

13TH CDABOARD MEETING FOR THE YEAR-2024 HELD ON 11-09-2024 at 03:00 P.M.**AGENDA ITEMS**

Sr.#	Items	Presenter
1.	General Discussions / Direction & confirmation of minutes of previous Board meeting.	
2.	Shifting of Resource Directorate form Member (Technology & Digitalization) to Financial Advisor / Member	FA/Member
3.	IT Park Located at G-10 Markaz, Islamabad	Member (T&D)
4.	Establishment of National Bus Terminal through support of Asian Development Bank	Member (P&D)
5.	Hiring of services for transportation of solid waste from Islamabad waste transfer station (I-11 or I-9 or any other site) Islamabad to dumping site of Rawalpindi waste management company (RWMC) at Losar, Chak Baily Khan Road, Rawalpindi.	Member Envt.
6.	Summary for CDA board regarding withdrawal of cancellation letter for provisional Bid Acceptance letter with respect to Plot No.20-A, Blue Area	Member Estate
Non Agenda Items		
NA-I	Shanghai Cooperation Organization (SCO) conference and meeting of council of heads of government (Prime Ministers) of the SCO-repair, maintenance and refurbishment of the JCC and allied works on negotiated tendering basis under clause 42-d(iii) of PPRA rules	Member Engg.
NA-II	Approval for signing of Advisory Services Agreement with Public Private Partnership Authority (P3A)	Member (P&D)
NA-III	Amendment in Layout Plan; Renumbering of Residential Plot Numbers	Member (P&D)
NA-IV	Administrative Control of City Sewerage Division (CSD) under D.G.(Services) through Directorate of Maintenance.	Member Envt.
NA-V	Proposed Improvement Measures for Provision of Sanitary and Solid Waste Management Services in Islamabad	Member Envt.
NA-VI	Summary for the Board regarding Plot No. 2, Al- Mustafa Tower, F-10 Markaz, Islamabad.	Member Estate
NA-VII	Proposal for revival of Cinema Industry in Islamabad.	Member (P&D)
NA-VIII	Report of Director Land Rehabilitation in compliance with Agenda No. 7.5 refer to 11366/1385/BM-'21, 26 July 2021 circulated vide CDA 1385/BM-SCB/2021/1372 Dated 12.08.2021.	Member Estate
NA-IX	Change of land use from "motel" to "hotel of plot placed in the forthcoming auction to be held in the month of October 2024.	Member (P&D)
NA-X	Request for a residential plot in Islamabad	Member Estate

CONFIDENTIAL

Capital Development Authority
(Secretary CDA Board Office)

No. CDA-1436/BM-SCB/2024/

Islamabad

Sept. 11, 2024

Subject: **MINUTES OF 13TH CDA BOARD MEETING FOR THE YEAR 2024.**

The 13th CDA Board meeting for the year 2024 was held on **September 11, 2024 (Wednesday) 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:

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|----|-------------------------------------------------------------------------------------|----------------------|
| 1. | Chaudhary Muhammad Ali Randhawa
Chairman, CDA and Chief Commissioner ICT | (In Chair) |
| 2. | Mr. Talat Mahmood
Member (Administration)/
Member Environment. CDA | Executive Member |
| 3. | Dr. Muhammad Khalid Hafiz
Member (Planning & Design)/
Member Engineering, CDA | Executive Member |
| 4. | Mr. Tahir Naeem Akhtar,
FA/Member, CDA | Executive Member |
| 5. | Mr. Esfandiyar 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. While, D.G (B&HC) and DDG (CM) 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:-

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

12091/1436/BM/'24
11-09-'24/13th

13.2 SHIFTING OF RESOURCE DIRECTORATE FORM MEMBER (TECHNOLOGY & DIGITALIZATION) TO FINANCIAL ADVISOR / MEMBER, CDA

DECISION

The summary was presented by the Member (Finance), CDA. After due deliberation and information / input on the summary, the board agreed to shift the Resource Wing form Member (Technology & Digitalization) to Financial Advisor / Member. Board further directed that

- *Finance wing shall carry out restructuring of its wings and necessary HR shall be provided from within the existing strength of the Wing.*
- *The system of evaluation based on Key Performance Indicators shall be introduced.*
- *The Resource wing shall be utilized to identify new avenues of resource generation, formulate plans, and execute the same. Formulation of strategy and efficient utilization of resource pertaining to the existing streams of revenue generation shall also be the responsibility of the Resource Wing.*

Action by: Member (Finance)

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11-09-'24/13th

13.3 IT PARK LOCATED AT G-10 MARKAZ, ISLAMABAD

DECISION

The summary was presented by the Member (T&D), CDA. After due deliberation and information / input on the summary, the board decided the followings:-

- a) In order to make informed decision, Board directed Resource Wing to engage a Financial Advisor for vetting of financial proposal & recommendations to Board on way forward.*
- b) The Board constituted the following committee for preparation of the contract documents and finalization of the same as well as head of Committee to sign the agreement on behalf of CDA*
 - i) Director General (Law), CDA. Chairman of the Committee*
 - ii) Director General (P&C), CDA Member of the Committee*
 - iii) Director General (Planning), CDA. Member of the Committee*
 - iv) Director (PPP/JV), CDA. Member-cum-Secretary of the Committee*

