

5THCDA BOARD MEETING FOR THE YEAR-2023 HELD ON 10-03-2023 at 02:00 P.M**AGENDA ITEMS**

Sr.#	Items	Presenter
1.	Expression of Interest for establishing Car Showroom, Automobile workshops, Private Schools, Hospitals, Hostels, FinTech & IT, Bus Terminals, Nurseries, Tutition Centers / Academies along Major Roads on Private land.	Member (P&D)
2.	Approval of Housing Schemes, Apartment/ Commercial Projects, Petrol pumps, CNG Station, individual residential / commercial buildings across boundary limit of Capital Development Authority (CDA) and Rawalpindi Development Authority (RDA) .	Member (P&D)
3.	Hiring of Consultancy and Design services of PEPAC and ECSP for various projects under 42(f) PPRA Rules-2004.	Member (P&D)
4.	Approval of Islamabad Gymkhana in Sector G-10 Islamabad along with its regulations.	Member (P&D)
5.	One Constitution Avenue.	Member Estate
6.	Fee for the Enlistment of Practicing Architects/ Town Planners/ Structure Engineers and vetting Consultants.	Member (P&D)
Non Agenda Item		
NA-1	Permission to Start Offering Membership of Gandhara Heritage & Culture Centre, F-9 Park, CDA.	Administrator GH & Capital Development Authority
NA-II	Hiring of consultancy service of Iftikhar Law Associate or preparation of Regulations for CDA.	



Capital Development Authority
(Secretary CDA Board Office)

CONFIDENTIAL

No. CDA-1411/BM-SCB/2023/

Islamabad, March 10, 2023.

Subject: **MINUTES OF 5THCDA BOARD MEETING FOR THE YEAR 2023.**

The 5th CDA Board meeting for the year 2023 was held on **March 10, 2023 (Friday) at 02:00 P.M.**, in the Conference Room of Executive Block, CDA Headquarter, Islamabad under the Chairmanship of Chairman, CDA.

2. Following attended the meeting:

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| 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. Waseem Hayat Bajwa,
Member (P&D), CDA | Executive Member |
| 5. | Capt.(R) Anwar Ul Haq,
Member Environment, CDA | Executive Member |
| 6. | Mr. Muhammad Afnan Alam
Member (Estate) | Executive Member |
| 7. | Mr. Nayyar Ali Dada | Non-Executive Member |
| 8. | Professor Dr. Muhammad Ali (TI)
(SI), | Non-Executive Member |
| 9. | Professor Iftikhar Husain Arif (H.I) | Non-Executive Member |
| 10. | Syed Safdar Ali, | Secretary CDA Board. |

2. The Chairman, CDA also attended the meeting in capacity of the Chief Commissioner, ICT. Mr. Amir Abbas Khan, Member Admin. (Executive Member) and Commissioner Rawalpindi Ex-officio Member did not attend the meeting, whereas, Mr. Nayyar Ali Dada and Professor Dr. Muhammad Ali (TI)(SI), Non-Executive Members attended the meeting online. In addition to this, Director Technical attended the meeting.

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

5.1 EXPRESSION OF INTEREST (EOI) FOR ESTABLISHING CAR SHOWROOM, AUTOMOBILE WORKSHOPS, PRIVATE SCHOOLS, HOSPITALS, HOSTELS, FINTECH & IT, BUS TERMINALS, NURSERIES, TUITION CENTERS / ACADEMIES ALONG MAJOR ROADS ON PRIVATE LAND.

DECISION

The summary was presented by the Member (P&D), CDA. It was apprised to the Board that for the sake of General Public, these steps have been taken up to keep the residential areas clean from rampant commercial activities. Accordingly, CDA intend to incentivize the interested Firm / Company / individual for establishment of Car Show Rooms, Automobile Work Shops, Schools, Hospitals, Hostel, Financial Technology (Fintech) & I.T, Nurseries educational and Tuition Centers & Academies by shifting of out of residential Sectors of Islamabad on privately owned Land abutting nine Major Roads / Astride Roads of Islamabad. For the purposes, the land use conversion charges would be waived off. It was discussed during the meeting that the names of I.J.P and Murree Road had not been mentioned in Clause 8.13 of the ICT Building Control Regulations-2020. The Board was of the view building bye-laws / regulations for these two roads should be proposed and made part of ICT BCR -2020.

