

6TH CDA BOARD MEETING FOR THE YEAR-2022 HELD ON 21-05-2022 at 11:00 A.M**AGENDA ITEMS**

S.No	Items	Presenter
1.	Confirmation of 4 th BM	
2.	Request for amendment in Building control Regulations 2020 (Clause-8.16) concerning industrial areas of Islamabad.	Member (P&D)
3.	Request for approval of layout plan of special technology Zone (STZ) on land measuring 140 acres within the national institute of health (NIH) Area, Islamabad.	Member (P&D)
4.	Development of commercial scheme in Zone-II, IV and V of Islamabad.	Member (P&D)
5.	New Metro Routes Islamabad Highway Green and Blue Line.	Member (Engg)
6.	New Bus Stops for New Metro Routes.	Member (Engg)
7.	Nilore Heights for Public.	Member (Engg)
8.	Construction of Metro Bus Depot and allied works for Islamabad metro Bus Service" through Procurement Process under Rule 42(F) of PPRA Rules 2004.	Member (Engg)
9.	Awarding of following works under 42(F) of PPRA Rules. i. Development of Sector I-15/2 ii. Signal free corridor from PWD upto GT Road, Islamabad.	Member (Engg)
10.	Conformation of ASC meeting held on 24-3-2022 regarding allotment of Agro farm in respect of Akbar Chohan vs Sheikh Anser Aziz (Criminal Original No.363/2017).	Member (Estate)
11.	Uniformity in rates of Premium/AGRs for institutional plots other than "I" &"H" Sectors.	FA/Member
12.	Discussion and Decision on upcoming Auction of Plots.	FA/Member
13.	Margallah Road, Section – I connectivity.	Member (P&D)/ Member (Engg)
NON AGENDA ITEMS		
NA-I	Proposal for Renewal of Lease Period of Industrial Plots as per FBR Notified Rates and Revised from Time To Time.	Member Estate
NA-II	Re-Constitution of Hajj Committee For CDA Employees.	Member Admin
NA-III	Reducing the Buffer Zone in the Northern Half of Sectors in H-Series along Sri-Nagar Highway.	Member (P&D)
NA-IV	Amendment in Promotion Criteria of Assistant Director (Executive Cadre) (BPS-17) in CDA Employees Service Regulation 1992.	Member Admin
NA-V	Revision of rates on accounts of distribution of Bills / Notices by the staff of Revenue Directorate, CDA.	FA/ Member
NA-VI	Notifications must incorporated in the relevant regulations as approved by the CDA board and be published in the official gazette notification of Pakistan through PCP.	



Capital Development Authority
(Secretary CDA Board Office)

CONFIDENTIAL

No. CDA-1395/BM-SCB/2022/

Islamabad, May 21, 2022

Subject: **MINUTES OF 6TH CDA BOARD MEETING FOR THE YEAR 2022.**

The 6th CDA Board meeting for the year 2022 was held on **May 21, 2022(Saturday)** at **11:00 A.M.**, in the Conference Room of Executive Block, CDA Headquarter, Islamabad under the Chairmanship of Chairman, CDA.

2. Following attended the meeting:

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|----|---|----------------------|
| 1. | Mr. Amer Ali Ahmed
Chairman, CDA and
Chief Commissioner ICT | (In Chair) |
| 2. | Rana Shakeel Asghar,
FA/Member ,CDA | Executive Member |
| 3. | Mr. Naveed Ilahi,
Member (Estate)/
Member (P&D), CDA. | Executive Member |
| 4. | Sayed Munawer Shah
Member (Engineering.), CDA | Executive Member |
| 5. | Mr. Amer Abbas Khan,
Member (Administration), CDA | Executive Member |
| 6. | Mr. Nayyar Ali Dada | Non-Executive Member |
| 7. | Professor Iftikhar Hussain Arif (HI) | Non-Executive Member |
| 8. | Professor Dr. Muhammad Ali (TI),
V.C, QAU, Islamabad | Non-Executive Member |
| 9. | Syed Safdar Ali, | Secretary CDA Board. |

3. The Chairman, CDA also attended the meeting in capacity of the Chief Commissioner, ICT and Representative of Commissioner Rawalpindi Ex-officio Member of the Board attended the meeting. Mr. Nayyar Ali Dada, Non-Executive Member and Professor Dr. Muhammad Ali (TI), V.C, QAU, Islamabad, Non-Executive Member attended meeting online. While, Mr. Ali Asghar Khan, Non-Executive Members did not attend the meeting as resignation has been forwarded by him on 14-04.2022.

