



Capital Development Authority
(Secretary CDA Board Office)

CONFIDENTIAL

No. CDA-1372/BM-SCB/2020/

Islamabad September 29, 2020

Subject: **MINUTES OF 15TH CDA BOARD MEETING FOR THE YEAR 2020.**

The 15th CDA Board meeting for the year 2020 was held on **September 29, 2020 (Tuesday) 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. Mr. Amer Ali Ahmed, (In Chair)
Chairman, CDA-
(Additional Charge),
Chief Commissioner ICT
2. Rana Shakeel Asghar,
FA/Member ,CDA/
Member (Admin),CDA.
(Look after charge)
3. Dr. Shahid Mehmood,
Member (P&D), CDA
Member (Engg.), CDA
(Look after charge)
4. Mr. Naveed Ilahi,
Member (Estate),CDA.
(Look after charge)
5. Muhammad Ayaz Khan
Member (Engg.), CDA
(Day to day work relating to M. Engg. Office)
6. Syed Safdar Ali,
Secretary CDA Board.

3. Commissioner Rawalpindi as ex-officio member of the Board could not attend the meeting. Chief Commissioner, ICT in addition to the assignment of Chairman, CDA attended the meeting, while Member Finance / Member Admin, Member Estate, DDG (HRD), Member Planning & Design and Member Engineering were present in the meeting. Director Law was also attended the meeting.

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:-

15.1 ACCEPTANCE OR REJECTION OF BIDS – AUCTION OF COMMERCIAL PLOTS
HELD FROM 21ST TO 23RD SEPTEMBER, 2020

11231/1372/BM/’20
29-09-’20/15th

DECISION

The summary was presented by Member (Finance), CDA. The Board examined the bids submitted to the auction committee for sale of commercial plots in the auction held in Jinnah Convention Centre, Islamabad on 21st to 23rd September, 2020. The Board examined the results of auction in the light of approved criteria. The auction included commercial apartments, industrial, class-III and agro farms along with Blue Area remaining plots.

The Board accepted the bids of the plots which were higher than the average previous auction price. The bids of plots mentioned at Sr No. 6,9 & 15 of above table which were lower than previous average auction price but higher than the price which was calculated on GPI for the auction held two months ago (July 2020) were referred back to the auction committee for definite recommendations in the light of market trends and financial propriety. The Board further sought clarification from the auction committee whether the reserve price calculated on the basis of GPI should be reviewed/changed before every auction taking place within one year of the calculation or shall remain intact till next GPI.

Sr · No	Plot No. Location & Category	Area (Sq. Yard)	Previo us Avg. Auctio n prices	Update d Prices on GPI	Highest Bid received in Current Auction (Rs/Psy)	Total Value of Current Auction (Rs.)	% age Increase / (decrease) as compare d with Previous Auction price (Trend Analysi s)	Remarks
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	
Markaz								
1	26 (I-8)	1066.6 6	806,000	806,000	1,150,0 00	1,226,659,0 00	42.68 %	Accepted
2	29 (I-8)	1066.6 6	806,000	806,000	825,000	879,994,500	2.36 %	Accepted
3	40-D (G-9)	733.33	646,684	646,684	676,000	495,731,080	4.53 %	Accepted
4	17-B (G-5)	422.22	673,000	754,818	1,000,0 00	422,220,000	32.48 %	Accepted
5	17-E (G-5)	566.66	673,000	754,818	821,000	465,227,860	8.77 %	Accepted
Blue Area								
6	10 (Commercial, F-9/G-9)	3333.3 3	939,340	1,053,5 38	1,071,0 00	3,569,996,4 30	(1.6) %	Referred to Auction Committ ee
7	20 (Petrol Pump, F-9/G-9)	1733.3 3	367,000	411,617	670,000	1,161,331,100	62.77 %	Accepted

8	20-A (Commercial, F-9/G-9)	800.00	1,213,229	1,053,538	1,800,000	1,440,000,000	48.37 %	Accepted
9	22 (Commercial, F-9/G-9)	7000.00	939,340	1,053,538	1,150,000	8,050,000,000	(9.1)%	Referred to Auction Committee
Flat Sites								
10	11-D (Apartments, G-5, Diplomatic Enclave)	4000	200,000	224,314	420,000	1,680,000,000	87.24 %	Accepted
11	8 (Residential Apartments, F-10)	11750	235,000	318,403	418,000	4,911,500,000	31.28 %	Accepted
12	13 (Economy Flats, G-11/3)	5155.55	162,000	181,695	275,000	1,417,776,250	51.35 %	Accepted
Industrial								
13	240-A (ITK)	3333.33	21,000	23,553	25,000	83,333,250	6.14 %	Accepted
14	M (ITK)	11809.6	21,000	23,553	47,000	555,051,200	99.55 %	Accepted
Agro Farms								
15	39-A (Orchard Scheme, Muree Road)	24.32 Kanal (3.04 Acres)	8,300,000 Per Kanal	9,309,051 per Kanal	9,300,000 Per Kanal	226,176,000	(0.09)%	Referred to Auction Committee
Class-III								
16	3-B, I-14/4 (SC#12)	133.33	270,000	302,825	305,000	40,665,650	0.72%	Accepted

Action By: Member (Finance)

15.2 RESTORATION OF MESS ALLOWANCE OF NURSING STAFF AND INCREASE IN STIPEND OF REGULAR AND STUDENT NURSES OF FEDERAL INSTITUTIONS TO BRING IT AT PAR WITH PROVINCIAL INSTITUTIONS.
11232/1372/BM/"20
29-09-'20/15th

DECISION

The summary was presented by Member (Admin), CDA. After due deliberation, Board adopted the Ministry of National Health Services Regulation & Coordination, Government of Pakistan Notification No. 1-3/2019-AD(R) dated 26.06.2019 in toto, to extended this benefit to all regular Nurses (BS-16 & above) of CDA Capital Hospital as well to bring at par with the other sister organizations i.e. Ploy Clinic, PIMS and NIRM. Adoption would also be incorporated in Regulation No 14.51 of CDA Employees Regulation, 1992, accordingly.

