

**10<sup>TH</sup> CDA BOARD MEETING FOR THE YEAR-2024 HELD ON 06-08-2024 at 10:00 A.M.**  
**AGENDA ITEMS**

<b>Sr.#</b>	<b>Items</b>	<b>Presenter</b>
1.	General Discussions / Direction & confirmation of minutes of previous Board meeting.	
2.	Hiring of Consultancy services for EIA report for Development of Chatha Bakhtawar Housing Project, Islamabad.	Member Engg.
3.	Adoption of PEC amended document "Criteria and procedure for incorporation of Price Adjustment provisions in the on-going Contracts August -2022 (Amended June-2023; Modified January -2024)" in CDA & in line with the PEC guidelines Constitution of Special Cell.	Member Engg.
4.	Selection of Consultant for Safari Park, Islamabad.	Member Engg.
5.	Revision of Trade Change, Subdivision / Amalgamation / Segregation Fee with respect to Classification of Industry Type	Member P&D
6.	Withdrawal of Board decision dated 28-10-2022 regarding Amendments in CDA Property Manual.	Member Estate
7.	Allocation of petty cash for official purpose to facilitate offices of CDA Board.	FA/Member
8.	Establishment of PMU for special initiative in CDA Islamabad.	Member Admin
<b>Non Agenda Items</b>		
NA-I	Principal Approval for Auction of Commercial Plots in Different Sectoral Areas of Islamabad.	Member Estate
NA-II	Hiring of Design and Supervision Consultant for "Construction of Model Prison at H-16, Islamabad"	Member Engg.
NA-III	Note for amendments in capital development authority ordinance 1960.	Member Admin Secretary CDA Board / DG HRD
NA-IV	Development Of "Kuri Enclave" Zone-4, Islamabad.	
NA-V	Construction of Canteen /Cafeteria. a Day Care Centre and a Gym within the premises of CDA Headquarter.	Member (P&D)

CONFIDENTIAL

Capital Development Authority  
(Secretary CDA Board Office)

No. CDA-1433/BM-SCB/2024/

Islamabad August 6, 2024

Subject: MINUTES OF 10<sup>TH</sup> CDA BOARD MEETING FOR THE YEAR 2024.

The 10<sup>th</sup> CDA Board meeting for the year 2024 was held on **August 06, 2024 (Tuesday) at 10:00 A.M.**, in the Conference Room of Executive Block, CDA Headquarter, Islamabad under the Chairmanship of Chairman, CDA.

2. Following attended the meeting:

- |    |   |                      |
|----|---|----------------------|
| 1. | Chaudhary Muhammad Ali Randhawa<br>Chairman, CDA and Chief Commissioner ICT | (In Chair)           |
| 2. | Mr. Talat Mahmood<br>Member (Administration), CDA                           | Executive Member     |
| 3. | Dr. Muhammad Khalid Hafiz<br>Member (Planning & Design), CDA                | Executive Member     |
| 4. | Mr. Tahir Naeem Akhtar,<br>FA/Member, CDA                                   | Executive Member     |
| 5. | Mr. Esfandyar Baloch<br>Member (Estate)                                     | Executive Member     |
| 6. | Mr. Nauman Khalid<br>Member (T&D)   | Executive Member     |
| 7. | Mr. Nayyar Ali Dada   | Non-Executive Member |
| 8. | Prof. Dr. Muhammad Ali (T.I)(S.I)   | 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. No, representative of Commissioner Rawalpindi Ex-officio Member attended the meeting. While Prof. Dr. Muhammad Ali (T.I)(S.I), and Mr. Nayyar Ali Dada, Non-Executive Members attended the meeting online. Mr. Talat Mahmood, Member Administration and Dr. Muhammad Khalid Hafiz, Member (P&D) attended meeting on behalf of Member (Envt) and Member (Engineering), respectively. The representative of NAB Mr. Zahir Shah, Director NAB also attended the meeting on CDA request, while Director General (Planning) and Director EM-II attended the meeting for their respective agenda item.

4. Meeting commenced with the recitation of "Holy Quran" by Chaudhary Muhammad Ali Randhawa, Chairman, CDA and Chief Commissioner ICT.