4. In addition to the above, Director Special Projects CDA, Director HS CDA, Director FWO, DDC, E –in-C, CCE(CIV) E-in-C, President Islamabad Industrial Area, Ex-President Islamabad Industrial Area, Ex Senior Vice President, Islamabad Industrial Area attended their relevant agenda items of the meeting.

5. Meeting commenced with the recitation of “Holy Quran” by Syed Safdar Ali, Secretary CDA Board. Thereafter agenda items were taken up for discussion and following decisions were made:-

6.1 CONFIRMATION OF 4TH BOARD MEETING

The board confirmed / endorsed the previous Board minutes / decisions of meeting (i.e. 4th Board Meeting -2022).

6.2 REQUEST FOR AMENDMENT IN BUILDING CONTROL REGULATIONS 2020 (CLAUSE-8.16) CONCERNING INDUSTRIAL AREAS OF ISLAMABAD.

11511/1395/BM/'22
21-05-'22/6th

DECISION

The summary was presented by the Member (P&D), CDA. Representatives of Islamabad Chamber of Commerce & Industry (ICCI) attended the meeting to present their point of view. After detailed deliberation and information / input of the summary as well as discussion on the issue, the Board approved the following byelaws for industrial areas of Islamabad.

No. of Storeys	FAR	Max % Ground Coverage
G+1 (2)	1:1.2	60%
G+2 (3)	1:1.5	50%
G+3 (4)	1:1.6	50%

As regard height restriction the same will be determined as per requirement of industry by Planning Wing. However, amendment must be incorporated in the relevant regulations of CDA "Building Control Regulations, 2020" and the concerned Director Building Control will ensure that draft must be vetted by law Wing before forwarding it for publication through PCP.

Action By: Member (P&D)

6.3 REQUEST FOR APPROVAL OF LAYOUT PLAN OF SPECIAL TECHNOLOGY ZONE (STZ) ON LAND MEASURING 140 ACRES WITHIN THE NATIONAL INSTITUTE OF HEALTH (NIH) AREA, ISLAMABAD.

11512/1395/BM/'22
21-05-'22/6th

DECISION

The summary was presented by the Member (P&D), CDA. After due deliberation and information / input of the summary, the Board observed that an informed input along with satellite imagery of the proposed Layout Plan for proper enforcement of the Master Plan is required. Therefore, Planning Wing was directed to coordinate with the concerned authority to make arrangement for a comprehensive presentation to be given to CDA Board for consideration. A special meeting of the Board will be held for the subject item where representatives of STZA shall be called to present their LOP.

Action By: Member (P&D)

6.4 DEVELOPMENT OF COMMERCIAL SCHEME IN ZONE-II, IV AND V OF ISLAMABAD.

11513/1395/BM/'22
21-05-'22/6th

DECISION

The summary was presented by the Member (P&D), CDA. After due deliberation and information / input of the summary, the Board approved the proposal at para 3 contained in the summary with following specifications/ parameters.

