

**2<sup>ND</sup> CDA BOARD MEETING FOR THE YEAR-2024 HELD ON 29-01-2024 at 11:00 A.M.****AGENDA ITEMS**

<b>Sr.#</b>	<b>Items</b>	<b>Presenter</b>
1.	Comments/views of CDA on summary for Federal Cabinet for approval of the necessary amendment in the Master plan of Islamabad for execution of Kharian-Rawalpindi Motorway Project in the vicinity of T-Chowk , Rawat, Islamabad.	Member (P&D)
2.	Delegation of Powers involving professional / technical matters.	Member (P&D)
3.	Reconstitution of inspection committee to verify the physical/ground verification of Housing Scheme/Societies in Islamabad.	Member (P&D)
4.	Invoking Board decision for undertaking the Construction of Bus Depot at Zero Point under PPRA rule 42(f).	Member (P&D)
5.	Development /Establishment of Service Areas on Major Roads of Islamabad.	Member (P&D)
6.	Ex-Post Facto approval for balance payment to Punjab Mass Transit Authority (PMA) for the operation of buses on Orange Line by Turkish firm M/s Platform Turizm.	Member (P&D)
7.	Policy to allow installation of solar panels by building owners on CDA Lands.	Member (P&D)
8.	Rectification / improvement in ICT Building Control Regulation-2020	Member (P&D)
9.	Acceptance / Rejection of Bids- Auction of Commercial Plots held from 10 <sup>th</sup> to 12 <sup>th</sup> January, 2024	FA/Member
10.	Termination /Dissolution of IRMIS Contract with M/S Free Balance W.E.F. 01.01.2024.	FA/Member
11.	Shifting of One Post of DDG (Estate) to Planning Wing.	Member (Admin)
12.	Declaration of CDA Officers transit Accommodation & Guest Houses.	Member (Admin)
13.	Extension in Internship Policy.	Member (Admin)
14.	Outsourcing /Leasing Out of the facilities like electric carts or trains, horse buggies & Nizami Street Food Hub at lake View Park Phase-II and open Auction of F-9 Park Festival Square.	Member (Envt)
15.	Amendments in promotion criteria of Horticulture Supervisor BPS-08 for qualified employees serving in lower grades.	Member (Envt)
16.	i. Returning administrative control of premises utilized for erstwhile Islamabad Zoo. ii.Amendment in the CSR agreement.	Member Envt.
17.	Proposal for nomination of Management Committee for management and running operations at Ghandara Heritage & Culture Centre and notification of Rates for use of Ghandara Auditorium for all entities for public welfare related events.	Member (T&D)
18.	Tendering of property and land record digitalization under PPRA rules 42(f) on G to G basis.	Member (T&D)
19.	i. Placement of "Islamabad Public Transport Wing" Under the Administrative Control of Member Engineering, CDA. ii. Discontinuation of current practice of execution of Engineering works by non technical Wings of CDA.	Member (Engg)
20.	Construction of Toll Plazas on Islamabad Highway, Sri Nagar Highway, IJP Road , Margalla and Pir Sohawa Road near Margazar Zoo on BOT Mode".	Member (Engg)
21.	Revise construction Cost of apartments (2000 NAPHDA flats ) Rs. 6.5 millions for Low Cost Housing Scheme Farash Town Islamabad.	Member (Engg)
<b>Non-Agenda Items</b>		
NA-I	Lease of land to the Ghulam Ishaq Khan (Gik) Institute Of Engineering, Sciences And Technology, for establishing its campus at Islamabad.	Member (P&D)
NA-II	brief regarding plot 'M' (ITK) and Plot 'E-10/F-10' (Petrol Pump) and representation submitted by petitioners regarding the plots, in view of Islamabad high court orders	Member (Estate)
NA-III	Construction of Bharakahu Bypass, Islamabad (approval of project design)	Member (Engg)
NA-IV	Development of Kurri Enclave through Joint Venture	Member (P&D)
NA-V	Implementation of CDA Board Decision Regarding adoption of "Recommendations of the Senate Standing Committee on Law and Justice regarding Affairs of Private Housing Schemes adopted by the Senate of Pakistan" [Creation of Directorate of Regularization and Urban Re-Generation in Planning Wing, CDA]	Member (P&D)

CONFIDENTIAL

Capital Development Authority  
(Secretary CDA Board Office)

No. CDA-1425/BM-SCB/2024/

Islamabad January 29, 2024

Subject: **MINUTES OF 2<sup>ND</sup> CDA BOARD MEETING FOR THE YEAR 2024.**

The 2<sup>nd</sup>CDA Board meeting for the year 2024 was held on **January 29, 2024 (Monday) 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:

