

4TH CDA BOARD MEETING FOR THE YEAR-2024 HELD ON 08-03-2024 at 02:00 P.M.
AGENDA ITEMS

Sr.#	Items	Presenter
1.	Abolition of accord of revised technical sanction on lowest BID.	Member (Engg.)
2.	Recommendations of TPV for finalization of Bharakahu Bypass Project, Islamabad.	Member (Engg)
3.	Revision of Premium rates. / Revision of Premium Rates / Revision of Sale/Premium and Annual Ground Rent (A.G.R) Rates for different land uses and in various Sectors of Islamabad.	FA/Member
4.	Approval of EOI for Petrol pump sites.	FA/Member/ Member (P&D)
5.	Construction and Operation of State of the Art Schools at different CDA Sectors, Islamabad	Member (P&D)
6.	Imposition of Cess and Water Extraction Charges in Islamabad.	Member Envt.
Non Agenda Items		
NA-I	Permission to Issue EOI for renting of Grey Structure for I.T. Park located at G-10 Markaz	Member (T&D)
NA-II	Proposal for the Introduction of Margo: The Mascot for Islamabad's Margalla Hills	Member Envt.
NA-III	Formulation of Resource Bank of Plots in CDA Sectors & Schemes for Affectees whose plots have been deleted due to Replanning.	DDG(Plan)
NA-IV	Report of Director Land Rehabilitation in compliance with Agenda No. 7.5 refer to 11366/1385/BM-21-26 July 2021 circulated vide CDA1385/BM-SCB/2021/1372 dated 12-8-2021.	Member Estate
NA-V	Enhancement / Amendment in Promotion Quota of Assistant Director (BS-17) Environment Cadre.	Member Envt.
NA-VI	Grant of 100% Special Allowance-2023 in lieu of 150% Executive Allowance to Private Secretaries W.E.F 01-01-2023 and Resultant Recovery Against 50 & Overpayment.	FA/Member
NA-VII	Hiring of Consultancy Services for Design Review/ Update and Construction supervision of the Project "Development of Kuri Model Village Zone-4, Islamabad" through 42(F) direct contracting with State owned entities under PPRA Rules-2004 (Amended).	Member Engg.
NA-VIII	Other Issue Discussed	Member Engg.

CONFIDENTIAL

Capital Development Authority
(Secretary CDA Board Office)

No. CDA-1427/BM-SCB/2024/

Islamabad March 08, 2024

Subject: **MINUTES OF 4THCDA BOARD MEETING FOR THE YEAR 2024.**

The 4thCDA Board meeting for the year 2024 was held on **March 08, 2024 (Friday) at 02:00 P.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 ulHaq
Chairman, CDA and Chief Commissioner ICT | (In Chair) |
| 2. | Mr. Tahir Naeem Akhtar,
FA/Member ,CDA | Executive Member |
| 3. | Mr. Tariq Salam,
Member (Estate), CDA | Executive Member |
| 4. | Dr. Muhammad Khalid Hafiz
Member (Engineering), CDA | Executive Member |
| 5. | Mr. Talat Mahmood
Member (Administration), CDA | Executive Member |
| 6. | Mr. Shahzad Khalil
Member (Environment), CDA | Executive Member |
| 7. | Mr. Nauman Khalid
Member (T&D) | Executive Member |
| 8. | Mr. Nayyar Ali Dada | Non-Executive Member |
| 9. | Professor Iftikhar Husain Arif (H.I)(N.I) | Non-Executive Member |
| 10. | Prof. Dr. Muhammad Ali (T.I)(S.I) | Non-Executive Member |
| 11. | Syed Safdar Ali, | Secretary CDA Board. |

3. The Chairman, CDA also attended the meeting in capacity of the Chief Commissioner, ICT. 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. Representative of NAB Mr. Zahir Shah, Director (NAB, Rawalpindi) attended the meeting on Special Invitation.

4. Meeting commenced with the recitation of "Holy Quran" by Captain (R) Muhammad Anwar ulHaq, Chairman, CDA and Chief Commissioner ICT. Thereafter agenda items were taken up for discussion and following decisions were made:-

4.1 ABOLITION OF ACCORD OF REVISED TECHNICAL SANCTION ON LOWEST BID.

11960/1427/BM/'24
08-03-'24/4th

DECISION

The summary was presented by the Member (Engineering), CDA. It was apprised to the board that Estimates are sanctioned technically on approved scheduled of rates by the competent authority as per delegated powers in the BOI before approval of NIT and tendering. Whereas, the Estimate is technically sanctioned on the basis of schedule of rates not on the bid, so this practice needs to be discontinued in the CDA.