S. No.	Specifications	Parameters
1	Area of Scheme	100-250kanals
2	Minimum Access road width	100 feet
3	Commercial use	55%
4	Amenities including parking Plazas,	Not less than 20%

	Emergency Rescue Centers, Masjid.	
5	Roads and on street parking	Not less than 25%
6	Scrutiny fee on entire area of Scheme	Rs.50,000 per kanal
7	Commercialization charges on areas of commercial plots only	Rs.7,500/- per sqyds.
8	1 fully equipped vehicle each for Fire and Rescue services	2
9	Sewerage treatment facility and water supply	To be provided by the sponsors
10	Electricity Gas Telephone and other infrastructures facilities	To be arranged by sponsor at his own cost
11	Detailed bye laws	As per building regulations
12	Specialized Mall and mixed use projects of more than 50 kanals	FAR 1:6
13	Standalone commercial projects from 10-20 kanals	FAR 1:6
14	Guarantee for Development of Infrastructure	Mortgage of 20% saleable commercial areas or Bank Guarantee / Insurance GURANTEE from AA rating company of 5% of the cost of Project as already decided by the by the Board vide decision dated 05.08.2020

EIA prior to submission, traffic impact study and hydrological study to be submitted before project can be considered. Environmental study to ensure waste disposal site and its impact on availability of water, these will be precondition to processing.

Action By: Member Estate

6.5 NEW METRO ROUTES ISLAMABAD HIGHWAY GREEN AND BLUE LINE (LAUNCHING OF PHASE-I OF ISLAMABAD BUS SERVICE (IBS) PROJECT- BLUE LINE & GREEN LINE SERVICE)

11514/1395/BM/'22
21-05-'22/6th

DECISION

The summary was presented by the Director Metro Bus Service (MBS), CDA. It was apprised to the Board that CDA conceived its first ever Islamabad Bus Service (IBS) project and launching the phase-I of Islamabad Bus Service on the following two (02) routes Blue Line Service (from Korang Interchange to PIMS) and Green Line Service (from Bara Kahu to PIMS) to facilitate the general public, who are presently commuting to urban areas and utilizing expensive and inconvenient modes of transportation. After due deliberation and information / input of the summary, the Board approved the following.

- i) Operations of Islamabad Bus Service IBS will be managed by Islamabad Dev. Fund Limited (IDFL) the company owned by CDA till the Federal Government establishes a separate entity for public transportation in the capital city (Islamabad). The executive and development works relating to Islamabad Bus Service (IBS) will continue to be conducted by CDA.
- ii) Phase-I of the Islamabad Bus Service (IBS) Project would be undertaken on the following two (02) routes, **Blue Line Service** (from Korang Interchange to PIMS) and **Green Line Service** (from Bara Kahu to PIMS)
- iii) Blue Line & Green Line routes will be operated on a Kerb side arrangement.
- iv) Out of upcoming fleet of 30-buses procured for the Orange Line Metro Bus service, Eight (08) buses for Blue Line and Four (04) buses for Green Line would be allocated.
- v) Rest of Eighteen (18=15+03) buses will be utilized for the Orange Line Metro Bus service.

Action By: Member Engg.

6.6 NEW BUS STOPS FOR NEW METRO ROUTES (“CONSTRUCTION OF BUS STOPS AND ALLIED INFRASTRUCTURE FOR BLUE AND GREEN LINE SERVICES” THROUGH PROCUREMENT PROCESS UNDER RULE 42 (f) OF PPRA RULES 2004)

11515/1395/BM/’22
21-05-’22/6th

DECISION

The summary was presented by the Director Metro Bus Service (MBS), CDA. After due deliberation and information / input of the summary, the Board approved the following.

- i) The procurement of the work “Construction of Bus Stops and Allied Infrastructure for Blue and Green Line Services” as mentioned in Para 3(A) & (B) be awarded, in pursuance to the clause 42(f) of PPRA Rules, 2004.
- ii) The procurement of new pedestrian bridges, where required, along the Blue Line and Green Line services routes, be awarded, in pursuance to the clause 42(f) of PPRA Rules, 2004.
- iii) In future, increase or decrease in construction of Bus station on these routes be decided by the Director Metro Bus Service (MBS), CDA at their own.
- iv) Execution at done under CDA operations.

Action By: Member Engg.

