hostel	G-9/4	2222.22
4.	Working Women Hostel	G-8/2	2222.22

ii. F & V Shops

S. No.	Sector	Area of Site	Number of Shop site
1.	G-11/4, Bazaar No. 13	10 x 15	6
2.	I-10 Markaz	10 x 15	6

iii. **Approval of funds for the Auction:** The Board also approved the 20 million estimated budget for preparing the brochure, marketing campaign and other avenues on a single tender basis. A detailed breakdown of the estimated expenditure will be shared with Finance for funds allocation. The Board also directed completing the necessary rules, regulations and codal formalities to expand the allocated funds.

iv. **Approval of the Auction Committee:** Board, as per Clause 14 of the Islamabad Land Disposal Regulations, 2005, approved the Auction Committee, whose composition is as follows:

- i. FA/ Member, CDA. (Chairman Auction Committee)

- ii. Member (Estate), CDA (Member)

- | | |
|---------------------------------------|------------------------|
| iii. Member (Planning & Design) | (Member) |
| iv. DG (Law), CDA. | (Member) |
| v. Director, Estate Management-II | (Secretary / Convener) |
| vi. DFA-II (Finance Wing), CDA | (Member) |
| vii. Director (Public Relations), CDA | (Member) |
| viii. Director (Urban Planning), CDA | (Member) |
| ix. Director (Regional Planning), CDA | (Member) |
| x. Dy. Director (Finance Wing), CDA | (Member) |
- v. The Board also directed that the proceedings of the Auction will be live recorded for record purposes. The Directorate of Security will maintain the live recording of the auction.
- vi. **Development of Brochure and terms and conditions of the auction:** The Board asked Member Estate to develop the auction brochure and develop with the terms and conditions of the auction in line with the previous auction wherein necessary changes be ensured to create citizen-friendly terms and conditions (in line with the Authority's existing rules, regulations and Codal formalities). The Draft Brochure, terms and conditions and the proposed dates are presented to the Board for approval.
- vii. **Floor Area Ratio and Building Regulations:** The Floor Area Ratio (FAR) will be issued/confirmed by Planning Wing in line with Building Control Regulations 2020 and allied Codal formalities.
- viii. **Determination of reserve price of plots and monitoring by Oversight Committee:** Board directed F.A/M to ensure proper calculation of reserve price of plots and its authentication by the Oversight Committee as constituted earlier by the Board in this regard.

Action By: Member (Estate)

3.8 REHABILITATION MATTERS AND PENDING AWARD MATTERS.

DECISION

The subject Item has been withdrawn by the Member concerned

Action By: Member (Estate)

3.9 PTDC CHANGE OF LANDUSE & TITLE

11673/1409/BM/23
20-02-'23/3rd

DECISION

A presentation was made by the Member (P&D), CDA. It was apprised to the board that the PTDC has requested to allow conversion of the "INSTITUTIONAL PLOT No. 13-A measuring 7544.44 sqyd, situated in front of D-Chowk, Cabinet Block in Public Building area of Sector F-5/1 into a TOURISM COMPLEX CUM HOTEL. The subject request of PTDC was considered and it was observed that neither the same is maintainable under the provisions of ILDR-2005 nor any such kind of land use change or title change is permissible as per Terms & Conditions of allotment letter to PTDC. Member (P & D) suggested a way forward that the instant matter may be referred to Federal Cabinet for consideration / decision on the request of PTDC for conversion of institutional plot into tourism complex cum hotel. However, Member (Administration) was of the view that if needed PTDC may take up the matter with the Federal Government instead of CDA since the request is not covered under prevailing rules / regulations etc.

After due deliberation, the Board directed that the Planning Wing will refer the instant matter to Federal Cabinet / Government for consideration & approval, subject to the applicability of CDA rules & regulations i.e. Land use charges, conversion charges, which

have to be paid by PTDC, in accordance with the prescribed building bye-laws, ICT BCR 2020.

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

3.10 ALLOCATION OF LAND TO VIRTUAL UNIVERSITY / REQUEST FOR ALLOTMENT OF LAND FOR ESTABLISHING PRINCIPAL SEAT OF THE VIRTUAL UNIVERSITY OF PAKISTAN AT ISLAMABAD.

11674/1409/BM/'23
20-02-'23/3rd

DECISION

The summary was presented by Member (P&D). After due deliberation and on the basis of information / inputs of the summary, the board approved the proposal contained at Para 3 and 4 of the summary regarding allocation of land measuring 05 acres for establishing principal seat of the Virtual University of Pakistan at Islamabad and the Board further directed that

- a) Planning Wing may incorporate the subject land in the layout plan.
- b) Estate Wing may dispose of the subject land as per laid down regulations /procedures and fulfillment of all codal formalities as per provisions of ILDR2005/ Policy of CDA.
- c) Directorate of Building Control (South) may approve Building Plans, as per regulations.
- d) Necessary approval of competent forum shall be mandatory.
- e) Finance Wing may determine the cost of land in the first instance.