After due deliberation and information / input on the summary, the board decided to adopt the technical sanction process as being adopted by the Punjab Government along with other SOPs relevant to the expenditure sanction and allocation of funds, in true letter and spirit.

Action by: Member (Engineering)

4.2 RECOMMENDATIONS OF TPV FOR FINALIZATION OF BHARAKAHU BYPASS PROJECT, ISLAMABAD./CONSTRUCTION OF BHARAKAHU BYPASS, ISLAMABAD (APPROVAL OF PROJECTDESIGNAND VARIATION ORDER)

11961/1427/BM/'24
08-03-'24/4th

DECISION

The summary was presented by the Member (Engineering), CDA. It was apprised to the board that the original cost of the project was Rs.6.5 billion; however, the scope of the project was exceeded during the construction work and its cost was increased to around Rs.1.394 billion. It was further informed that the contractor, National Logistic Cell (NLC), had moved a bill worth Rs. 1.8 billion against the additional work. The employer referred the bill to the consultant firm of Punjab government, ECSP, for third party validation, which endorsed the extra work and recommended the approval of Rs.1.394 billion.

After due deliberation and queries made by all the members of the board relevant to the information / input in the summary, the board approved the fait accompli sanction of the final design of Bharakahu Bypass project, the recommendations of the third-party consultancy firm M/s ECSP regarding variation order, inclusion of additional works with total cost implication of Rs. 1394.635+160.634 =1555.269 M subject to final scrutiny by the P&C wing CDA and approval of revised PC-1 by CDA-DWP. The board further directed the engineering wing to refer the subject matter to CDA's Development Working Party (CDA-DWP) for consideration and outcome be presented to CDA Board for information.

The board further directed that a probe be conducted to determine / fixation of responsibility to officers / officials, whose due diligence at site may have averted this variation and cost overrun.

Action by: Member (Engineering)

4.3 REVISION OF PREMIUM RATES / REVISION OF SALE/PREMIUM AND ANNUAL GROUND RENT (A.G.R) RATES FOR DIFFERENT LAND USES AND IN VARIOUS SECTORS OF ISLAMABAD.

11962/1427/BM/'24
08-03-'24/4th

DECISION

The summary was presented by the Member (Finance), CDA. It was apprised to the board that the sale / premium rates were previously revised in 2014, since then the rates have not been revised or updated. It is imperative to revise sale / premium rates alongside Annual Ground Rent (AGR) rate, due to inflation trends and revision of General / Wholesale Price Index (GPI) since 2014.

After due deliberation and information / input on the summary, the board approved the revised rates of sale / premium and A.G.R rates enclosed at annexure "I" subject to the following that Finance Wing will provide a comparison for a bench mark analysis to the Board.

Action by: Member (Finance)

4.4 APPROVAL OF EOI FOR PETROL PUMP SITES /

11963/1427/BM/'24
08-03-'24/4th

INVITATION OF BID FOR ESTABLISHMENT, OPERATIONS
MANAGEMENT & MAINTENANCE OF FILLING STATION ALONG
WITH ALLIED FACILITIES AT LAKE VIEW SERVICE AREA, EAST AND
WEST BOUNDS, OPPOSITE LAKE VIEW PARK, MAIN MURREE
ROAD, ISLAMABAD ON UPFRONT PREMIUM RENTAL MODEL.

DECISION

The summary was presented by the DDG (Planning) and Member (Finance), CDA. After due deliberation and information / input on the summary, the board approved the proposal contained at Para 2 of the summary and the board further directed that there shall be annual increase of 10% in rent.

*Action by: FA/Member
Member (P&D)*

4.5 CONSTRUCTION AND OPERATION OF STATE OF THE ART SCHOOLS AT
DIFFERENT CDA SECTORS, ISLAMABAD /
ESTABLISHMENT AND OPERATION OF STATE OF THE ART SCHOOLS
AT DIFFERENT CDA SECTORS, ISLAMABAD

11964/1427/BM/'24
08-03-'24/4th

DECISION

The summary was presented by the DDG (Planning) and Member (Finance), CDA. It was apprised to the board that following two cases regarding non-conforming use of property by various schools/ colleges are subjudiced before the Honorable Islamabad High Court, Islamabad. Both cases were lastly fixed for hearing on 05-03-2024 before the learned D.B comprising of Honorable Chief Justice and Mr. Justice Tariq Mehmood Jahangiri. In W.P 2993/17 titled Headstart School Vs CDA etc following order was passed:-

Learned counsel for Capital Development Authority apprised the court that a policy was submitted way back in 2019 in the instant writ petition, however, it is submitted that the referred policy was not presented before the Board due to the pendency of the present cases.