*Action by: Member (FA)
Member (P&D)
DG (Planning)
DG (P&C)
DG (Law)*

12093/1436/BM/'24
11-09-'24/13th

13.4 ESTABLISHMENT OF NATIONAL BUS TERMINAL THROUGH SUPPORT OF ASIAN DEVELOPMENT BANK

DECISION

The summary was presented by the Member (P&D), CDA. After due deliberation and information / input on the summary, the board decided the followings:-

- a) Approved to undertake the feasibility and design of the National Bus Terminal as suggested by the ADB in Sector I-11 (Approved Layout Plan: Annexed-A).*
- b) Approved to apply for PRF loan amounting to USD 5.00 million for the scope provided at Para-5 of the summary.*

- c) *Directed the concerned wing to refer the letter to the Economic Affairs Division (EAD) through the Ministry of Interior (MoI).*

*Action by: Member (P&D)
DDG(Metro Bus)*

12094/1436/BM/'24
11-09-'24/13th

13.5 HIRING OF SERVICES FOR TRANSPORTATION OF SOLID WASTE FROM ISLAMABAD WASTE TRANSFER STATION (I-11 OR I-9 OR ANY OTHER SITE) ISLAMABAD TO DUMPING SITE OF RAWALPINDI WASTE MANAGEMENT COMPANY (RWMC) AT LOSAR, CHAK BAILY KHAN ROAD, RAWALPINDI.

DECISION

The summary was presented by the Member (Environment), CDA. After due deliberation and information / input on the summary, the board extended the contract for a period of 06 months w.e.f 04.07.2024 to 03.01.2025, on the same terms and conditions. It was further decided that the Authority shall have the right to terminate the contract in its sole discretion at any time without assigning any reason by giving one month's (30 days) notice".

*Action by: Member (Environment)
DDG (C.M)
Director Sanitation*

12095/1436/BM/'24
11-09-'24/13th

13.6 SUMMARY FOR CDA BOARD REGARDING WITHDRAWAL OF CANCELLATION LETTER FOR PROVISIONAL BID ACCEPTANCE LETTER WITH RESPECT TO PLOT NO.20-A, BLUE AREA, F-9/G-9.

DECISION

After due deliberation and information / input on the summary, the board considered the recommendations of DG (Law) and decided to implement the court order dated 14-3-2024 and directed to withdraw the letter dated 24-1-2023.

*Action by: Member (Estate)
Director E.M-II*

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11-09-'24/13th

NA-I SHANGHAI COOPERATION ORGANIZATION (SCO) CONFERENCE AND MEETING OF COUNCIL OF HEADS OF GOVERNMENT (PRIME MINISTERS) OF THE SCO-REPAIR, MAINTENANCE AND REFURBISHMENT OF THE JCC AND ALLIED WORKS ON NEGOTIATED TENDERING BASIS UNDER CLAUSE 42-d(iii) OF PPRA RULES

DECISION

The summary was presented by the Member (Engineering), CDA. After due deliberation and information / input on the summary, the board held a detailed discussion on the letter of the Ministry of Foreign Affairs, Government of Pakistan No. DCP(A&F)- 1/Misc/2024 (SCO) dated 4-9-2024 wherein CDA was informed that the 23rd meeting of The Shanghai Cooperation Organization, SCO, Council of Heads of Government (SCO-CHG) is scheduled to be held in Islamabad on October 15-16, 2024. It was observed that completion of work of repair, maintenance & refurbishment of the Jinnah Convention Center to enable it for a Conference of the Heads of Governments was not possible by pursuing the standard procurement procedures. The Board noted that the time constraint was genuine in this case and further noted that extraordinary efforts are required to accomplish this task. It was therefore decided that the assignment of repair, maintenance and refurbishment of the Jinnah Convention Center be carried out on negotiated tendering basis by invoking the clause 42 d(iii) of PPRA Rule, 2004.

The Board further decided that the Engineering Wing shall ensure that, besides departmental checks, the approval of quality and quantities shall be made by the

supervision consultants. The payments shall be made only subject to endorsement by the Supervision consultant.

It was further discussed that CDA has already taken up the matter with the Federal Cabinet for allowing ownership of JCC in the name of CDA; therefore, the board also endorsed the subject matter. The Board further decided to frame a business model and open a dedicated account. Moreover, a summary for obtaining interest free loan for subject repair was also decided to be forwarded to Federal Government.

Action by: Member (Engineering)
Member (Finance)

12097/1436/BM/'24 NA-II APPROVAL FOR SIGNING OF ADVISORY SERVICES AGREEMENT
11-09-'24/13th WITH PUBLIC PRIVATE PARTNERSHIP AUTHORITY (P3A)

DECISION

The summary was presented by the Member (P&D), CDA. After due deliberation and information / input on the summary, the board decided the followings

- a) Board agreed that Directorate of PPP& JV, CDA may require advisory services from the P3A,
- b) Board agreed to finalize the ongoing of PPP projects,
- c) Approved the signing of the draft Advisory Services Agreement with P3A.

