

11TH CDA BOARD MEETING FOR THE YEAR-2024 HELD ON 13-08-2024 at 11:00 A.M.
AGENDA ITEMS

Sr.#	Items	Presenter
1.	General Discussions / Direction & confirmation of minutes of previous Board meeting.	
2.	Terms & conditions of Auction Brochure. Finalization of commercial plots for upcoming Auction.	Member Estate
3.	Repayment of Cash Development Loan to Federal Government	F.A/Member
Non Agenda Items		
NA-I	Hiring of design review and supervision consultant for "construction of 104 family suites and 500 servant quarters sector g-5 (balance works), Islamabad"	Member Engg:
NA-II	Pre-feasibility study regarding optimization of existing raw water supplies from Khanpur Dam to Sangjani water treatment plant and construction of Shahdara and Chinot Dams	Member Engg:
NA-III	Summary for CDA board regarding plot no.20-a, blue area, f-9/g-9	Member Estate
NA-IV	Cancellation of earlier allocation of 75 plots to FGEHA offered by CDA in sector C-14, C-15 &C-16 vide letter dated 16-05-2022 & 21-05-2022.	Member Estate
NA-V	Disbursement of salary amounting to Rs4189505/- to Mr. Arshad Irshad Mahawat, Zoo & Wildlife Management Directorate, CDA without attendance w.e.f. 26-06-2012 to 11-06-2023 in the light of NIRC court decision.	Member Envt:
NA-VI	Delegation of powers and approval of administrative issues.	Member Admn
NA-VII	Approval imposition / levy of development charges to the allottees/owners of plots in sector E-12 Islamabad.	Member Planning
NA-VIII	Development Of "Kuri Enclave" Zone-4, Islamabad	Member Planning
NA-IX	Allotment of land measuring 25 acres for establishment of FBR Academy (further sub-divided as 15 acres for IRS Academy and 10 acres for Customs Academy)	Member Planning
NA-X	Re-designating the Directorate of RRR as the Directorate Of Public Private Partnership And Joint Venture (PPP & JV Directorate Planning Wing, CDA.	Member Planning

CONFIDENTIAL

Capital Development Authority
(Secretary CDA Board Office)

No. CDA-1434/BM-SCB/2024/

Islamabad August 13, 2024

Subject: MINUTES OF 11THCDA BOARD MEETING FOR THE YEAR 2024.

The 11thCDA Board meeting for the year 2024 was held on **August 13, 2024 (Tuesday) 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. | Chaudhary Muhammad Ali Randhawa
Chairman, CDA and Chief Commissioner ICT | (In Chair) |
| 2. | Mr. Talat Mahmood
Member (Administration), CDA | Executive Member |
| 3. | Dr. Muhammad Khalid Hafiz
Member (Planning & Design), CDA | Executive Member |
| 4. | Mr. Tahir Naeem Akhtar,
FA/Member, CDA | Executive Member |
| 5. | Mr. Esfandyar Baloch
Member (Estate) | Executive Member |
| 6. | Mr. Nauman Khalid
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) also 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 (W.M) 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:-

11.1 GENERAL DISCUSSIONS / DIRECTION & CONFIRMATION OF MINUTES OF PREVIOUS BOARD MEETING.

11.2 TERMS & CONDITIONS OF AUCTION BROCHURE. FINALIZATION OF COMMERCIAL PLOTS FOR UPCOMING AUCTION / PRINCIPAL APPROVAL FOR AUCTION OF COMMERCIAL PLOTS IN DIFFERENT SECTORAL AREAS OF ISLAMABAD.

12065/1434/BM/24
13-8-'24/11th

DECISION

A presentation on terms & conditions of auction brochure and finalization of list of commercial plots for upcoming auction was made by the Director Estate Management-II, CDA to the board. After due deliberation and information / input on the summary, the board decided the followings:-

- a) A total of 34 plots of different sizes and different categories were finalized by the Board for auction.*
- b) Foreign nationals can participate in the auction with the condition that they will obtain prior NOC as per law.*
- c) Defaulters on account of non-payment of premium amount from prior auctions, government taxes and allied duties as applicable cannot participate in the auction, unless they clear their default prior to auction day.*
- d) In case, the successful bidder wishes to pay amount in USD through regular banking channel within 30 days of the bid acceptance letter, an additional rebate of 5% on total premium will be granted, excluding token money.*
- e) After receipt of 25% within 30days, the remaining 75% of the premium payable will be recovered in 06 equal installments, over a period of 02 years.*
- f) The possession of plots will be given on the payment of premium of 75 % amount by the successful bidder, subject to the condition that the bidder will provide valid cashable Bank Guarantee for the remaining premium amount of 25 % in favor of CDA.*
- g) Member (Finance), being the Chairman of the Auction Committee, will arrange investor conference for awareness of investor(s).*
- h) It will be ensured that there is no litigation on the plots placed in the auction and it will be provided by DG (Law)and all plots for auction should be cleared from all kinds of encumbrance.*
- i) Surroundings and location of all commercial plots presented for forthcoming auction be made clear from wild growth. This be ensured by DDG (Environment) or any kind of encroachment removal to be ensured by DDG (Enforcement). A certificate to this effect will be furnished by concerned DDG one week prior to auction date.*
- j) Some plots to be placed in forthcoming auction have road access issues and infrastructure related issues, therefore, Engineering Wing is directed to develop the necessary infrastructure on these plots on priority.*
- k) Approved the auction committee as proposed in para -6th of the summary.*
- l) Approved the allocation amount of Rs. 15.00 million for preparation of brochure, media campaign, administrative and logistic arrangements etc.*
- m) Approved the draft brochure and auction schedule.*