Be that as it may, when it was confronted to the learned counsel that it is the Board of Capital Development Authority which is to decide the issue, he conceded the position and sought time to obtain instructions and do the needful. Learned counsel also submitted that since five years have passed from filing of the policy, necessary modifications and amendments shall be made therein, if required. Let the needful be done before the next date of hearing and the amended policy, if any, be placed on record.

In ICA-347/18 titled Jalees Qaiser Vs CDA & others following order has been passed:-

The grievance of the appellant is that despite deposit of requisite amount and issuance of offer of allotment of plot dated 24-09-2010, the needful has not been done by the Capital Development Authority till to date. Let Chairman, CDA to appear in person on next date of hearing.

The board members were of the view that there are over 270 schools in Islamabad operating in residential houses, which fall under the ambit of non-conforming use in CDA Sectors; therefore, the operators should be offered plots on rental basis in order to address this non-conforming practice by the private sector educational institutes and Planning Wing should intend to invite prequalified bidders to offer their bids in open auction against undeveloped and designated educational / schools 'sites situated within ICT limits on rental model. Accordingly the necessary modifications and amendments should also be made in policy.

After due deliberation and information / input on the summary, the board decided to approve the establishment and operation of educational facilities/ schools at different locations in Islamabad on rental model subject to the following:-

- a) *Islamabad-based schools, particularly those operating in residential houses, should be given the first right to adopt this option and mitigate their non-conforming usage of school in residential houses on priority.*
- b) *A competitive process such as open auctions will be followed.*
- c) *The owners of schools shall be asked to submit bids for rent.*
- d) *The highest bidders shall be given plots on rental basis for initial period of 20 years under the new policy*
- e) *Each such non-conforming school entity shall be entitled to one plot in area/sector where they were operating or within nearby sector.*
- f) *There shall not be any provisions or discounts offered to CDA employees.*
- g) *P&D shall prepare a comprehensive auction strategy e.g. open auction etc. for disposal of these plots in a transparent manner.*
- h) *Boards also agreed in principle the following Pre-Qualification Document and publish/ upload on CDA website for general public.*
- i) *Design for construction of school buildings will be given by CDA*

**CAPITAL DEVELOPMENT AUTHORITY
CDA SECRETARIAT
G7/4**

PRE-QUALIFICATION DOCUMENT

**ESTABLISHMENT AND OPERATION OF STATE OF THE ART
EDUCATIONAL FACILITIES/ SCHOOLS AT DIFFERENT CDA SECTORS, ISLAMABAD ON
RENTAL MODEL**

Issued to: _____

Signature of issuing authority: _____

1. Introduction

The Capital Development Authority (CDA) was established in 1960 and is one of the oldest civic organizations in Pakistan. The authority was created with the aim to develop and maintain the capital city, Islamabad, and its surrounding areas. Today, CDA continues to play a pivotal role in the sustainable development and management of Islamabad, as it aims to transform it into a world-class capital city.

CDA already allotted educational/ schools plot to the Ministry of Federal Education & Professional Training (M/o FE&PT), as the education sector was dominated by Government. However, as the education sector evolved, the private sector developed and operated educational facilities/ schools as non-conforming use in CDA Sectors. in order to address this non-conforming practice by the private sector educational institutes, CDA intends to invite prequalified bidders to offer their bids in open auction against undeveloped and designated educational/schools/sites situated in different CDA sectors each measuring area 4 Kanals to 6 Kanals on rental model.