Action By: Member (P&D)

3.11 DIPLOMATIC ENCLAVE MASTER PLAN REGARDING LANDSCAPE AND IMPROVEMENT OF ALLIED FACILITIES.

The subject Item / summary has been withdrawn by the Member concerned

Action By: Member (P&D)

3.12 ALIGNMENT OF GARDEN AVENUE CULMINATION AT MURREE ROAD.

11675/1409/BM/'23
20-02-'23/3rd

DECISION

The summary was presented by the Member (P&D), CDA. After due deliberation and on the basis of information and input of the summary, the board in principle approved the expansion of Garden Avenue from 7th Avenue to Muree Road, as provided vide para-7(ii) of the summary. However, it will be ensured that no violation of Master Plan is committed while planning and executing the proposed alignment in the interest of the Authority.

Action By: Member (P&D)

3.13 ENGAGEMENT OF LAW FIRM NAMEDLY M/S ANSARI LAW ASSOCIATE (ALA) ON THE PENAL OF CDA

11676/1409/BM/'23
20-02-'23/3rd

DECISION

The summary was presented by the DG (Law), CDA. After due deliberation and on the basis of information and input of the summary, the board approved the proposal made at Para 4 of the summary with the amendment in TORs of such firms to the extent that 50% of the professional fee shall be paid in advance and remaining 50% on conclusion of the case.

Action By: D.G (Law)

3.14 ESTABLISHMENT OF VIGILANCE UNIT (VU) IN CDA

11677/1409/BM/'23
20-02-'23/3rd

DECISION

The summary was presented by the DG (HR), CDA. After due deliberation and on the basis of information and input of the summary, the board approved the proposal made at Para 4 of the summary,

Action By: D.G (HR)

3.15 RE-DESIGNATION / TRANSFER OF POSTS

11678/1409/BM/'23
20-02-'23/3rd

DECISION

The summary was presented by the DG (HR), CDA. It was brought to the notice of Board that upon the directions of Chairman, CDA two posts of BS-19 have been transferred and re-designated as Deputy Director General (Building Control) and Director Discipline, respectively in exigency of service as well as in the interest of authority's work, whereas, the power to transfer and re-designate post rest with CDA Board. Therefore, the matter for seeking confirmation / ex-post facto approval of the Board, the same has been placed before CDA Board. On deliberation, it transpired that the post of Dy: Director General (Architect) (BS-19) and Director Architecture (Urban Design) (BS-19) are cadre post of Planning's Wing and technical in nature. Moreover, shifting of such posts shall adversely affect the promotion prospects of eligible / to be eligible officers of Planning Wing/cadre. Hence, instead of redesignation of such posts, it would be appropriate to create aforementioned two posts viz. DDG (BC) & Director (Discipline) in the interest of the Authority.

After deliberation in detail and on the basis of information and input of the summary, the board approved creation of the post of DDG (BC) (BS-19) and Director Discipline (BS-19) in Executive cadre, subject to fulfillment of all codal formalities and issuance of requisite notifications as well as preparation of appointment criteria for the said posts for approval of the Board.

Action By: D.G (HR)

NA-I INVITATION OF BIDS FROM STATE OWNED CONSULTANT ORGANIZATIONS UNDER RULE 42 (F) OF PPRA FOR DETAILED DESIGN, ESTIMATION, EIA, BIDDING DOCUMENTS AND RESIDENT CONSTRUCTION SUPERVISION FOR THE PROJECT OF EXTENSION OF MARGALLA AVENUE FROM N-5 TO M-1 ISLAMABAD

11679/1409/BM/'23
20-02-'23/3rd

DECISION

The summary was presented by the Member (Engineering), CDA. After due deliberation and information / input of the summary, the Board decided to engage the consultant for the subject project, under PPRA rule 42(f), on G to G basis.

Action By: Member (Engineering)

NA-II CONSULTANCY SERVICES FOR PLANNING, DETAILED DESIGN & CONSTRUCTION SUPERVISION FOR "INTEGRATED PUBLIC TRANSPORT NETWORK IN ISLAMABAD".

11680/1409/BM/'23
20-02-'23/3rd

DECISION

The summary was presented by the DDG (IMBS) and Member Engineering, CDA. After due deliberation and information / input of the summary, the Board approved the

proposal contained at Para 9 of the summary, regarding hiring of the consultancy services of M/s Engineering Consultancy Services Punjab (Pvt) Ltd for Planning, Detailed Design & Construction Supervision, with financial bid price of Rs. 118,313,816/- to the subject project “**Integrated Public Transport Network in Islamabad**”.