Thereafter agenda items were taken up for discussion and following decisions were made:-

**10.1 GENERAL DISCUSSIONS / DIRECTION & CONFIRMATION OF MINUTES OF 8<sup>TH</sup> BOARD MEETING.**

12054/1433/BM/24  
06-8-'24/10<sup>th</sup>      **10.2 HIRING OF CONSULTANCY SERVICES FOR EIA REPORT FOR DEVELOPMENT OF CHATHA BAKHTAWAR HOUSING PROJECT, ISLAMABAD.**

**DECISION**

*The summary was presented by the Member (Engineering), CDA. After due deliberation and information / input on the summary, the board accepted the offered rates bid amounting to Rs.1,900,000/- of M/S Project Procurement International (PPI) to carry out Environmental Impact Assessment (EIA) Study for the project, "DEVELOPMENT OF CHATHA BAKHTAWAR".*

*The board further directed the Member Engineering, CDA shall present the Project in detail including its commercial aspect along with its potential and viability in the next board meeting. Accordingly, internal working shall be completed before presenting the details to the CDA board.*

*Action by: Member (Engineering)*

**10.3 ADOPTION OF PEC AMENDED DOCUMENT "CRITERIA AND PROCEDURE FOR INCORPORATION OF PRICE ADJUSTMENT PROVISIONS IN THE ON-GOING CONTRACTS AUGUST -2022 (AMENDED JUNE-2023; MODIFIED JANUARY -2024)" IN CDA & IN LINE WITH THE PEC GUIDELINES CONSTITUTION OF SPECIAL CELL.**

*Agenda item was deferred.*

12055/1433/BM/24  
06-8-'24/10<sup>th</sup>      **10.4 HIRING OF CONSULTANT FOR FEASIBILITY STUDY AND CONSTRUCTION SUPERVISION OF SAFARI PARK AT F-9 PARK, ISLAMABAD" THROUGH 42(F) DIRECT CONTRACTING WITH STATE OWNED ENTITIES UNDER PPRA RULES-2004 (AMMENDED)**

**DECISION**

*The summary was presented by the Member (Engineering), CDA. After due deliberation and information / input on the summary, the board approved the proposal made at para 3.0 of the summary regarding hiring of consultant for the project "Establishment of Safari Park at F-9 Park Islamabad" on G2G basis in accordance with the Clause-42(f) of PPRA Rules-2004. It was directed that the input from all relevant stakeholders shall be obtained and incorporated in the Project scope.*

*Action by: Member (Engineering)*

12056/1433/BM/24  
06-8-'24/10<sup>th</sup>      **10.5 REVISION OF TRADE CHANGE, SUBDIVISION / AMALGAMATION / SEGREGATION FEE WITH RESPECT TO CLASSIFICATION OF INDUSTRY TYPE.**

**DECISION**

*The summary was presented by the DG (Planning) and Member (P&D), CDA. After due deliberation and information / input on the summary, the board approved the proposal of enhancement of trade change fee for I-9, I-10 and ITK. Regarding matter related to "fine for operating prior to approval of Authority" was deferred with the direction that an inter-wing committee comprising of concerned Building Inspector, Surveyor of Estate Management Dte -II and concerned Town Planner shall carry out a survey of the Industrial area of I-9, I-10 and ITK and shall present a comprehensive proposal in the board meeting.*

*The Board also considered the proposal of Subdivision/ Amalgamation/ Segregation Fee of Industrial Plots of I-9, I-10 and Industrial Triangle Kahuta and approved the increase of*

*Fee equal to 4% of FBR Value of the Property. It was further directed that any other policy/ rules/ regulations applicable regarding Subdivision/ Amalgamation/ Segregation shall be strictly followed.*

*Action By: Member (P&D)*

12057/1433/BM/'24  
06-8-'24/10<sup>th</sup>

**10.6 WITHDRAWAL OF BOARD DECISION DATED 28-10-2022 REGARDING AMENDMENTS IN CDA PROPERTY MANUAL.**

**DECISION**

*The summary was presented by the Member (Estate), CDA. After due deliberation and information / input on the summary, the board reviewed its earlier decision dated 28.10.2022 and to continue the process of transfer through registered sale deeds.*

*Action By: Member (Estate)*

12058/1433/BM/'24  
06-8-'24/10<sup>th</sup>

**10.7**

**ALLOCATION OF PETTY CASH FOR OFFICIAL PURPOSE TO FACILITATE OFFICES OF CDA BOARD./ALLOCATION & ENHANCEMENT OF PETTY CASH LIMIT OF DRAWING & DISBURSING OFFICER, CDA FOR OFFICIAL PURPOSE TO FACILITATE OFFICES OF CDA BOARD.**

**DECISION**

*The summary was presented by the Member (Finance), CDA. After due deliberation and information / input on the summary, the board approved the proposal made at Para 3 of the summary. Board further directed that Finance wing shall issue SOP. It was further decided that the recoupment of amount will be made on submission of vouched account duly verified by the concerned member.*