After due deliberation and information / input of the summary, the Board approved the proposed policy for the interested Firm / Company / individual by waiving off the land use conversion fee for the specific trades, i.e. Car Show Rooms, Automobile Work Shops, Bus Terminals, Schools, Hospitals, Hostel, Financial Technology (Fintech) & I.T, Nurseries and Tuition Centers & Academies to shift from residential Sectors of Islamabad on privately owned Land abutting following nine Major Roads / Astride Roads of Islamabad:

1. Islamabad Highway (1,200 feet wide).
2. Park Road (600 feet wide) (in Zone-4 only).
3. G.T Road (in Zone-2 & 5 only).
4. Lehtrar Road (150 feet wide).
5. Kahuta Road (150 feet wide).
6. Kuri Road (100 feet wide).
7. Fateh Jang Road (100 feet wide).
8. Murree Road.
9. I.J.P Road.

It was further decided that for setting up the businesses on above nine major roads the authority will charge the following license fee annually:-

Sr. No.	Land use	Minimum Area Requirement	Annual Departmental Charges (per Kanal)
01.	Car Show Rooms	2 Kanal& Above	Rs. 100,000/-
02.	Automobile Work Shops	1 Kanal& Above	Rs. 50,000/-
03.	Schools (Private)	4 Kanal& Above	Rs. 100,000/-
04.	Hospitals (Private)	4 Kanal& Above	Rs. 200,000/-
05.	Hostels	2 Kanal& Above	Rs. 100,000/-
06.	Fintech + IT	2 Kanal& Above	Rs. 100,000/-
07.	Nurseries	2 Kanal& Above	Rs. 50,000/-
08.	Tuition Centers + Academies	2 Kanal& Above	Rs. 50,000/-

Building Regulations / parameters will be strictly followed while establishing these buildings. It was also decided that in future, if the land owner intends to change the land use from above uses to any other use permissible under ILDR-2005, then the same would be allowed after charging applicable land use conversion fee and fulfillment of required procedures under regulations.

The board directed the Planning & Design Wing in consultation with the stakeholders would submit a draft for Amendment in ICT Building Control Regulations-2020, with

regards to aforesaid land uses, within 30 days for formal approval of CDA Board and subsequent gazette notification.

Action by: Member (P&D)

5.2 APPROVAL OF HOUSING SCHEMES, APARTMENT/ COMMERCIAL PROJECTS, PETROL PUMPS, CNG STATION, INDIVIDUAL RESIDENTIAL / COMMERCIAL BUILDINGS ACROSS BOUNDARY LIMITS OF CAPITAL DEVELOPMENT AUTHORITY (CDA) AND RAWALPINDI DEVELOPMENT AUTHORITY (RDA).

11712/1411/BM/'23
10-03-'23/5th

DECISION

The summary was presented by the Member (P&D), CDA. It was discussed during the meeting that whether those housing schemes and commercial projects falling in the territorial limits of Islamabad and had approval from Rawalpindi Development Authority (RDA) should be taken over by the CDA on the basis of approval given by the RDA. Similarly, whether those projects falling in Rawalpindi but had been approved by the CDA should be taken over by the RDA. It was apprised to the Board that there are dozens of projects, which fall in Islamabad near the border of Rawalpindi and many developers instead of getting approval from the CDA, had obtained the building construction NOC from the RDA and now they want to get CDA's legal cover.

After due deliberation and information / input of the summary, the Board didn't agree with proposal made at Paragraph 4 of the summary and decided that CDA and RDA must operate within their respective boundaries. However, the cases where building plans have already been approved and buildings / structures constructed prior to this decision, will be decided on case to case basis as per rules / regulations.

Action by: Member (P&D)

5.3 HIRING OF CONSULTANCY AND DESIGN SERVICES OF PEPAC AND ECSP FOR VARIOUS PROJECTS UNDER 42(F) PPRA RULES-2004.

11713/1411/BM/'23
10-03-'23/5th

DECISION

The summary was presented by the Member (P&D), CDA. After due deliberation and information / input of the summary, the Board agreed to the proposal in principle with the following TORs :-

- a) Conduct feasibility study for future use of the facilities.
- b) Conduct complete audit of the existing structure and identify the scope of work.
- c) Prepare detailed engineering design for refurbishment works of each project.
- d) Detailed presentations before the Client / Authority,
- e) Finalization of scope and functional requirements of each facility.
- f) Prepare documents for out sourcing of the projects.
- g) Assist the client in the bidding process.
- h) To prepare Bye-Laws for the out sourcing and future use of the facilities.
- i) Supervision of the rehabilitation works during execution.