**Action By: Member (Engineering)
Member (P&D)
DDG(IPTW)**

NA-III CREATION OF THE POST OF MEMBER RESOURCE IN CDA.

11681/1409/BM/'23
20-02-'23/3rd

DECISION

The summary was presented by the DG (HR), CDA. After due deliberation and information / input of the summary, the Board observed that in pursuance to the CDA Ordinance-1960, appointment of CDA Board Member is the prerogative of the Federal Government and creation of post of CDA Board Member also rests with the Federal Government. Board further recommended the creation of post of Member Resource subject to fulfillment of all rules, procedures and approval of the Federal Government.

Action By: DG(HR)

NA-IV DISCONNECTION OF COLLECTION OF ENTRY FEES AND PARKING FEE IN MEGA PARKS OF ISLAMABAD AND OUTSOURCING OF DIFFERENT COMPLETED FACILITIES IN MEGA PARKS.

11682/1409/BM/'23
20-02-'23/3rd

DECISION

The summary was presented by the Member (Environment), CDA. It was apprised to the Board that CDA has been collecting entry fee from visitors at mega parks, including Lake View and Japanese Parks. Board realized that there should be free entry for public in parks of Islamabad, there will be no more entry fee, and entry in all parks should be free. After due deliberation and information / input of the summary, the Board decided to end the entry tickets to Public Parks for the convenience of General Public and visitors. Moreover, the Board decided to outsource different facilities mentioned at Para 3 of the summary either on lease or license basis through open, whichever is permissible under the law, through transparent and competitive bidding process, as per PPRA rules. Board further directed that in case of lease, the lease period would be 33 years, which is extendable for another terms on mutual consent of the both parties.

Action By: Member (Environment)

NA-V HIRING OF CONSULTANCY SERVICES FOR SUPERVISION OF PARKING PLAZAS IN ISLAMABAD.

11683/1409/BM/'23
20-02-'23/3rd

DECISION

The summary was presented by the Member Engineering, CDA. After due deliberation and information / input of the summary, the Board approved the proposal regarding hiring of the consultancy services for Construction Supervision of Parking Plazas amounting to Rs 68.04 (M), in accordance with the PPRA rules, 2004.

Action By: Member (Engineering)

NA-VI LAUNCHING OF NILORE RESIDENCE OVERSEAS ENCLAVE (PHASE-1) SCHEME FOR OVERSEAS PAKISTANIS IN LINE WITH SECTION 12 READ WITH SECTION 13 OF THE CDA ORDINANCE 1960

11684/1409/BM//23
20-02-'23/3rd

DECISION:

The summary was presented by the Member Estate, CDA. The Board discussed the scheme for residential apartments (Nilore Residencia Phase-1) in detail. Moreover, different aspects of the scheme were deliberated exhaustively.

1. The CDA Board approved the residential scheme for Overseas Pakistanis and approved the following dates for receipt of forms and balloting
 - a. Application window : 5 March -31 March 2023
 - b. Balloting Date : 15 April 2023
2. NADRA's e-Balloting Solution will be used to carry out swift, transparent, and authentic balloting and promote a paperless environment. The system works on the most secure and unique algorithms, which generate random numbers without human intervention.
3. **Terms and Conditions :**
 - i. The Balloting shall be carried out on an "As is, Where is" basis, and the apartment allocation shall not be changed on any ground whatsoever at any stage. The premium will be charged according to the actual size of the apartment.
 - ii. The Balloting Committee reserves the right to withdraw any apartment from the Balloting without assigning any reason.
 - iii. The Balloting Committee also reserves the right to reject any application without assigning any reason.
 - iv. The Balloting Committee/CDA management reserves the right to disqualify any applicant and to amend/delete any of the provisions contained herein to any extent without assigning any reason.
 - v. The Balloting results shall not be final unless approved by the CDA Board and successful applicants shall not accrue any right based on balloting results. The allotment would be subject to payment of applicable taxes as determined by Government / FBR. In case of non-payment of taxes within the stipulated time, the Intimation Letter of allotment will be withdrawn automatically.
 - vi. If 25% of the payment is not deposited within 30 days after issuance of the Intimation Letter by the successful applicants, the Intimation Letter will be cancelled / withdrawn automatically without any notice / intimation.
 - vii. The apartment will not be restored, in any case, if the allottee takes refund by his/her own willingness.
 - viii. In the event of cancellation or surrender of apartment for whatever reason(s), the deposited amount of premium shall be refunded after forfeiture of 10% of the total price of the apartment.
 - ix. Any decision of Authority regarding Balloting, acceptance or rejection of application, forfeiture of 10% of total premium, or any other matter in relation to Balloting / allotment of apartments shall not be challengeable in any court of law.
 - x. The correspondence shall be made at the address indicated by the Applicant/Attorney and the applicant shall be liable to communicate any change in the address to the Authority. In case, the successful applicant does not receive any intimation from the Authority within 10 days, applicant shall contact the Authority to inquire about the status of his/her application.
 - xi. Applications once submitted shall not liable to change/withdraw. The applicant will be deemed to have read and accepted the terms and conditions enumerated in the brochure and would be bound by these. The detailed terms and conditions shall be mentioned in the allotment letter, to be issued after full payment.
 - xii. In case of non/payment as per payment schedule, the apartment shall be cancelled in accordance with CDA rules. 13. On delayed payment, delay payment charges will be levied as determined by the Finance Wing, CDA. 14. In case of escalation/