2. Rental Model

Plots of schools/ educational institutes will be offered on rental basis/month to the highest bidder subject to the following conditions:

- i. One sponsor/brand/school is eligible for the allocation of only one plot
- ii. Two and half years construction/functioning period shall be allowed free of rent

- iii. Successful bidder will pay a performance guarantee in the shape of insurance guarantee from AAA rating company amounting to **rupees 30 million** for timely completion and function of school
- iv. The rental agreement is non transferable
- v. Extension on construction period will be allowed upto 6 months on the payment of penalty amounting double the rate of rentals offered by the bidder
- vi. No further extension in construction period will be allowed and agreement will be rescinded with the approval of CDA Board
- vii. All the structure of the plot will vest with CDA

3. Plot size and design specifications

- i. Modular plots of 4 to 6 kanals will be offered FAR allowed is 1:4
- ii. Maximum ground coverage is 35%
- iii. Building design shall be provided by CDA as per standards which shall be followed by party

4. Scope of the Services

CDA invites applications for pre-qualification of interested parties to establish and run distinguished Educational Facilities/ Schools at different residential sectors of Islamabad under **Rental Model**. The Scope of the services broadly covers;

- i. Setting up the state-of-the-art educational institutions including construction of building and provision of allied services
- ii. Registration/Certification/Accreditation with relevant regulatory bodies along with compliance with all related laws; and
- iii. Imparting quality education at par with international standards

5. WHO CAN APPLY

- i. Individual Registered Firms, Private Limited Companies or Consortia, engaged in establishing and running of modern Schools (Referred as Parties), which are already operating schools/educational facilities in Islamabad
- ii. The party which submits application should have experience of running an Educational facility/School which must be registered with the Board of intermediate and/or secondary education, Islamabad/PEIRA, relevant board or Cambridge international or equivalent for at least eight (08) years
- iii. On acceptance of application, the party must be able to construct state of the art school building with all amenities/services and to make the school functional within two and a half years on the allocated land
- iv. The school board must have one representative from CDA duly nominated by the Chairman
- v. The schools so established must allocate a percentage for needy and destitute students who shall be granted financial assistance from the school as per statutes of PEIRA
- vi. The party is required to provide information to meet quality standards as per acceptable criteria to establish their technical capabilities and to run the proposed State of the Art educational facilities/ Schools at the designated sites in CDA sectors

6. Instructions to applicants

The interested registered firms/companies/consortia (hereinafter referred to as party) must attach the following documents with their applications:

- a. Profile of the party with contact details; postal address, telephone, fax, mobile phone number, email and website (if any)
- b. Documentary evidence of Membership/Registration/Certification/Accreditation of existing educational institution owned/run by the party with relevant regulatory authorities/bodies
- c. Registration of existing educational institutions owned/run by the party with Cambridge International or equivalent and Federal Board of Intermediate and Secondary Education, Islamabad/relevant board
- d. Documentary evidence that the party is an active tax payer of Federal Board of Revenue and Income Tax/GST statements of educational institutions owned/run by the party for the last three fiscal years

- e. Documentary evidence of financial soundness e.g. financial statement for the last three years duly audited by renowned chartered accountants
- f. Documentary evidence of operational branches of educational institution with name, location and brief details with number of students in each branch substantiating viable/sustainable financial model for the proposal
- g. Documentary evidence of ability to construct building within given time frame
- h. Undertaking to the effect that the party has never been blacklisted/reprimanded by any regulatory body/authority or debarred by any Government organization
- i. A capacity statement on available human resource relevant to the proposed assignment
- j. A capacity statement of relevant Information Technology related equipment (software & hardware) relevant to the proposed assignment
- k. List of key professional staff with detailed CVs of core team relevant to the proposed assignment, showing qualification, experience and detail of assignments/projects on which they have worked in past, their role in the assignment/project and duration of their engagement with the project

7. Selection Method

The party shall be pre-qualified based on the score obtained against minimum qualification criteria. The pre-qualification documents shall comprise of all documents in a sealed envelope. The documents shall be opened and evaluated by a committee as per evaluation criteria mentioned hereinafter in this document. The interested parties shall provide all necessary information to prove that they are capable of establishing and running State of the Art Educational Facilities/Schools as per industry practices. In this regard, information must be provided in detail along with documentary evidence with an application for pre-qualification to be treated as responsive.

8. Evaluation Criteria

Pre-qualification shall be based on the criteria given in succeeding paragraphs regarding party's financial health, experience, HR capabilities etc. as demonstrated by the party's response. CDA reserves the right to waive minor deviations, if the same materially do not affect the capability of a party to perform the contract. Minimum threshold aggregate score is 50% to qualify for further process.