- |     |   |                      |
|-----|---|----------------------|
| 1.  | Captain (R) Muhammad Anwar ul Haq<br>Chairman, CDA and Chief Commissioner ICT | (In Chair)           |
| 2.  | Mr. Tahir Naeem Akhtar,<br>FA/Member ,CDA                                     | Executive Member     |
| 3.  | Mr. Tariq Salam,<br>Member (Estate), CDA                                      | Executive Member     |
| 4.  | Ms. Sadia Haider,<br>Member (P&D), CDA  | Executive Member     |
| 5.  | Dr. Muhammad Khalid Hafiz<br>Member (Engineering), CDA                        | Executive Member     |
| 6.  | Mr.Talat Mahmood<br>Member (Administration), CDA                              | Executive Member     |
| 7.  | Mr. Shahzad Khalil<br>Member (Environment), CDA                               | Executive Member     |
| 8.  | Mr. Nauman Khalid<br>Member (T&D)   | Executive Member     |
| 9.  | Mr. Nayyar Ali Dada   | Non-Executive Member |
| 10. | Professor Iftikhar Husain Arif (H.I)(N.I)                                     | Non-Executive Member |
| 11. | Prof. Dr. Muhammad Ali (T.I)(S.I)   | Non-Executive Member |
| 12. | Syed Safdar Ali,  | Secretary CDA Board. |

3. The Chairman, CDA also attended the meeting in capacity of the Chief Commissioner, ICT. Commissioner Rawalpindi Ex-officio Member, did not attend the meeting. While Prof. Dr. Muhammad Ali (T.I)(S.I) and Mr. Nayyar Ali Dada, Non-Executive Members attended the meeting online.

4. 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:-

- 2.1 COMMENTS/VIEWS OF CDA ON SUMMARY FOR FEDERAL CABINET FOR APPROVAL OF THE NECESSARY AMENDMENT IN THE MASTER PLAN OF ISLAMABAD FOR EXECUTION OF KHARIAN-RAWALPINDI MOTORWAY PROJECT IN THE VICINITY OF T-CHOWK , RAWAT, ISLAMABAD.
- 11923/1425/BM/'24  
29-01-'24/2<sup>nd</sup>

**DECISION**

*The summary was presented by Member (P&D), CDA. After due deliberation and information / input on the summary, the board approved the views and comments of the CDA as contained in the Para 6 of the summary and further directed that Planning wing will refer the case to Ministry of Communications for onward submission to Federal Government for final decision through Ministry of interior.*

*Action by: Member (P&D)*

- 2.2 DELEGATION OF POWERS INVOLVING PROFESSIONAL / TECHNICAL MATTERS.

11924/1425/BM/'24  
29-01-'24/2<sup>nd</sup>

**DECISION**

*The summary was presented by Member (P&D), CDA. After due deliberation and on the basis of inputs and information of the summary, the board approved that:-*

- a) Composition of Layout Plan Review Committee shall be as follows;*
- |  |                        |
|--|------------------------|
| <i>1. Member (Planning &amp; Design), CDA.</i>                     | <i>Chairman</i>        |
| <i>2. Engr. Hafiz Ehsan-ul-Haq Retired Member CDA</i>              | <i>Member</i>          |
| <i>3. Mr. Khurram Bargat (Town Planner)</i>                        | <i>Member</i>          |
| <i>4. DG Planning, CDA</i>   | <i>Member</i>          |
| <i>5. DG (Building &amp; Housing Control), CDA</i>                 | <i>Member</i>          |
| <i>6. DG (Design), CDA</i>   | <i>Member</i>          |
| <i>7. Dy. Director General (Planning), CDA</i>                     | <i>Member</i>          |
| <i>8. Director Regional Planning or Director Housing Societies</i> | <i>Member-cum-Secy</i> |
- b) The Layout Plan Review Committee shall review the cases of layout plan of the private housing\farm housing, apartments\commercial schemes\standalone projects in Zone 2, 4 and 5 of ICT2023", framed under ICT (Zoning) Regulations, 1992. Accordingly, the recommendations of the committee shall be placed before Member (Planning & Design), for approval, being competent authority in the matter.*
- c) Member (Finance),CDA and Member (Planning & Design) will determine and present the honorarium/meeting fee to be paid to members of Layout Plan Review Committee and revised proposal for LOP fee to be charged from the private housing\farm housing, apartments\commercial schemes in the next board meeting.*
- d) The honorarium / meeting fee of the Layout Plan Review Committee will be made part of the "Regulations for Planning and Development of private housing\farm housing, apartments\commercial schemes\projects in Zone 2, 4 and 5 of ICT, 2023", framed under ICT (Zoning) Regulations, 1992.*