6.7 NILORE HEIGHTS FOR PUBLIC (CONSTRUCTION OF NILORE RESIDENTIAL, ISLAMABAD)(DEVELOPMENT OF LOW-COST HOUSING AT ALI PUR FARASH, ISLAMABAD)

11516/1395/BM/’22
21-05-’22/6th

DECISION

The summary was presented by the Director Special Project, CDA. After due deliberation and information / input of the summary, the Board decided the followings

- a) The project renamed as NILORE HEIGHTS.
- b) Approved the curtailment of scope of existing EPC Agreement (FT-1), and adopted the exemption granted by the PPRA under Section-21, for the award of Package-2 (FT-2).
- c) Approved to award Package-2 of the project to M/S FWO after adding all cost components as agreed vide Contract Agreement of Package-1, however, payment against Employer’s requirement / Facilities shall be paid according to the actual invoices as per provision of Contract Agreement.
- d) Approved the change of specifications pertaining to Nilore Budget Apartments and increment of Rs. 1000/- Per SFT against already agreed rates of FT-1, and permission for necessary addendum to the Contract, if these apartments are not purchased by NAPHDA and government subsidy already granted of these apartments is withdrawn.
- e) Approved the provision of Special Clause for Price Adjustment in the Part-2 of the new Contract Agreement.

Action By: Member Engg.

6.8 CONSTRUCTION OF METRO BUS DEPOT AND ALLIED WORKS FOR ISLAMABAD METRO BUS SERVICE” THROUGH PROCUREMENT PROCESS UNDER RULE 42(F) OF PPRA RULES 2004.

11517/1395/BM/’22
21-05-’22/6th

DECISION

The summary was presented by the Director Metro Bus Service (MBS), CDA. After due deliberation and information / input of the summary, the Board approved the proposal contained at Para 7 of the summary, in pursuance to the clause 42(f) of PPRA Rules, 2004.

Action By: Member Engg.

6.9(I) AWARDING OF FOLLOWING WORKS UNDER 42(F) OF PPRA RULES.

11518/1395/BM/'22
21-05-'22/6th

i. DEVELOPMENT OF SECTOR I-15/2. (AWARD OF INFRASTRUCTURE DEVELOPMENT WORKS OF SUB-SECTOR I-15/2 TO GOVERNMENT ENTITY UNDER RULE 42 (F) OF PPRA RULES 2004)**DECISION**

The summary was presented by the Member (Engineering), CDA. After due deliberation and information / input of the summary, the Board approved the proposal contained at Para 5 of the summary in pursuance to the clause 42(f) of PPRA Rules, 2004:

Action By: Member Engg.

6.9(II) AWARDING OF FOLLOWING WORKS UNDER 42(F) OF PPRA RULES.

11519/1395/BM/'22
21-05-'22/6th

ii. SIGNAL FREE CORRIDOR FROM PWD UPTO GT ROAD, ISLAMABAD ("DEVELOPMENT OF SIGNAL FREE & CONTROLLED ACCESS CORRIDOR OF ISLAMABAD EXPRESSWAY FROM ZERO POINT TO (T-CHOWK) G.T ROAD, ISLAMABAD".(FROM PWD UNDERPASS TO G.T ROAD).**DECISION**

The summary was presented by the Member (Engineering), CDA. After due deliberation and information / input of the summary, the Board approved the proposal contained at Para 8 of the summary, in pursuance to the clause 42(f) of PPRA Rules, 2004.

Action By: Member Engg.

6.10 CONFIRMATION OF MINUTES OF THE MEETING OF ALLOTMENT SCRUTINY

11520/1395/BM/'22
21-05-'22/6th

COMMITTEE HELD ON 24-02-2022 IN PURSUANCE OF HONORABLE ISLAMABAD HIGH COURT DIRECTIONS IN CRIMINAL ORIGINAL NO. CRL ORG-363/17, "MUHAMMAD AKBAR CHOCHAN VS SHIEKH ANSAR AZIZ**DECISION**

The summary was presented by the Member (Estate). After due deliberation and on the basis of information / input of the summary, the board approved the recommendations of the Allotment Scrutiny Committee dated 24.03.2022. The Board further directed that the recommendations of Allotment Scrutiny Committee be placed before the Honorable Islamabad High Court.