*Action By: Member (Estate), Member (P&D), Member (Finance)
Member (Environment), Member (Engineering)*

11.3 REPAYMENT OF CASH DEVELOPMENT LOAN TO FEDERAL GOVERNMENT
/ADJUSTMENT OF CASH DEVELOPMENT LOAN (CDL) RS. 5.00 BILLION
GRANTED TO CDA AGAINST LOAN PROVIDED TO METROPOLITAN
CORPORATION OF ISLAMABAD (MCI)
 12066/1434/BM/'24
 13-8-'24/11th

DECISION

The summary was presented by the Member (Finance), CDA. After due deliberation and information / input on the summary, the board observed that CDA has started various development works in different sectors of Islamabad, including construction of interchanges, development of sectors and re-habilitation of roads of Capital despite financial constraints however, CDA is already contributing in PSDP projects for the development of Islamabad. Moreover, no request was made by the CDA at the time of provision or grant of such loan; therefore, the board recommended that Finance wing will refer a summary to Federal Cabinet through Ministry of Interior, for the adjustment of principal amount along with waiving of interest amount in lieu of the development projects already carried out and in progress and also against loan provided to MCI.

Action by: Member (Finance)

NA-I HIRING OF DESIGN REVIEW AND SUPERVISION CONSULTANT FOR
"CONSTRUCTION OF 104 FAMILY SUITES AND 500 SERVANT QUARTERS
SECTOR G-5 (BALANCE WORKS), ISLAMABAD"
 12067/1434/BM/'24
 13-8-'24/11th

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 consultancy Services (Balance works) for Designing & Supervision of "Construction of 104 family suites and 500 servant quarters in Sector G-5 Islamabad" under PPRA Rule 42(f), on G-to-G basis. Board directed that the requirements of provisions of PPRA Rule 42 (f) and other relevant provisions and PPRA guidelines shall be observed in letter & spirit.

Action By: Member (Engineering)

NA-II PRE-FEASIBILITY STUDY REGARDING OPTIMIZATION OF EXISTING RAW
WATER SUPPLIES FROM KHANPUR DAM TO SANGJANI WATER TREATMENT
PLANT AND CONSTRUCTION OF SHAHDARA AND CHINOT DAMS
 12068/1434/BM/'24
 13-8-'24/11th

DECISION

The summary was presented by the DG (WM) and Member (Engineering), CDA. It was apprised to the board that the maiden meeting of "Islamabad Water" was collaborated with the Chairman WAPDA as the CDA, RCB and RDA/WASA-Rawalpindi are co-sharer / beneficiaries. After due deliberation and information / input on the summary, the board decided the followings:

- a) WAPDA may conduct the pre-feasibility studies for exploring ways & means to utilize the seepage water of Khanpur Dam and laying a dedicated raw water conduction pipeline/conduit to transmit raw water share from Khanpur Dam Reservoir directly to the Sangjani WTP; subject to cost sharing by the beneficiaries i.e. CDA, RCB and RDA/WASA-Rawalpindi.*
- b) Approved that WAPDA may conduct the Pre-Feasibility study for construction of Shahdara and Chinot Dam projects.*
- c) Engineering Wing will approach the Chairman, WAPDA to schedule periodical meeting with CDA, RCB and RDA/WASA-Rawalpindi to resolve these issues.*

Action By: Member (Engineering)

12069/1434/BM/'24 NA-III SUMMARY FOR CDA BOARD REGARDING PLOT NO.20-A, BLUE
13-8-'24/11th AREA, F-9/G-9

DECISION

The summary was presented by the Director Estate Management- II, CDA. After due deliberation and information / input on the summary, the board further directed that DG (Law) may give updated status and fresh legal opinion on the course of action on subject matter.

Action By: Member (Estate)
DG (law)

NA-IV CANCELLATION OF EARLIER ALLOCATION OF 75 PLOTS TO FGEHA
12070/1434/BM/'24 OFFERED BY CDA IN SECTOR C-14, C-15 & C-16 VIDE LETTER DATED 16-05-
13-8-'24/11th 2022 & 21-05-2022.

DECISION

The summary was presented by the Member (Estate), CDA. After due deliberation and information / input on the summary, the board approved the proposal contained in Para 4 of the summary regarding withdrawal / cancellation of earlier allocation / offered letters dated 16-05-2022 & 21-05-2022 issued by the then Dy :Director General (Land & Estate) for Sector C-14, C-15 & C-16.