*Action by: Member (P&D)*

- 2.3 RECONSTITUTION OF INSPECTION COMMITTEE TO VERIFY THE PHYSICAL/GROUND VERIFICATION OF HOUSING SCHEME/SOCIETIES IN ISLAMABAD.
- 11925/1425/BM/'24  
29-01-'24/2<sup>nd</sup>

**DECISION**

*The summary was presented by Member (P&D), CDA. After due deliberation and on the basis of inputs and information of the summary, the board observed that it is one time dispensation being past transaction, and therefore, board approved the composition of Inspection Committee, given as under:*

- |                                    |                           |
|------------------------------------|---------------------------|
| a) Member Engineering, CDA         | Chairman of the Committee |
| b) Director Building Control, CDA  | Member                    |
| c) Cost Accountant (Finance) CDA   | Member                    |
| d) Dy. Director (Land Survey), CDA | Member                    |
| e) Town planner, CDA               | Member-cum-Secretary      |

Board further directed that the committee will conduct physical / ground verification of the scheme to ensure transparency, efficacy and clarity and to give its findings within one month.

Action by: Member (P&D)

2.4 **INVOKING BOARD DECISION FOR UNDERTAKING THE CONSTRUCTION OF BUS DEPOT AT ZERO POINT UNDER PPRA RULE 42(F).**

11926/1425/BM/'24

29-01-'24/2<sup>nd</sup>

**DECISION**

The summary was presented by Member (P&D), CDA. Board was apprised that the Bids received were on the higher side (i.e. 93% above the Engineering estimate) so in the given situation, the most straightforward and better option was to cancel this bidding and go for fresh Tendering process. After due deliberation and on the basis of input and information of the summary, the board decided to invoke the earlier Board decision dated 5<sup>th</sup> October 2023 for undertaking the Construction of Bus Depot at Zero Point under PPRA rule 42(f) through Government entities. Board also directed that in the meanwhile an interim arrangement for the Depot may be made by the Engineering Wing.

Action by: Member (P&D)

2.5 **DEVELOPMENT /ESTABLISHMENT OF SERVICE AREAS ON MAJOR ROADS ISLAMABAD.**

11927/1425/BM/'24

29-01-'24/2<sup>nd</sup>

**DECISION**

The summary was jointly presented by Member (P&D), CDA and Member (Finance). After due deliberation and on the basis of inputs and information of the summary, the board principally approved the proposed Criteria for Determination of Rental model and Up front Premium Rental Model for Petrol Pump Sites as contained in Para 4 and 5 of the summary subject to the following conditions:

- a) CDA may rent its sites of petrol pump (raw land) through EOI on Upfront Premium Rental Auction.
- b) Premium will be charged from the tenant in advance for the period of 20 years and further extendable for 05 years on the mutual consent of the both parties.
- c) The premium will be calculated on the basis of last highest Auction price of same category of land use.
- d) Amount of upfront premium would be 10% of the land value of plot of last auction highest price.
- e) Rental value would be fixed @ 10% of 1% lease extension charges.
- f) This rent will increase @ 10% annually till the expiry of the rental period.
- g) Monthly rent from the bidder will be charged after the completion of the petrol pump site or start of operation whichever is earlier.
- h) Period of completion will be fixed by the Planning Wing / BC wing.
- i) In case of non-completion, a penalty maybe imposed on the bidder.

Action by: Member (P&D)

2.6 **EX-POST FACTO APPROVAL FOR PAYMENT OF BALANCE AMOUNT TO PUNJAB MASS TRANSIT AUTHORITY (PMA) FOR OPERATING BUSES ON ORANGE LINE THROUGH TURKISH FIRM M/S PLATFORM TURIZM.**

11928/1425/BM/'24

29-01-'24/2<sup>nd</sup>

**DECISION**

*The summary was presented by Member (P&D), CDA. After due deliberation and on the basis of inputs and information of the summary, the board granted ex-Post Facto approval for the balance payment amounting to Rs.55,584,972/- to Punjab Mass-transit Authority (PMA) on account of guaranteed kilometer rates.*

*Board further directed that CDA take up case with Punjab Mass-transit Authority (PMA) for sharing of cost/expense from Faiz Ahmed Faiz Interchange to New Islamabad International Airport (NIIA).*

*Action by: Member (P&D)*

2.7

11929/1425/BM/'24  
29-01-'24/2<sup>nd</sup>

**POLICY TO ALLOW INSTALLATION OF SOLAR PANELS BY BUILDING OWNERS ON CDA LANDS / PROPOSED POLICY FOR INSTALLATION OF SOLAR PANELS IN ISLAMABAD CAPITAL TERRITORY (ICT).**