Action By: Member Estate

6.11 UNIFORMITY IN RATES OF PREMIUM/AGRS FOR INSTITUTIONAL PLOTS OTHER THAN "I" & "H" SECTORS.

11521/1395/BM/'22
21-05-'22/6th

DECISION

The summary was presented by the Member (Finance). It was apprised to the board that the Sale Premium & AGR rates are maintained by the Authority for different categories of land use and these rates are revised from time to time with the approval of CDA Board. Sale premium & AGR rates for institutional plots in "I" & "H" Series were fixed due to the fact that allotments of said land use in other series are very rare as majority of plots were allotted by Authority in "I" & "H" series being educational sectors of Islamabad. In order to generalized for all institutional plots irrespective of series/sector and phrase "I" & "H" series modification in previous circular is required. After due deliberation and on the basis of information / inputs of the summary, the Board approved the proposal contained in paragraph-4 of the summary with the condition that Other terms & conditions mentioned in circular dated 04-07-2014 will remain the same.

Action By: Member (Finance)

6.12 DISCUSSION AND DECISION ON UPCOMING AUCTION OF PLOTS.

11522/1395/BM/'22
21-05-'22/6th

DECISION

No summary was presented in this regard, however, agenda was taken up and it was apprised to the board that CDA's financial management has smartly done the job of future revenue generation and enhancement plan. After due deliberation the board decided the following:-

- a) 500 flats of Nelor Highest be included for auctions
- b) Boucher will be designed in well manners and evade any typographic mistake in final Print.
- c) Identified / earmarked plots for auctions should be cleared in all manners i.e. (non-encumbrance, illegal encroachment and any litigations, etc).

Action By: Member (Finance)

6.13 MARGALLAH ROAD, SECTION – I CONNECTIVITY (MARGALLA AVENUE LAND SWAP: SUMMARY FOR THE CDA BOARD FOR CONFIRMATION OF THE LAND SWAP AGREEMENT BETWEEN ISLAMABAD WILDLIFE MANAGEMENT BOARD (IWMB) AND CDA)

11523/1395/BM/'22
21-05-'22/6th

DECISION

The summary was presented by the Member (Estate). After due deliberation and on the basis of information / inputs of the summary, the Board approved the following:-

- a) 382 acres falling under RF-31, RF-33 and part of land falling in village Kalinjar overlapping the master plan of the Margalla Reserve Forest between the civic agency and Islamabad Wildlife Management Board (IWMB) in the Margalla Hills National Park (MHNP) would be swapped with the land which constitutes Margazhar Zoo, situated at mouza Said pur along with the acquired land towards north of sector D-12 situated in Pind Sangrial and Pind Sirisaral, which are part of the Project and towards its South, mutually consented by IWMB and CDA.
- b) The land falling in MHNP will be de-notified through amendment in S.R.O. No 443(I)/80 dated 28th April, 1980 by the Federal Government in pursuance to the section 21(1) of the Islamabad Wildlife (Protection, Preservation, Conservation and Management) Ordinance, 1979.

**Action By: Member (Estate)
Member (Environment) / FA (Member (finance))**

NA-I PROPOSAL FOR RENEWAL OF LEASE PERIOD OF INDUSTRIAL PLOTS AS PER FBR NOTIFIED RATES AND REVISED FROM TIME TO TIME

11524/1395/BM/'22
21-05-'22/6th

DECISION

The summary was presented by the Member (P&D), CDA. Representatives of Islamabad Chamber of Commerce & Industry (ICCI) attended the meeting on agenda item, to present their view regarding rationalization of lease renewal charges on industrial Plots. After due deliberation and information / input of the summary as well as detail discussion on these issues, the Board observed that due to non-imposition of charges for renewal of lease on industrial plots, substantial revenue of CDA remains unrecovered. Keeping in view the demand of Islamabad Chamber of Commerce & Industry (ICCI), the Board decided that 1% lease renewal charges will be levied on industrial plots in pursuance to the Federal Board of Revenue's notified rates.