Action by: Member (P&D)

5.4 APPROVAL OF ISLAMABAD GYMKHANA IN SECTOR G-10 ISLAMABAD.

11714/1411/BM/'23
10-03-'23/5th

DECISION

The summary was presented by the Member (P&D), CDA. It was apprised to the board that the construction of the Ladies Club in sector G-10 was started in 2007 but abandoned in 2010 after the completion of structure and civil work. Since then, no steps have been taken for completing the work to make it functional for the General public. After due deliberation and information / input of the summary, the Board approved the following:

- a) Renaming of G-10 Ladies Club as Islamabad Citizen Centre.
- b) In first phase, 100 Memberships will be offered through an open auction.
- c) Finalization of Accounts of the Consultant and the Contractor will be made prior to Fresh Tendering and Award of remaining Works.
- d) Membership fee shall be decided on the basis of result of auction for 100 memberships.
- e) Token Allocation of funds, to start the balance works, will be made from the receipts of memberships fee.
- f) A separate account will be maintained.
- g) A committee under the Chairmanship of Chairman, CDA will be constituted comprising the following to look into the affairs of Islamabad Citizen Centre
 - i. Chairman CDA President
 - ii. Member Planning & Design, CDA Member
 - iii. F.A / M, CDA Member
 - iv. Nayyar Ali Dada (Private) Member
 - v. Prof. Dr. Muhammad Ali (Private) Member
 - vi. Administrator Member-cum- Secretary

Action by: Member (P&D)

5.5 ONE CONSTITUTION AVENUE / LATEST POSITION/STATUS IN RESPECT OF
11715/1411/BM/'23 PLOT/LAND FOR FIVE STAR HOTEL NEAR CONVENTION CENTER,
10-03-'23/5th ISLAMABAD BY THE HONORABLE SUPREME COURT OF PAKISTAN ORDER
DATED 9 JANUARY 2019

DECISION

- i. The CDA Board ratified the lease termination undertaken by the Chairman CDA on the recommendation of Estate Wing and the termination of the lease on 8 March 2023.
- ii. The CDA Board also directed Estate Management Wing to file an updated response in the Honorable Supreme Court of Pakistan in Civil Review Petition Nos. 174 of 2019 (Capital Development Authority Vs Sarmad Faraz, BNP Ltd. And others) so that the Honorable Supreme Court of Pakistan is apprised of the facts of the matter and recent developments
- iii. The CDA Board approved the Terms of Reference of the Administrator for sealed properties as under:
 - a. Take stock, conduct detailed physical inspection/scrutinize records and asses the ground situation/facts of the management affairs of the terminated lease property, i.r.o, management of buildings, maintenance operations, existing security apparatus regulating the building and examine all safety-related issues related to residents. Maintain awareness of facilities-related problems and undertake corrective actions
 - b. Establishment of arrangements and framework (after assessment of the ground situation of the maintenance operations) related to the management of buildings and allied paraphernalia, including parking bays etc., maintenance operations, and security apparatus regulating the building and examine all safety-related issues
 - c. Undertake corrective measures wherever deemed necessary related to the management of the building and allied paraphernalia, including parking bays etc., maintenance operations, and security apparatus regulating the building and examine all safety-related issues
 - d. Chair and appoint a committee comprising of the building (Tower B and Tower C) residents and set up a well-functioning system enabling the seamless building maintenance operations, security apparatus and safety-related matters of the citizens

- e. Maintain a current list of persons occupied and unoccupied residential / occupied spaces/apartments, including emergency contact information for each.
 - f. Maintain continuous communication with those concerned on all building-related issues. Also, create and continually provide updates for a Physical Facilities listserv of appropriate building occupants to ensure proper dissemination of pertinent information. This includes utility shutdowns and disruption of services from other facilities-related work (planned or unplanned)
 - g. Examining, analyzing and evaluating facts and circumstances surrounding individual problems related to the administration and operation of the buildings, situations or transactions and determining actions to be taken within the limits of standard or accepted practices
 - h. Liaise with Finance Wing CDA to seek /solicit funding for smooth operations of the buildings as and when deemed necessary and as per existing government rules, regulations and codal formalities
 - i. Report the matters related to the building operations and report to Chairman CDA on a bi-weekly basis and share progress made in respect of building operations, maintenance operations, safety, and security-related matters
- iv. The CDA Board directed the Estate Management Wing to bring the matter to the Board upon recent developments/undertakings if any taken by NAB/FIA for identifying a further courses of action.