**DECISION**

*The summary was presented by DG (B&HC) and Member (P&D), CDA. After due deliberation and on the basis of inputs and information of the summary, the board principally approved the policy to promote energy development in the light of Clause 2.15 of the ICT Building Control Regulations-2020 (as amended in 2023) subject to the following modalities*

- i). Permission for installation of solar panels on CDA land shall be allowed by Member (P&D) being concerned Member, while installation of solar panels on CDA land (i.e. Parks and Green Area) shall be allowed by Member (Environment)*
- ii). Member (T&D), through resource division, will finalize the Billing methodology on the output of electricity generated.*
- iii). Member (T&D) through resource division, will devise the modalities / agreement with an organization(s) / firm(s) /individual(s), utilizing CDA owned land / spaces for installation of solar panels for generation of electricity along with rates to be charged.*
- iv). Permission for installation of solar panels on CDA land / property shall be granted subject to the condition that the sponsor of such activity / development shall bear complete costs and risks of installation and operations of the solar panels (along with allied equipment's) & transfer 15% or 20 % of the total energy / electricity revenue with CDA on monthly basis in form of electricity units or equivalent charges (in PKR) as per electricity rates in vogue in cases where transfer of energy units is not viable.*
- v). Parameter for charging bills will be defined and Billing of IESCO will also be protected.*
- vi). Permission for installation of solar panels on CDA land shall be allowed on purely temporary basis and CDA shall reserve the right to restore the land/space/structure to its original position at the sponsor's risk and cost.*
- vii). Land parcel (s) / space(s) would be earmarked and identified by Member (P&D), while Parks and Green Area by Member (Environment) subject to the condition that*
  - a) The same is not repugnant to other Rules / Regulations / Policies of the Authority.*
  - b) Clearance from Planning Wing, CDA that there is no possibility of planning new plots on the land / space under consideration.*
- viii). Permission for installation of solar panels on, along or above Water Filtration Plants, Water Tanks, Designated Parking areas, Parking plazas, Footpaths, Hard landscaping areas etc. in Layout Plans (LOPs) of sectors, private housing schemes/societies shall be examined by Planning Wing, CDA on case-to-case basis on the recommendations of DG B &HC.*

*Action by: Member (P&D)*

**2.8 RECTIFICATION/ IMPROVEMENT IN ICT BUILDING CONTROL REGULATION - 2020.**

*The subject agenda item has been deferred.*

**2.9 ACCEPTANCE /REJECTION OF BIDS-AUCTION OF COMMERCIAL PLOTS**

**11922/1425/BM//24 HELD FROM 10<sup>TH</sup> TO 12<sup>TH</sup> JANUARY, 2024.**

29-01-'24/2<sup>nd</sup>

**DECISION**

*The summary was presented by Member (Finance). After due deliberation and information/input on the summary, the Board accepted the bids against plot mentioned at Sr. No. 01 to Sr. No. 11 contained in para-6, column 09 of table of the summary.*

*Action by: FA/Member*

**2.10 TERMINATION /DISSOLUTION OF IRMIS CONTRACT WITH M/S FREE**

**11930/1425/BM//24 BALANCE W.E.F. 01.01.2024.**

29-01-'24/2<sup>nd</sup>

**DECISION**

*The summary was presented by F.A/ Member, CDA. After due deliberation and on the basis of inputs and information of the summary, the board approved the proposal contained in Para 4 and 5 of the Summary.*

*Action by: FA/Member*

**2.11 SHIFTING OF ONE POST OF DDG (ESTATE) TO PLANNING WING. /**

**11931/1425/BM//24 TRANSFER OF POST OF DEPUTY DIRECTOR GENERAL (ESTATE) AS DEPUTY DIRECTOR GENERAL (IMPLEMENTATION),CDA.**

29-01-'24/2<sup>nd</sup>

**DECISION**

*The summary was presented by DG (HRD) and Member (Admin), CDA. After due deliberation and on the basis of inputs and information of the summary, the board approved the proposal contained in Para 3 of the Summary.*

*Action by: Member (Admin)*

*DG (HRD),CDA.*

**2.12 DECLARATION OF CDA OFFICERS TRANSIT ACCOMMODATION & GUEST**

**11932/1425/BM//24 HOUSES.**

29-01-'24/2<sup>nd</sup>

**DECISION**

*The summary was presented by Member (Admin), CDA. After due deliberation and on the basis of inputs and information of the summary, the board decided the following*

- a) Approved the proposal contained in Para 3 of the Summary.*
- b) Approved the SOPs (Standing Operating Procedures) for allotment of "CDA Officers Transit Accommodations & Guest Houses, as contained in Para 4 of the Summary.*
- c) Approved the placement of CDA's Officers Hostel located at Sector F-5/2, Islamabad, under Administration Directorate, CDA instead of Director Parliament Lodges.*
- d) Ratified the earlier decision of the Board to change the Officers Hostel to CDA Rest House and Administration Directorate will implement the subject decision.*

- e) Administration Directorate will come up with a working model for the Rest House, ultimately aimed at making it a self-sustaining entity.
- f) CDA's Officers Hostel facility shall be henceforth closed and maintenance Division must be bound not to incur any further liability on account of utility charges.
- g) Outstanding utility charges will be recovered from occupants on pro rata basis based on duration of stay.