Action By: Member Estate

NA-II RE-CONSTITUTION OF HAJJ COMMITTEE FOR CDA EMPLOYEES.11525/1395/BM/'2221-05-'22/6th**DECISION**

The summary was presented by the Director (L&R). After due deliberation and on the basis of information/inputs of the summary, the Board approved the proposal contained in paragraph-4 of the summary.

Action By: Member Admin.

NA-III REDUCING THE BUFFER ZONE IN THE NORTHERN HALF OF SECTORS IN H-SERIES ALONG SRI-NAGAR HIGHWAY.11526/1395/BM/'2221-05-'22/6th**DECISION**

The summary was presented by the Member (P&D), CDA. It was apprised to the Board that Federal Cabinet vide its decision dated 22-09-2020 decided that CDA shall cancel all allotted lands, where construction has not been started hitherto and shall carry out reforestation to restore the area to its actual envisaged purpose as per the original Master Plan. The allottees approached CDA with the request that either suitable plots of equivalent size be allotted or the plots allotted earlier be restored as these public institutions have already got their projects approved from respective forums. Since CDA has no land bank of un-allotted plots in the acquired sectors of the H-series, therefore CDA has neither allotted alternate plots against the canceled ones of the buffer zone/northern half nor entertained any fresh requests from new applicant departments. After due deliberation and on the basis of information/inputs of the summary, the Board decided that the instant matter may be referred to Federal Cabinet with the request to review their earlier decision. The board further directed that

- a) Massive tree plantation may be made in the vacant unallotted area to enhance the green character
- b) Walking tracks, Parks may be established for the public in this area.

Action By: Member (P&D)

NA-IV AMENDMENT IN PROMOTION CRITERIA OF ASSISTANT DIRECTOR (EXECUTIVE CADRE) (BPS-17) IN CDA EMPLOYEES SERVICE REGULATION 1992.11527/1395/BM/'2221-05-'22/6th**DECISION**

The summary was presented by the DG (HRD). After due deliberation and on the basis of information/inputs of the summary, the Board decided to rectify anomalies in nomenclature and approved the proposed promotion criteria, as contained in paragraph-5 of the summary.

However, amendment must be incorporated at the relevant regulations of "CDA Employees Service Regulation 1992" concerned Director will ensure that draft must be vetted by law Wing before forwarding it to publication through PCP.

Action By: Member Admin.

NA-V REVISION OF RATES ON ACCOUNTS OF DISTRIBUTION OF BILLS / NOTICES BY THE STAFF OF REVENUE DIRECTORATE, CDA.11528/1395/BM/'2221-05-'22/6th**DECISION**

The summary was presented by the Member (Finance). After due deliberation and on the basis of information/inputs of the summary, the Board approved the proposal regarding enhancement revision of rates from Rs.14/- to Rs.30/ for distribution of Bills /Notice Property Tax and Water Conservancy Charges by the staff of Revenue Directorate, as contained in Para 5 of the summary.

Action By: Member Finance

NA-VI **NOTIFICATIONS MUST INCORPORATED IN THE RELEVANT REGULATIONS**
AS APPROVED BY THE CDA BOARD AND BE PUBLISHED IN THE OFFICIAL
GAZETTE NOTIFICATION OF PAKISTAN THROUGH PCP.
11529/1395/BM/'22
21-05-'22/6th

DECISION

The Board took notice about indolent ways of concerned Wings/ Directorates regarding publishing of Gazette notifications, whilst discussion Board instructed that concerned Wings to take action promptly and approved amendments must be incorporated in the relevant regulations of CDA. Director concerned will be responsible that draft must be vetted by Law Wing, in this regard all pending cases be forwarded to Secretary CDA Board for publication. The Board further decided that all such cases be forwarded for publication through PCP, after proper vetting and seen by DG or Member concerned.

Action By: Member (P&D)
Member (Estate)
Member Finance
Member Admin
Member Engineering
Secretary CDA Board

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