*Action By: Member (Finance)  
Member (Administration)*

12059/1433/BM/'24  
06-8-'24/10<sup>th</sup>

**10.8 ESTABLISHMENT OF PMU FOR SPECIAL INITIATIVE IN CDA ISLAMABAD.**

**DECISION**

*The summary was presented by the Member (Administration), CDA. After due deliberation and information / input on the summary, the board principally approved to establishment of Project Management Unit in CDA and further directed to define its contours, accordingly.*

*Action By: Member (Administration)*

12060/1433/BM/'24  
06-8-'24/10<sup>th</sup>

**NA-I HIRING OF DESIGN AND SUPERVISION CONSULTANT FOR "CONSTRUCTION OF MODEL PRISON AT H-16, ISLAMABAD".**

**DECISION**

*The summary was presented by the Member (Engineering), CDA. After due deliberation and information / input on the summary, the board approved the hiring of government owned Consultant for Designing & Supervision of "Construction of Model Prison at sector H-16 "Islamabad" in accordance with the clause 42(f) of PPRA Rule -2004.*

*Action By: Member (Engineering)*

NA-II PRINCIPAL APPROVAL FOR AUCTION OF COMMERCIAL PLOTS IN  
12061/1433/BM/24 DIFFERENT SECTORAL AREAS OF ISLAMABAD.  
06-8-'24/10<sup>th</sup>

**DECISION**

*The summary was presented by the Member (Estate), CDA. After due deliberation and information / input on the summary, the board directed the Estate and Finance wings to come up with comprehensive TORs for auction of plots, after examining the following aspects and after having deliberations:-*

- *Comparison of auction proceedings among LDA, CBDA, and CDA be presented to CDA Board.*
- *Board agreed that possession of auction plots will be given to the allottee on payment of 75 % premium amount and submission of valid cashable Bank Guarantee for the remaining payable amount (25%).*
- *One Plot behind the Marriott hotel will be processed for international auction.*
- *Rebate should be given on payment of full amount of the plot in local currency and US dollar.*

*Action By: Member (Estate)*

NA-III NOTE FOR AMENDMENTS IN CAPITAL DEVELOPMENT AUTHORITY  
12062/1433/BM/24 ORDINANCE 1960.  
06-8-'24/10<sup>th</sup>

**DECISION**

*The summary was presented by the Member (Administration), CDA. After due deliberation and information / input on the summary, the board approved the draft summary and further directed that subject matter be referred to Ministry of Law & Justice through Ministry of Interior for consideration and placing it before the Parliament so that necessary amendments be made in the CDA Ordinance, 1960 through Act of Parliament.*

*Action By: Member (Administration)  
 DG (Law)*

12063/1433/BM/24 NA-IV DEVELOPMENT OF "KURI ENCLAVE", ZONE-4, ISLAMABAD  
06-8-'24/10<sup>th</sup>

**DECISION**

*The summary was presented by the DG (Planning), CDA, and after going through the report of evaluation committee and due deliberation CDA board approved the recommendations for scraping the EOI dated 11-2-2024 being unsuccessful. Accordingly, CDA board agrees with the recommendations given by the committee.*

*CDA board also understands that project of Kuri enclave is of important nature and CDA has been facing multiple litigation with affectees therefore CDA may explore execution invoking Rule 42(F) under PPRA as recommended by the committee and inviting state-owned entities for the development of Kuri Enclave Project. Furthermore, the board is of the considered opinion that since this kind of project is being considered to be executed under the JV rules as well as requires relocation of current institutions which were previously approved by the Federal cabinet, therefore approval of the cabinet shall be solicited.*

*Action By: Member (P&D)  
 Member Estate  
 Member (Finance)  
 DG (Planning)*

NA-V CONSTRUCTION OF CANTEEN /CAFETERIA. A DAY CARE CENTRE AND A GYM  
12064/1433/BM/'24 WITHIN THE PREMISES OF CDA HEADQUARTER.  
06-8-'24/10<sup>th</sup>

**DECISION**

*A presentation was made to CDA board for the refurbishment of old cafeteria for the officials and plans to develop & construct new cafeteria and gym and daycare center at CDA head office. After due deliberation and information / input on the presentation, the board approved the proposed sites to develop and construct new cafeteria, gym and daycare center and refurbishment of old cafeteria for the officials.*

*Action By: Member (Administration)*

*DG (Admin)*

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