Action by: Member (Admin)  
DG (Admin)

### 2.13 EXTENSION IN INTERNSHIP PERIOD.

11933/1425/BM/'24  
29-01-'24/2<sup>nd</sup>

#### DECISION

The summary was presented by DG (HRD) CDA. It was apprised to the board that a fresh advertisement will be required for hiring of staff on contract against sanctioned posts, so without advertisement engagement on contractual basis is not permissible under the rules. Member Finance pointed out that these three interns are working in Finance Wing, their case for extension was missed inadvertently for placement in the Board. These interns have prepared/updated and computerized the auction record and have remained helpful in conducting market surveys for assessing/ determination of rates so extension is required till completion of task. After due deliberation and on the basis of inputs and information of the summary, the board extended the period of internship of the following 03 interns for another period of 06 months @ monthly remuneration of Rs 40,000/- per month. However the board decided that board will review the interns' policy every six months.

S. No.	Name of Intern	Discipline	Directorate
1	Rimsha Safeer	Finance & Accounts	Finance wing
2	Rimsha Jabeen	Accounts	Finance wing
3	Sidra	Finance & Accounts	Finance wing

Action by: Member (Admin)  
Member (Finance)

### 2.14 OUTSOURCING /LEASING OUT OF THE FACILITIES LIKE ELECTRIC CARTS OR TRAINS, HORSE BUGGIES & NIZAMI STREET FOOD HUB AT LAKE VIEW PARK PHASE-II AND OPEN AUCTION OF F-9 PARK FESTIVAL SQUARE.

11934/1425/BM/'24  
29-01-'24/2<sup>nd</sup>

#### DECISION

The summary was presented by Member (Environment), CDA. After due deliberation and on the basis of inputs and information of the summary, the board decided the following:-

- a) Approved the facilities to be lease out on fixed rental basis i.e. electric carts or trains, horse buggies and F-9 Park Festival Square inside F-9 Park.
- b) Approved the Out sourcing / leasing out through open auction of the Nizami Street Food Hub at Lake View Park Phase-II in accordance with the PPRA rules.
- c) Authorized the Chairman, CDA to approve the TORs (Terms of Reference) for the running, maintenance and operation of commercial activities like electric carts or trains, horse buggies and Nizami Street Food Hub at Lake View Park Phase-II and F-9 Park Festival Square inside F-9 Park.

Action by: Member (Envnt)

### 2.15 AMENDMENTS IN PROMOTION CRITERIA OF HORTICULTURE SUPERVISOR BPS-08 FOR QUALIFIED EMPLOYEES SERVING IN LOWER GRADES.

11935/1425/BM/'24  
29-01-'24/2<sup>nd</sup>

**DECISION**

*The summary was presented by Member (Environment), CDA. After due deliberation and on the basis of inputs and information of the summary, the board observed that detailed examination for institutional framework is prerequisite; the Board asked the Member Administration to direct the HR Wing to rationalize the requirements and to come up with comprehensive fresh proposals.*

*Board took notice that all amendments approved by the CDA Board for incorporation in the CDA Employees Service Regulation, 1992 should be notified and published in the official gazette of Pakistan. Concerned Director HR will ensure that all amendments have been incorporated in the CDA Employees Service Regulation, 1992 and published in the official Gazette after completing all codal formalities.*

*Action by: Member Administration  
DG (HR)*

**2.16(i) RETURNING ADMINISTRATIVE CONTROL OF PREMISES UTILIZED FOR ERSTWHILE ISLAMABAD ZOO.**

11936/1425/BM/'24

29-01-'24/2<sup>nd</sup>

**DECISION**

*The summary was presented by Member (Environment), CDA. It was apprised to the board that the zoo had been closed to the public for the last three years. It was also informed that the IWMB had failed to make use of this facility and the said land is being utilized as non conforming use. Whereas the change of land use as per CDA Master Plan is under the preview of Federal Government. After due deliberation and on the basis of inputs and information of the summary, the Board decided the followings:*