Action by: Member (Estate)

5.6 FEE FOR THE ENLISTMENT OF PRACTICING ARCHITECTS/ TOWN PLANNERS/ STRUCTURE ENGINEERS AND VETTING CONSULTANTS.

11716/1411/BM/'23
10-03-'23/5th

DECISION

The summary was presented by the Member (P&D), CDA. After due deliberation and information / input of the summary, the Board approved the proposals made at Para 6 of the summary.

Action by: Member (P&D)

NA-1 PERMISSION TO START OFFERING MEMBERSHIP OF GANDHARA HERITAGE & CULTURE CENTRE, F-9 PARK, CDA.

11717/1411/BM/'23
10-03-'23/5th

DECISION

The summary was presented by the Member (P&D), CDA. It was discussed during the meeting that the Gandhara Heritage Culture and Convention Centre (GH&CC) formerly known as the Citizen Club. This facility spreads over 22 acres with a 265,000 square feet covered area and lying vacant for years. GH&CC has restaurants, an indoor pool, gym, lobby, aerobic area and a fitness Centre. Its construction was started by the CDA in 2008, in October 2021, the CDA board approved rules for the Gandhara Centre and decided that a board of governors would manage it and citizens will pay for the facilities provided by the Convention Centre. The facility would also be used for conventions and exhibitions as well. This center would also have a museum depicting Gandhara culture.

After due deliberation and information / input of the summary, the Board approved the following

- a) In first phase, initial 100 Memberships will be offered through an open auction
- b) Advertisement for open auction of Memberships will be made after one month.
- c) Appointment of Member Environment, CDA, as the administrator Club-cum-Secretary of the GH&CC.
- d) Secretary of the GH&CC will be hired from open market after fulfillment of all codal formalities.

- e) Administrator will be empowered to propose names of persons of repute in various fields for becoming part of the different Management Committees.
- f) Management Committees shall be given responsibilities with regard to interviewing candidates for membership and other responsibilities will be proposed to the committee by the Administrator GH&CC from time to time.
- g) Rules in this regard will be proposed separately. For the time being, Rules of Islamabad Club will be adopted with the exception of membership fee structure, rules for awarding membership and conditions of eligibility to become part of various management committees. These aspects till such time rules are framed shall be decided by the Committee, as proposed by the Administrator GH&CC.
- h) A separate account will be maintained for GH&CC, which will be operated independently by GH&CC, on the analogy of Islamabad Club.
- i) The post of Project Director already approved by Board in BS-18 will be treated as BS-18/19.
- j) A committee under the Chairmanship of Chairman, CDA will be constituted comprising the following to look into the affairs of Gandhara Heritage Culture and Convention Centre (GH&CC).
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|------|----------------------------------|-----------------------|
| i. | Chairman CDA | President |
| ii. | Member Planning & Design, CDA | Member |
| iii. | F.A/M, CDA | Member |
| iv. | Nayyar Ali Dada (Private) | Member |
| v. | Prof. Dr. Muhammad Ali (Private) | Member |
| vi. | Administrator | Member-cum- Secretary |

Action by Member (Environment)
Administrator (GH&CC)

NA-II HIRING OF CONSULTANCY SERVICE OF IFTIKHAR LAW ASSOCIATE OR
11718/1411/BM/23 PREPARATION OF REGULATIONS FOR CDA.

10-03-'23/5th

DECISION

No summary was presented, however, it was discussed during meeting that consultancy service of Iftikhar Law Associate, (Mr. Aftikhar Ahmed Main, Advocate Supreme Court) is required for preparation of regulations (i.e. Solid Waste Management, Environment Parks and Horticulture, Capital Mass Transit and Building bylaw, etc). He was assigned to prepare these regulations and the same draft regulations were presented in a meeting held in CDA on 30.03.2023.

After due deliberation and, the Board decided to hire consultancy service of Iftikhar Law Associate for preparation of regulations and other legal matters @ Rs. 400,000/- per case.

Action by Member (Finance)
Member Admin
Member (P&D)
Member Environment
DG (Law)

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