S. No	Description	Assigned Marks	Maximum Marks	
1	Enrolment of students in maximum 5 branches/year	Up to 200	03	10
		Between 300 up to 500	06	
		More than 500	10	
2	Funds available till 31.12.2023 with proof of duly signed and stamped bank statements, audited balance sheet, etc.	Up to Rs.3 million	05	15
		Between Rs.3 million up to 10 million	10	
		More than Rs.10 Million	15	
3	Period of experience of the school	5-10 years	04	10
		10-15 years	07	
		More than 15 years	10	
4	Average fee structure (monthly) For March, 2024	More than Rs.25,000/-	05	10
		Rs.15,000/- Rs.25,000/-	07	
		Less than Rs.15,000/-	10	
5	Average present students/Teachers' ratio	More than 25:1	01	10
		25:1	05	
		Less than 25:1	10	
6	Status of Sponsors	Joint Venture	02	05
		Single Entity	05	
7	Quality of Teaching and Learning	Well defined Code of conduct	5	15
		Mission statement & Educational values		
		Organogram & Job	10	

		description for the Team of Senior Management		
8	Number of active Branches	Up to 10	07	15
		Between 10 to 20	11	
		Above 20	15	

S. No	Description	Assigned Marks	Maximum Marks	
9	Level of schooling	Up to Primary Level	03	05
		Up to Secondary Level	05	
10	Affiliation/Registration	With Federal Board of Intermediate and Secondary Education/relevant board	02	05
		With Cambridge International or equivalent	05	
Total =				100
Note: Additional Bonus points corresponding to the percentage set forth for needy and destitute students.				

9. Information for Bidders

The undeveloped plots for the educational facilities/ schools in different sectors of Islamabad will be offered to parties already running schools in Islamabad in open auction on the rate of rent offered by prequalified bidder on rental method. Starting bid of rental value is **Rs.500,000/- per month with 2 years and a half years construction period** on the payment of insurance guarantee amounting **Rs. 30 million** as performance guarantee. There shall be annual increase of 10% in monthly rent. The successful bidder will be held liable to establish and operate state of the art educational facilities/ schools within the period of 2.5 years. Rent to be charged on monthly basis after 2.5 years of Possession of Plot. Incentive may be offered for early operation with the approval of the board. Compliance to PEIRA regulations would be mandatory for all successful bidders.

Pre-qualification applications along-with requisite documents shall be submitted till the last date and time fixed for submission of applications on the following address:

**Muhammad Arshad Chouhan Deputy Director General (Planning),
Capital Development Authority (CDA)
G7/4, Islamabad
Tele: 051-9252630
E-mail: _____**

The envelope containing proposals shall clearly be marked as under: -

"Pre-qualification application for Establishment and Running of State-of-the-Art Educational Facilities/ Schools in the CDA sectors Islamabad

AND

"Not to be opened before 30th May, 2024 till 1530 hours"

Name of procuring agency	Capital Development Authority
Last date & time for submission of applications	30th May 2024 at 1200 hours
Date & time of opening of applications	31st May 2024 at 1530 hours

Place of opening applications	Committee Room of Capital Development Authority, Sector G-7/4, Islamabad
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CAPITAL DEVELOPMENT AUTHORITY
INVITATION OF FINANCIAL BID

Capital Development Authority (CDA) intends to engage the individual, firm or company on Rental Model to Design, Build, Finance Operate and Maintain (DBFOM) structure of State-of-the-Art Educational Facilities/ Schools in the CDA sectors Islamabad, in line with the regulations of Islamabad Capital Territory-Private Educational Institutions Regulatory Authority (ICT-PEIRA) on a prescribed framework.

a) Equity: Equal access to education, ensures adequate guarantees to reach out to all regardless of economic status, sex, ethnicity, language, religion, political persuasion, property ownership, disability and residency status and taking affirmative action to prioritize the poorest, excluded and disadvantaged groups.

b) Sensitivity: Gender and cultural sensitivity of the school environment, policies and practices; curriculum, pedagogy and educational materials; and school infrastructure, facilities and equipment. While recognizing cultural diversity and value sensitivity to different cultures, cultural practices and beliefs should not be used to justify any act leading to or causing the denial or violation of human rights to which human beings are universally and equally entitled to.

c) Quality: Apart from provisions of key inputs and learning outcome indicators, quality education ensures that learning is relevant to developing the full potential of individual human beings as well as the development of communities and societies. It is context-based, culturally-sensitive, empowering and contributes to social progress.

d) Efficiency: Alignment of expenditure with government policies, goals and strategies; consistency of allocation with education needs and priorities, transparency, accountability, timeliness and appropriateness of financial transactions; sustainability and adaptability of the partnership arrangement.

e) Empowerment: Recognition and adequate guarantees for the rights of teachers, students, children and labour, including the rights of teachers and school employees to organize and unionize; the rights of students to organize and join political activities; and the exercise of academic freedom.

f) Governance: Recognition and adequate guarantees for the participation and representation of all stakeholders in school governance; transparency and accountability in policymaking, decision processes and implementation; information access and dissemination; and, participatory monitoring and evaluation.