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

NA-V DISBURSEMENT OF SALARY AMOUNTING TO RS 4189505/- TO MR.ARSHAD
12071/1434/BM/'24 IRSHAD MAHAWAT, ZOO & WILDLIFE MANAGEMENT DIRECTORATE,
13-8-'24/11th CDA WITHOUT ATTENDANCE W.E.F. 26-06-2012 TO 11-06-2023 IN THE LIGHT
OF NIRC COURT DECISION.

DECISION

The summary was presented by the Member (Environment), CDA. After due deliberation and information / input on the summary, the board directed that the order dated 18.07.2024 passed by the honorable single Bench of NIRC, Islamabad be implemented for disbursement of salary amounting to Rs. 4,189,505/- in respect of Mr. Muhammad Arshad Irshad, Mahawat, Zoo & Wildlife Management Directorate, CDA with effect from 26-06-2012. However, the board further directed that a fact finding inquiry may also be conducted in this regard.

Action By: Member (Environment)
DG (Env't.), DDG (Env't: - I)

NA-VI DELEGATION OF POWERS AND APPROVAL OF ADMINISTRATIVE ISSUES.

12072/1434/BM/'24 **DECISION**
13-8-'24/11th

In the minutes of 8th Board meeting for the year 2024 held on 12.07.2024, under caption "DELEGATION OF POWERS AND APPROVAL OF ADMINISTRATIVE ISSUES." at item no. 8.17, due to typographically error it was written in the line three the words "Para 2 of the summary" instead of "Para 6 of the summary". The board approved the rectification, however, content of rest of Para will remain the same.

Action By: Member (Admin.)
DG (HRD)

NA-VII APPROVAL IMPOSITION / LEVY OF DEVELOPMENT CHARGES TO THE
12073/1434/BM/'24 ALLOTTEES/OWNERS OF PLOTS IN SECTOR E-12 ISLAMABAD.
13-8-'24/11th

DECISION

In the minutes of 8th Board meeting for the year 2024 held on 12.07.2024, under caption "APPROVAL IMPOSITION / LEVY OF DEVELOPMENT CHARGES TO THE

ALLOTTEES/OWNERS OF PLOTS IN SECTOR E-12 ISLAMABAD" at item no. 8.33 wherein Board decided the followings:-

- Development charge will be levied @ Rs: 9,000/-per square yards.
- Development charges will be paid on installments basis.
- Final development charges will be calculated and levied, when CDA handed over the possession of plot to the allottee.

The board decided that the scope of above narrated decision dated 12.07.2024 in the 8th Board meeting for the year 2024 be extended to the allottees /owners of plots in sectors C-13, C-14, C-15, C-16, C-17, I-12 and I-15 Islamabad (all under development Sectors).

Action By: Member (Estate)

12074/1434/BM/'24
13-8-'24/11th

NA-VIII. DEVELOPMENT OF "KURI ENCLAVE", ZONE-4, ISLAMABAD

DECISION

The summary was presented by the DG Planning, CDA, and after due deliberation CDA board approved the proposals contained in para-3 of the summary.

Action By: Member (P&D)
DG (Planning)

12075/1434/BM/'24
13-8-'24/11th

NA-IX ALLOTMENT OF LAND MEASURING 25 ACRES FOR ESTABLISHMENT OF FBR ACADEMY (FURTHER SUB-DIVIDED AS 15 ACRES FOR IRS ACADEMY AND 10 ACRES FOR CUSTOMS ACADEMY)

DECISION

The summary was presented by the Member (Estate), CDA. The Board was apprised regarding stance of FBR contending that CDA may consider the case as per provision of Regulation 8 of CDA's Islamabad Land Disposal Regulations 2005, CDA wherein CDA Board is competent to allot land to the Ministries, Government agencies and Autonomous/Semi-autonomous Organizations of the Government and quoted an illustration of the case of allotment to ANF regarding approval of Prime Minister for allotment of land to ANF Academy.

After due deliberation and information / input on the summary, the board approved Para 10 of the summary waiving its earlier decision of requirement of approval of Federal Government for allotment of land to Ministries, Government agencies and Autonomous/Semi-autonomous Organizations of the Government and sub-division of offer of allotment among IRS and Customs Academy respectively as requested by FBR since they have already obtained approval of the Federal Government in this regard.

Action By: Member (Estate)
Director Estate Management-II

12076/1434/BM/'24
13-8-'24/11th

NA-X RE-DESIGNATING THE DIRECTORATE OF RRR AS THE DIRECTORATE OF PUBLIC PRIVATE PARTNERSHIP AND JOINT VENTURE PROJECTS (PPP & JVP'S DIRECTORATE PLANNING WING, CDA.

DECISION

The summary was presented by the DG Planning, CDA, and after due deliberation CDA board approved the proposals contained in para-3 of the summary. Board approved the creation of posts as mentioned in annex-D and authorized Member (P&D) to utilize the staff of GIS Lab Planning Wing on attachment basis.

Action By: Member (P&D)
DG (Planning)

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