- i) Islamabad Wildlife Management Board (IWMB), Ministry of Climate Change may hand over the land infrastructure of erstwhile Islamabad Zoo, back to the CDA along with assets, being the original owner.*
- ii) Ratified the proposed summary and recommended for onward submission to Federal Government for its final decision through Ministry of Interior.*
- iii) Allocation of Information Center Building located at Trail No.06 henceforth withdrawn, the said building was temporarily allocated to IWMB. Environment Wing may retrieve the peaceful possession of subject building, as said building was constructed by CDA from its own resources. Board also observed that the buildings built as Information Centers on the trails of MHNP, should also be used for the deployment of quick and rapid response force to control the fire incidents in the MHNP.*
- iv) Restriction be imposed that no one can charge the fee on trails situated at the foothill of Margallh; it should be free for General Public.*
- v) Environment Wing will establish "DINO VALLEY" in Phase -I.*

*Action by: Member (Envnt)*

**2.16(ii) AMENDMENT IN THE CSR AGREEMENT.**

11937/1425/BM/'24

29-01-'24/2<sup>nd</sup>

**DECISION**

*The summary was presented by Member (Environment), CDA. After due deliberation and on the basis of inputs and information of the summary, the board approved proposed amendments in the CSR Policy / MOU, subject to the conditions that draft TOR's of Agreement / MOU for CSR must be vetted by Law Wing, accordingly.*

*Action by: Member (Envnt)*

**2.17 PROPOSAL FOR NOMINATION OF MANAGEMENT COMMITTEE FOR MANAGEMENT AND RUNNING OPERATIONS AT GHANDARA HERITAGE & CULTURE CENTRE AND NOTIFICATION OF RATES FOR USE OF GHANDARA AUDITORIUM FOR ALL ENTITIES FOR PUBLIC WELFARE RELATED EVENTS.**

11938/1425/BM/'24

29-01-'24/2<sup>nd</sup>



**DECISION**

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

- 1) *Approved the proposed names of Management Committee as contained in the summary for a period of 2 years,*
- 2) *Directed the Management committee to run day to day operations; handle all club affairs, projects and collaboration in public-private mode to make all facilities operational at Ghandra Heritage & Culture Centre.*
- 3) *Approved the following proposed rates*
  - a. *Venue Charges – PKR 150,000 per day (50% discount shall be offered to education and social welfare entities who will hold events related to public welfare, culture, Folk Music, educational activities such as exams, seminars etc. IT, Science etc.) and*
  - b. *Utilities Charges including Water, Electricity, Generator, Sanitation – PKR 75,000 per day*

*Action by: Member (T&D)*

2.18

11939/1425/BM/'24  
29-01-'24/2<sup>nd</sup>

**TENDERING OF PROPERTY AND LAND RECORD DIGITALIZATION UNDER PPRA RULES 42(F) ON G TO G BASIS / EXECUTION OF THE PROJECT "PROPERTY MANAGEMENT SYSTEM AND DIGITALIZATION OF PROPERTY & LAND RECORD" UNDER RULE 42-F OF PPRA ORDINANCE.**

**DECISION**

*The summary was presented by Member (T&D), CDA. After due deliberation and on the basis of inputs and information of the summary, the board approved the proposal made at Para 5 of the summary regarding digitization of Property & Land Records with the permission to proceed with the Award of Work in accordance with the PPRA rule 42(f), from state-owned entities through competitive bidding.*

*Action by: Member (T&D)*

2.19 (i)

**PLACEMENT OF "ISLAMABAD PUBLIC TRANSPORT WING" UNDER THE ADMINISTRATIVE CONTROL OF MEMBER ENGINEERING, CDA.**

(ii)

**DISCONTINUATION OF CURRENT PRACTICE OF EXECUTION OF ENGINEERING WORKS BY NON TECHNICAL WINGS OF CDA.**

11940/1425/BM/'24  
29-01-'24/2<sup>nd</sup>

**DECISION**

*The summary was presented by Member (Engineering), CDA. After due deliberation and on the basis of input and information of the summary, the board decided the followings:*

- i). *Engineering / construction works of the Islamabad Public Transport Wing will be placed under the administrative control of Member Engineering, while operational works will remain under the administrative control of Member (P&D).*
- ii). *Other Wings of CDA will requisite and forward the proposals to Engineering wing for their further processing and execution of new engineering works including Civil and E&M works*
- iii). *Ordinary repair maintenance of petty nature works will be carried out by each wing at their own through their designated Engineering staff.*

*Action by: Member (Engg)*

2.20

11941/1425/BM/'24  
29-01-'24/2<sup>nd</sup>

**CONSTRUCTION OF TOLL PLAZAS ON ISLAMABAD HIGHWAY, SRI NAGAR HIGHWAY, IJP ROAD , MARGALLA AND PIR SOHAWA ROAD NEAR MARGAZAR ZOO ON BOT MODE"**

**DECISION**

*The summary was presented by Member (Engineering). It was apprised to the board that CDA Board decided in its 16<sup>th</sup> board meeting held on 12-12-2023 to reinstate Toll Plazas on Islamabad Highway, Srinagar Highway, Kernal Sher Khan Road/IJP Road in addition to two new locations of Margallah Avenue and Pir Sohawa Road. It was further informed*

that All Toll Plazas would be designed and constructed with contemporary design and equipped with state of art toll collection automation system, Surveillance Camera, Signals, AVC, Electrification, lights, Traffic Signage, warning gadgets etc.