Financial Bid Evaluation Mechanism

The prequalified Bidders (individual, firm or company) is required to quote the rent in open auction. The base amount of rental value is **Rs.500,000/- per month with 2.5 years construction period on the payment of insurance guarantee from AAA rating bank amounting Rs. 30 million** as performance guarantee against construction of school building.

- i. The prequalified Bidders offering highest rent shall be declared as successful. The Rent to be charged on monthly basis after 2.5 years of possession of plot.
- ii. The rent offered by the bidder shall be exclusive of all taxes, duties etc. payable to Government and shall not be chargeable separately from the students in any case.
- iii. The individual, firm or company shall apply and secure all affiliations/registrations from the relevant boards and regulatory authorities in due course of time.
- iv. The Successful Bidder shall be solely responsible to bear all direct and indirect costs including but not limited to applicable taxes, registration fees, franchise fees, development costs (including services), procurement of furniture/goods etc, maintenance cost, operational cost (salaries etc). The CDA shall not be liable to any financial liability of the school at any time.
- v. The prequalified Bidders shall also bear all costs associated with the preparation and submission of their proposals and contract signing. CDA is not bound to accept any or all proposals and reserves the right to quash the selection process at any stage.

- vi. The maximum time for construction and commencement of school activities shall be two and a half years, failing which CDA shall have the right to grant an extension and impose financial penalty to be decided by CDA per day up to maximum of six (6) months after which the CDA shall have the authority to rescind the agreement/consortium and to take over possession of plot without any financial liability.
- vii. The agreement shall be applicable for **twenty (20) years**, based on the feasibility of the project from the date of signing, which can be extendable on mutually agreed terms and conditions for another 5 years period. CDA, however, have the authority to extend or to reduce term of the agreement by taking into consideration cogent reasons.
- viii. Land shall remain property of the CDA and any individual, firm or company shall have no claim on the land being offered for the school irrespective of the nature and level of investment by the bidder. Upon completion of the agreement period, school building and assets shall become property of the CDA.
- ix. The school board must have one representative from CDA duly nominated by the Chairman
- x. In case of non-fulfillment of obligations by the bidder, CDA reserves the right to take over possession of the plot with whatever physical structure is already erected on it.
- xi. In case of any dispute, matter shall be resolved through reconciliation if no agreement is reached, the matter shall further be resolved through mediation or arbitration.

Information to Bidders

The applications for pre-qualification shall reach to the office of by date along with pay order amounting Rs 500,000/-. The applicants who had applied earlier in response to previous advertisements will be considered provided they send their consent regarding participation in the fresh process. Otherwise, their cases will be returned

Pre-qualification applications along-with requisite documents shall be submitted till the last date and time fixed for submission of applications on the following address:-

**DEPUTY DIRECTOR GENERAL (Planning),
Capital Development Authority (CDA)
G-7/4, Islamabad.
Tele:051-9252630**

The envelope containing proposals shall clearly be marked as under: -

"Pre-qualification application for Establishment and Running of State-of-the-Art Educational Facilities/ Schools in the CDA sectors Islamabad

AND

"Not to be opened before 30th May, 2024 till 1530 hours"

Name of procuring agency	Capital Development Authority
Last date & time for submission of applications	30th May 2024 at 1200 hours
Date & time of opening of applications	31st May 2024 at 1530 hours
Place of opening applications	Committee Room of Capital Development Authority, Sector G-7/4, Islamabad

*Action by: Member (P&D)
FA/Member*

4.6 IMPOSITION OF CESS AND WATER EXTRACTION CHARGES IN ISLAMABAD.

11965/1427/BM/'24
08-03-'24/4th

DECISION

The summary was presented by the DG (W.M) and Member (Environment), CDA. After due deliberation and information / input on the summary, the board observed that the subject

matter has already been approved by the MCI. Hence concerned formation requested for withdrawal of the instant summary.