Action by: Member (P&D)

12098/1436/BM/'24 NA-III AMENDMENT IN LAYOUT PLAN; RENUMBERING OF
11-09-'24/13th RESIDENTIAL PLOT NUMBERS

DECISION

The summary was presented by the Member (P&D), CDA. After due deliberation and information / input on the summary, the board decided the followings:-

- a) Board authorized the Member (P&D), CDA may be permitted to accord the amendment of Layout Plan of Sector I-16/2 to the extent of mutual change of plot Nos. 1430 & 1431 only in Sector I-16/2 to finalize the allottees and in the best interest of public.
- b) Transfer fee for this transaction will be deducted / recovered from the salary of the accused Deputy Director and Surveyor at source.

Action by: Member (P&D)
Member Admin

12099/1436/BM/'24 NA-IV ADMINISTRATIVE CONTROL OF CITY SEWERAGE DIVISION (CSD)
11-09-'24/13th UNDER D.G.(SERVICES) THROUGH DIRECTORATE OF MAINTAINANCE.

DECISION

The summary was presented by the Deputy DD Civic Management, CDA. After due deliberation and information / input on the summary, the board decided the followings:

- The Administrative control of the City Sewerage Division (CSD) may be transferred to Member Engineering,
- Member Admin and Member Engineering will jointly examine the restructuring of Water Management Wing for the establishment of Islamabad Water.
- The present Director Sanitation, CDA will support / look after the City Sewerage Division (CSD) till the finalization of restructuring.

Action By: Member (Environment),
Member (Engineering)
DG (WM)

12100/1436/BM/'24
11-09-'24/13th

NA-V PROPOSED IMPROVEMENT MEASURES FOR PROVISION OF SANITARY AND SOLID WASTE MANAGEMENT SERVICES IN ISLAMABAD.

DECISION

The summary was presented by the Member (Environment), CDA. After due deliberation and information / input on the summary, the board considered the subject matter and further directed that matter be referred to Member Finance for consideration and its disposal.

*Action By: Member (Environment)
Member Finance*

12101/1436/BM/'24
11-09-'24/13th

NA-VI SUMMARY FOR THE BOARD REGARDING PLOT NO. 2, AL-MUSTAFA TOWER, F-10 MARKAZ, ISLAMABAD.

DECISION

The summary was presented by the Director Estate Management-II, CDA. After due deliberation and information / input on the summary, the board directed that DG (BC&HC) and DG Law shall re-examine the Policy for Buildings Constructed on Cancelled Plots – 2024 in detail. A revised comprehensive summary shall be presented to the board in this regard in consultation with Member Estate.

*Action By: Member (Estate)
DG (BC&HC)
DG Law
Director Estate Management-II*

12102/1436/BM/'24
11-09-'24/13th

NA-VII PROPOSAL FOR REVIVAL OF CINEMA PLOTS & UPLIFTMENT OF CINEMA INDUSTRY BY INCORPORATING ENTERTAINMENT & COMMERCIAL FACILITIES IN ISLAMABAD.

DECISION:

The summary along with presentation was presented by Director General, Building & Housing Control. After due deliberation and information / input on the summary, the board decided that the matter would be reviewed by D.G Law and D.G B & H.C, for input with regards to legal challenges to avoid any complications and compliance of ILDR-2005. The summary would then be placed before CDA Board with detailed modalities.

*Action By: Member (P&D)
DG (BC&HC)
DG (Law)*

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11-9-'24/13th

NA-VIII REPORT OF DIRECTOR LAND REHABILITATION INCOMPLIANCE WITH AGENDA NO. 7.5 REFER TO 11366/1385/BM-21-26 JULY 2021 CIRCULATED VIDE CDA 1385/BM-SCB/2021/1372 DATED 12.08.2021.

DECISION:

The summary was presented by the Director (L&R) and Member (Estate). After due deliberation and on the basis of the available Revenue Record, the board unanimously rejected the claim of the applicant.

*Action By: Member (Estate)
Director (L&R)*

12103/1436/BM/'24
11-09-'24/13th

NA-IX CHANGE OF LAND USE FROM "MOTEL" TO "HOTEL OF PLOT
PLACED IN THE FORTHCOMING AUCTION TO BE HELD IN THE MONTH
OF OCTOBER 2024.

DECISION:

The summary was presented by the Member (P&D). After due deliberation and information / input on the summary, the board approved the proposal made at Para 3 of the summary.

Action By: Member (P&D)

12104/1436/BM/'24
11-09-'24/13th

NA-X REQUEST FOR A RESIDENTIAL PLOT IN ISLAMABAD

DECISION:

The summary was presented by the Member (Estate). After due deliberation and information / input on the summary, the board directed that the concerned formation may intimate the applicant to apply as and when new sectors will be launched by CDA, in response to advertisement published in newspaper

*Action By: Member (Estate)
Director Estate Management-I*

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