After due deliberation and based on information / input of the summary, the board approved the proposal contained in the summary regarding execution of abovementioned project on BOT basis in accordance with the PPRA rule-2004 on G to G basis on the following highways:

Sr.	Toll Plaza	Lanes
1	Islamabad Expressway	8
2	Srinagar Highway	10
3	IJP/Kernal Sher Khan Road	10
4	Margallah Highway	6
5	Pir Sohawa Road near KPK (border)	2

Board further directed that official vehicles be exempted from tolls (Green Number Plate and Pak Army vehicles)

Action by: Member (Engg)

2.21

11942/1425/BM/'24  
29-01-'24/2<sup>nd</sup>

**REVISE CONSTRUCTION COST OF APARTMENTS (2000 NAPHDA FLATS ) RS. 6.5 MILLIONS FOR LOW COST HOUSING SCHEME FARASH TOWN ISLAMABAD./ REVISED COST OF RS.6.5 (M) FOR 2000 NAPHDA APARTMENTS -LOW-COST HOUSING SCHEME AT ALI PUR FARASH, ISLAMABAD.**

**DECISION**

The summary was presented by Member (Engineering). After due deliberation and based on information / input of the summary. The Board approved the proposal made at para-8 of the summary and revised per apartment cost of Rs. 6.5 million is approved.

Action by: Member (Engg)

NA-I

11943/1425/BM/'24  
29-01-'24/2<sup>nd</sup>

**LEASE OF LAND TO THE GHULAM ISHAQ KHAN (GIK) INSTITUTE OF ENGINEERING, SCIENCES AND TECHNOLOGY, FOR ESTABLISHING ITS CAMPUS AT ISLAMABAD.**

**DECISION**

The summary was presented by Member (P&D). After due deliberation and based on information / inputs of the summary, the board approved the proposal contained in Para 5 of the summary regarding allocation of land, measuring 645'x680' (80 Kanals≈ 10 Acres), adjacent to the site for SUPARCO on Plot Nos. 22, 23, & 24 (partial) in Kuri Agro Farming Scheme (Concept Plan), Zone-4, Islamabad for establishment of campus at Islamabad subject to the following conditions:

- i). Planning Wing will incorporate the subject land in the layout plan.
- ii). Estate Wing will dispose of the subject land as per laid down regulation /procedures and fulfillment of all codal formalities as per provisions of ILDR2005/ Policy of CDA.
- iii). Building Control shall approve the Building Plans, as per regulations.
- iv). Finance Wing will determine the cost of land in the first instance before issuance of the allotment letter
- v). GIKI will provide a Federal Charter for the establishment of their campus in Islamabad Capital Territory, Islamabad.

- vi). GIKI will provide approval from the Higher Education Commission (HEC) for the establishment of its campus in Islamabad Capital Territory, Islamabad.
- vii). GIKI will seek approval from the Federal Cabinet for the establishment of its campus in Islamabad Capital Territory, Islamabad, as per provisions of ILDR, 2005.

Board further decided that in future allocation of land for University plots should be rationalized up to 10 Acres.

Action by: Member (P&D)

11944/1425/BM//24  
29-01-'24/2<sup>nd</sup>

NA-II BRIEF REGARDING PLOT 'M' (ITK) AND PLOT 'E-10/F-10' (PETROL PUMP) AND REPRESENTATION SUBMITTED BY PETITIONERS REGARDING THE PLOTS, IN VIEW OF ISLAMABAD HIGH COURT ORDERS

DECISION

After due deliberation and based on information / input of the summary as well as Islamabad High Court orders, the board decided the following;