*Action by: Member (Env't)
D.G(W.M)*

**NA-I PERMISSION TO ISSUE EOI FOR RENTING OF GREY STRCUTURE FOR I.T. PARK
LOCATED AT G-10 MARKAZ**

11966/1427/BM/'24
08-03-'24/4th

DECISION

The summary was presented by the Member (T&D), CDA. It was apprised to the board that the incomplete building of the G10 club was lying abandoned for years and last year the CDA board decided to set up an IT park in the building. It was also informed that the facility will have shared co-working, incubators, spaces for startup and free lancers, software house spaces, office spaces, research centers, auditorium, conference halls, meeting rooms and library etc. The IT park shall be offered on rental basis for a period of 15 years and extendable for another 5 years with mutual consent. Furthermore, a grace period of 1 year for constructions/renovations shall be allowed to successful bidder.

After due deliberation and information / input on the summary, the board principally approved the proposal made at Para 5 along with revised option II sheet (C) (copy enclosed) provided by Finance and entire process of EOI evaluation, contract preparation through an external legal advisor provided by law division and signature of contract shall be handed by Resource Wing through DG Resource or DDG Resource.

*Action by: Member (T&D)
Member Finance
Member Engineering
Member Environment*

**NA-II PROPOSAL FOR THE INTRODUCTION OF MARGO: THE MASCOT FOR
ISLAMABAD'S MARGALLA HILLS**

11967/1427/BM/'24
08-03-'24/4th

DECISION

The summary was presented by the Member (T&D), CDA. It was apprised to the board that The name "Margo" is derived from "Mar," representing Margalla, and "Go," signifying flourishing and prospering. The Margo will serve as a symbolic representation of Islamabad; therefore, the Margo will not only enhance the image of the CDA but also foster a sense of pride and responsibility among citizens towards their environment. After due deliberation and information / input on the summary, the board approved the Iconic mascot of "Margo". The mascot will represent unique opportunity to combine environmental conservation with community engagement and brand promotion. In order to further develop the MARGO mascot, the advertising agencies on CDA panel shall be engaged to develop the concept as well as actual figurines of the mascot for placement at key location in Islamabad. Furthermore, Finance wing shall allocate the budget of 10 Million for development and roll out of Mascot in different locations of Islamabad.

Action by: Member (T&D)

**NA-III FORMULATION OF RESOURCE BANK OF PLOTS IN CDA SECTORS & SCHEMES
FOR AFFECTEES WHOSE PLOTS HAVE BEEN DELETED DUE TO REPLANNING**

11968/1427/BM/'24
08-03-'24/4th

DECISION

The summary was presented by the DG (Planning), CDA. After due deliberation and information / input on the summary, the board approved the following

- a) *The Estate Wing CDA will initiate case for requirement of plots for affectees to the Planning Wing, through Member Estate, CDA.*
- b) *The Planning Wing will carry out re-planning exercise after completing all codal formalities under the provisions of ICT Zoning Regulations 1992 and its amendment made in 2010 and will intimate to the Estate Wing on case to case basis.*
- c) *The Estate Wing CDA will dispose the plot to the affectees whose plots have been deleted due to re-planning and alternate plot has never been allotted to that affectee.*
- d) *The Estate Wing will strictly follow the prevailing rules/regulations and complete all codal formalities.*
- e) *The Estate Wing will ensure that allotment of alternate plot to the affectee is made as per his entitlement.*
- f) *In no case the plot from this resource shall be utilized for any other purpose except those affectees whose plots have been deleted due to re-planning.*
- g) *This facility of alternate plot will be utilized for original affectee only and not for the transferee of such plot. However, in case original affectee has transferred his plot and later on the plot is deleted, the case of such transferee will be entertained.*

*Action by: Member (P&D)
Member (Estate)*

NA-IV REPORT OF DIRECTOR LAND REHABILITATION IN COMPLIANCE WITH AGENDA NO. 7.5 REFER TO 11366/1385/BM-21-26 JULY 2021 CIRCULATED VIDE CDA1385/BM-SCB/2021/1372 DATED 12-8-2021.

11969/1427/BM/24
08-03-'24/4th

DECISION.

The summary was presented by the Director Land and Member (Estate), CDA. It was apprised to the board that Islamabad High Court passed order dated 25.11.2020 in ICA No 80 of 2009 (case title: Syed NasirHussain deceased Through Syeda Sultana Khatoon- VS - CDA), wherein it was directed to the CDA Board to reconsider the matter/claim of the appellants within 2 months. Due to non-compliance of the court order, a criminal original 114/2021 was filled in the Islamabad High Court (case title: Syed GhulamFareedVs. Chairman CDA). During the proceedings of this case, CDA Board has afforded opportunity of hearing to the applicant as well as his counsel and the Board referred the subject matter to the Land and Rehabilitation Directorate for examination of all relevant evidence and documents to be provided by the applicant in line with the original revenue record, rules and regulations at the time of acquisition and preparation of a report after a careful and thorough examination of all relevant evidence, documents, revenue report, rules and regulations.