increase in construction/ development cost, 30% of the effect shall be borne by the applicant/ allottee

4. **Payment Modalities: Price of Apartment = 30,000 USD**

- i. Registration Fee (each application) = USD 50 (Non- refundable)
- ii. 5 % Rebate will be offered to the successful applicant who deposits the balance of 75 % payment within 30 days after depositing the first installment.

Payment Schedule

Instalment	Payment (USD)	Timeline
1 st Installment (Down Payment) = 25 %	7500	Within 15 days of the issuance of the Provisional Offer Letter
2 nd Installment (35 %)	10,500	15 June 2023
3 rd Installment (40 %)	12,000	On Possession /31July 2023

5. **Incentives offered by the Government of Pakistan and Capital Development Authority**

- i. Applicability of Income Tax Ordinance 236 (k (iv))
- ii. Waiver of First Transfer fee
- iii. Payment in USD terms only through the State Bank of Pakistan

6. The estimated expenditure for the proceedings is Rs 20 million in preparation of brochure, media campaign, administrative and logistic arrangements etc is approved on single -tender basis.

7. **Nomination / Approval of Balloting Committee:** The committee composition is proposed as follows:

- | | |
|--------------------------------------|--------------------------------|
| a) FA/ Member, CDA. | (Chairman Balloting Committee) |
| b) Member (Estate), CDA | (Member) |
| c) Member (Planning & Design) | (Member) |
| d) DG (Law), CDA. | (Member) |
| e) Director, Estate Management-II | (Secretary / Convener) |
| f) DFA-II (Finance Wing), CDA | (Member) |
| g) Director (Public Relations), CDA | (Member) |
| h) Director (Urban Planning), CDA | (Member) |
| i) Director (Regional Planning), CDA | (Member) |
| j) Dy. Director (Finance Wing), CDA | (Member) |

Action by: Member (Estate)

NA.VII OTHER ISSUES DISCUSSED

11685/1409/BM/'23 **DECISION**

20-02-'23/3rd

No summary was presented before CDA Board, however during the discussion the following issues were considered and the board further directed that

- Planning Wing may create a loop of about 4 to 5 Km from Monal to Bari Imam; An off-road track is available, which can be utilized to manage the traffic congestion. After the detailed design, Engineering Wing may prepare PC-I prepared and present it before the CDADWP within two weeks.
- Neglected Sector should be at par with the F-Series, for updating its basic facilities to the residents of I & G Series, Engineering, Planning and Estate Wing may prepare a comprehensive plan for the removal of pending land encroachment issues, provision of essential amenities (maintenance of roads, water supply, sewerage system, civic services and street lights, road furniture, etc)
- Engineering Wing may establish Tool Plaza on Baraha Koh for revenue generation, as per NHA Patron. If there is any legal issue it should be discussed in the board.
- Engineering wing may prepare the estimate for Letherar road including bus bases and widening of Kuri Road,

**Action By: Member (Engineering)
Member (Estate)**

NA. VIII
11686/1409/BM/'23
20-02-'23/3rd

EXTENSION IN CONTRACT PERIOD OF EMPLOYEES RECRUITED UNDER
"ESTABLISHMENT OF MEDICAL & CARDIAC CARE UNIT IN
ADDITIONAL BLOCK OF CAPITAL HOSPITAL, ISLAMABAD.

No summary was presented. However, DG (HRD) informed that in order to continue the provision of public service, the extension in the contractual period of subject employees for another one year is essential. Chairman, CDA has approved the requisite extension, however, the same is placed for authentication by CDA Board. The Board unanimously approved the proposal for extension of contractual period of subject employees for another term of one year, subject to fulfillment of TORs of their appointment.

Action By: DG (HRD)

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