- I. The request of Petitioner for adjusting the amount paid for Plot M ITK, for the alternate Plot to be allotted in lieu of Petrol Pump Plot E-10/F-10 is rejected as not being covered under ILDR 2005.
- II. Since the possession is available, Estate Wing may offer the possession of remaining land (7.62 Kanals) in respect of plot 'M' (ITK, Industrial Triangle Kahuta) which is to be handed over to the petitioners by depositing the refunded amount.
- III. Regarding Plot E-10, Board agreed that since no right has been established as the bidder(s) failed to pay the initial 25% amount within the prescribed time therefore the Bid Acceptance Letter automatically stood withdrawn in accordance with the Terms and Conditions of Auction brochure and the same was conveyed to petitioner through bid cancellation letter. Therefore, the case is not even covered under the Restoration policy, 2014. Also, there was no provision of allotment of alternate Commercial Plot in ILDR. However, regarding refund of Rs 30 Million bid security/token money to the petitioner, the board decided as under;
  - i). A majority comprising Member (Engineering), Member (T&D), Member(P&D), Member (Environment), Member (Estate), Member (Finance) and Member (Admin) was of the view, that the additional amount of Rs 10 Million may be released/refunded, and amount of Rs 20 Million be forfeited, as per terms and conditions of the auction brochure.
  - ii). Chairman, CDA dissented and observed that proceedings may be initiated against the responsible officers who recommended the inclusion of subject plot of petrol pump, whereas PC-I of interchange was already approved and the construction at the site started after auction. He was of the view that whole of token money/ bid security amount (Rs 30 Million) be returned/ refunded to the petitioner.
  - iii). Professor Iftikhar Husain, Non-executive Member also was of point of view that whole of token money/ bid security amount (Rs 30 Million) be returned/refunded to the petitioner.

Action by: Member (Estate)

11945/1425/BM//24  
29-01-'24/2<sup>nd</sup>

NA-III CONSTRUCTION OF BHARAKAHU BYPASS, ISLAMABAD (APPROVAL OF PROJECT DESIGN)

DECISION

The summary was presented by Member (Engineering). After due deliberation and based on information / inputs of the summary, the board decided to get the third party vetting of the

*project, impact of the vetting of design on the cost of the project belated stage and the recommendations of the TPV comments for finalization of the project and present to the board in next board meeting.*

*Action by: Member (Engineering)*

**NA-IV DEVELOPMENT OF KURRI ENCLAVE THROUGH JOINT VENTURE/PUBLIC**  
**-PRIVATE PARTNERSHIP.**

11946/1425/BM/'24  
29-01-'24/2<sup>nd</sup>

**DECISION**

*The summary was presented by Member (P&D). After due deliberation and based on information / inputs of the summary, the Board approved the proposal made at Para 4(i), (ii), (iii) and (iv) of the summary with the following directions:-*

- a) Planning Wing will refer the subject summary to Federal Government for approval through Ministry of Interior.*
- b) Regarding hiring of consultant, it was decided that the task / job might be assigned to a government entity already engaged by CDA in accordance with PPRA rules.*
- c) Constituted a committee under the Chairmanship of Member Engineering, CDA to provide the required data to the consultant for preparation of RFP & EOI and examine the same while other members of the committee comprises of the following officers.*
  - i) Mr. Khalid Mehmood Asif, D.G(P&C), CDA.*
  - ii) Dr. Zafar Iqbal Zafar, DG(Planning),CDA.*
  - iii) Mr. Faisal Naeem, DG(B&HC),CDA.*
  - iv) Mr. Asghar Ali Zardari, DG(Services),CDA.*
  - v) Mr. Muhammad Naeem Akbar Dar, DG(Law),CDA.*
  - vi) Mr. Muhammad Arshad Chohan, DDG (Planning),CDA. (Secretary)*
  - vii) Mr. Sheryar Arif Khan, Director (Land),CDA.*
  - viii) Mian Tariq Latif,(HOT),CDA.*
  - ix) Mr. Ejaz-ul-Hassan, Director Regional (Planning), CDA*
  - x) Rep of Consultant*
- d) The Chairman, CDA is authorized to approve the TOR's of the committee submitted by Planning Wing.*

*Action by: Member (P&D)*

**N.A-V IMPLEMENTATION OF CDA BOARD DECISION REGARDING ADOPTION OF**  
**"RECOMMENDATIONS OF THE SENATE STANDING COMMITTEE ON LAW**  
**AND JUSTICE REGARDING AFFAIRS OF PRIVATE HOUSING SCHEMES**  
**ADOPTED BY THE SENATE OF PAKISTAN"**  
**[CREATION OF DIRECTORATE OF REGULARIZATION AND URBAN RE-**  
**GENERATION IN PLANNING WING, CDA]**

11947/1425/BM/'24  
29-01-'24/2<sup>nd</sup>

**DECISION**

*The summary was presented by the Member (P&D) CDA. After due deliberation and information / input on the summary, the board approved proposal for creation of Directorate of Regulation, Re-planning and Regeneration in Planning Wing, along with creation of One (1) Post Director Planning (BS-19) in Planning Cadre, who will head the Directorate.*

*Action by: Member (P&D)*

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