In response to the directions of the CDA Board a meeting was held in the office of Director landon 23 September 2021, wherein the point of view of the applicant was re-heard. The applicant provided supporting documentation.

After thorough examinations of all relevant evidence and documents, the following submissions were brought before the CDA Board: -

- i) *The present status of land falling in Killa No.140 and 148/1 is GhairMumkin and Banjar. The baseline document for the subject case is the CDA Killa Field Book of 1986 of which the applicant does not dispute Killa 139 Land classification. However, the applicant disputes the classification of Land in Killa 140 and 148 (based on MeraBeru Field Book of 1969, which the Commission consulted).*
- ii) *The letter issued by the then Deputy Director Land 11 June 2002, which acknowledged the applicant's right for entitlement for 28 units, was issued without any approval of the competent authority and cannot be used as a supporting document for claiming benefits against the applicant's claimed 28 PIUs.*

The Board observed that the subject report of Director land had already been submitted in the honorable Islamabad High Court, wherein the court ordered that "it is expected from

the CDA Board to pass a speaking order on the basis of available record and the reports referred in the proceedings”.

After due deliberation and information / input on the summary, the board observed that matter is already under investigation in the NAB, and determination of the revenue / Killa of field books of 1969 and 1986 at this stage will be very difficult as it can affect the status of the pending investigation, therefore, clarity in this regard be sought from the NAB.

Action by: Member (Estate)

NA-V ENHANCEMENT / AMENDMENT IN PROMOTION QUOTA OF ASSISTANT DIRECTOR (BS-17) ENVIRONMENT CADRE.

11970/1427/BM/'24

08-03-'24/4th

DECISION

The summary was presented by the Member (Environment), CDA. It was observed by the board that cases without obtaining input of HR Wing as well as financial implication are being presented to the Board for its consideration. Both formation's inputs are very essential to determine the method of appointment, to devise initial or promotion criteria of any post with due diligence. After due deliberation and information / input on the summary, the board directed that in future all cases correlated to services matter should be enrouted through Member Administration, so that HR Wing may examine each case comprehensively, for the progression and career planning of employees in accordance with rule and regulations.

*Action by: Member (Environment),
Member (Administration)
DG (HR)*

NA-VI GRANT OF 100% SPECIAL ALLOWANCE-2023 IN LIEU OF 150% EXECUTIVE ALLOWANCE TO PRIVATE SECRETARIES W.E.F 01-01-2023 AND RESULTANT RECOVERY AGAINST 50% OVERPAYMENT.

11971/1427/BM/'24

08-03-'24/4th

DECISION

The summary was presented by the Member (Finance), CDA. After due deliberation and information / input on the summary, the board decided to condone / write off the already paid accumulated amount of Rs.15.00 million (executive allowance instead of special allowance) to the Private Secretaries. The board further directed that barring such period rate of allowance to PS be strictly in accordance with Finance Division issued O.M on subject matter.

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

NA-VII HIRING OF CONSULTANCY SERVICES FOR DESIGN REVIEW/ UPDATE AND CONSTRUCTION SUPERVISION OF THE PROJECT "DEVELOPMENT OF KURI MODEL VILLAGE ZONE-4, ISLAMABAD" THROUGH 42(F) DIRECT CONTRACTING WITH STATE OWNED ENTITIES UNDER PPRA RULES-2004 (AMENDED).

11972/1427/BM/'24

08-03-'24/4th

DECISION

The summary was presented by the Member (Engineering), CDA. After due deliberation and information / input on the summary, the board accepted the financial bid price Rs. 199,944,671/- of M/S Engineering Consultancy Services, Punjab (Pvt) Ltd for the project "Design Review, PC-I revision, EIA report, Engineers Estimate, tender documents, STP design etc and Construction Supervision for the "Development of Kuri Model Village, Zone-4, Islamabad" in accordance with the PPRA rules, 2004.

Action by: Member (Engineering)

NA-VIII OTHER ISSUE DISCUSSED.

11973/1427/BM/'24

08-03-'24/4th

During discussion it was decided by the Board that the Water Management Wing presently working under the administrative control of the Member Environment be shifted / transferred to the Member Engineering, CDA

Action by: Member (Administration)

Member (Engineering)

Member (Environment)

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