Action By: Member (Admin)

15.3(i) WRITE OFF ACTION AGAINST PLOT NO.220 PHASE-II, BLOCK-A, PARK ENCLAVE ISLAMABAD.

11233/1372/BM/'20

29-09-'20/15th

DECISION

The summary was presented by Member (Estate) CDA. After due deliberation, Board directed that the concerned formation may implement the order of President Secretariat No.509/WM/2017 dated 05.01.2018 in the subject matter.

Action By: Member (Estate)

15.3(ii) ALLOTMENT OF PLOTS FOR ESTABLISHMENT OF PAKISTAN POST OFFICE BUILDING IN SECTOR G-7/2-2, I-8/4 &I-9/4, ISLAMABAD.

11234/1372/BM/'20

29-09-'20/15th

DECISION

The summary was presented by Member (Estate) CDA. After due deliberation, Board approved the proposal made at Para 4 of the summary subject to fulfillment of all pending codal formalities.

Action By: Member (Estate)

15.3(iii) ALLOTMENT OF RESIDENTIAL PLOT.

DECISION

The summary was presented by Member (Estate) CDA. After due deliberation, board directed that CDA may submit a report to the Honorable President of Islamic Republic of Pakistan about the facts of the case and the proceeding held in the matter.

Action By: Member (Estate)

15.3(iv) REVIEW OF ROOM RENT RATES OF CDA OFFICERS HOSTEL SECTOR F-5/2, ISLAMABAD.

11236/1372/BM/'20

29-09-'20/15th

DECISION

The summary was presented by Member (Engineering), CDA. After due deliberation, board decided that status of Officers Hostel, Sector F-5/2, Islamabad be changed as CDA Rest House and further directed that Member Engineering would present a comprehensive summary before the CDA Board regarding conversion of the status of Officers Hostel, Sector F-5/2, Islamabad as well as requisite disposal procedures, rent rates and other terms & conditions etc. The Board decided to recover the dues from occupants and get the hostel vacated immediately. A compliance report along with revised summary be submitted by Member Engg. to the Board.

Action By: Member (Engineering)

NA-I ISLAMABAD GREEN BUS SERVICE / E-BUS PROJECT, ISLAMABAD

11237/1372/BM/'20

29-09-'20/15th

DECISION

The summary was presented by Project Director (BRT), CDA. After due deliberation, Board directed that the concerned formation would prepare a revised summary on this concept including the Expression of Interest (EOI) along with Terms of Reference (ToRs) and accordingly be presented to CDA Board for consideration and appropriate decision.

Action By: Member (P&D)

NA-II BALLOTING OF PLOT OF PARK ENCLAVE PHASE-III, ISLAMABAD.11238/1372/BM/2029-09-'20/15th**DECISION**

The summary was presented by Member (Estate) CDA. After due deliberation, board approved the computerized balloting list /result of 984 successful applicants (placed at annexure- A) for allotment of plots in Park Endave Phase-III and further directed that intimation allotment letter to the successful applicants be issued as per lay down procedure.

Action By: Member (Estate)**NA-III SPATIAL PLANNING FOR OFFICIAL ACCOMODATION FOR CDA EMPLOYEES.**11239/1372/BM/2029-09-'20/15th**DECISION**

No summary was presented; however, during the meeting board discussed in depth the issue regarding shortage of official accommodation for CDA Employees. Board realized and directed that Planning Wing to sought out the empty spaces in the regional and urban areas abutting to metropolitan, further the authority emphasized that these economy accommodations should be smartly designed flats catering all the utilities and a few of blocks will be open auctioned and rest will be allocated to CDA employees, as official accommodation to overcome the shortage of houses.

Action By: Member (P&D)**NA-IV APPROVAL FOR SUBMISSION OF WRITTEN AFFIDAVIT BY CHAIRMAN, CDA IN THE HONORABLE ISLAMABAD HIGH COURT IN WRIT PETITION NO.1772 OF 2020 MRS ZEENAT SALIM VS PAKISTAN NAVAL FARMS, ETC.**11240/1372/BM/2029-09-'20/15th**DECISION**

The summary was presented by Member (P&D,) CDA. Drafted affidavit for submission in the Honorable Islamabad High Court, Islamabad has been examined by the Board. After due deliberation, board approved the affidavit.

Action By: Member (P&D)

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



15th CDA BOARD MEETING FOR THE YEAR-2020 HELD ON 29-09-2020

AGENDA ITEMS

S.No	Items	Presenter
1	Acceptance or rejection of bids – auction of commercial plots held from 21 st to 23 rd September, 2020	Member Finance
2	Restoration of mess allowance of nursing staff and increase in stipend of regular and student nurses of federal institutions to bring it at par with provincial institutions.	Member (Admin)
3	Pending cases / summaries of Wafaqi Mohtasib pertaining to CDA	
3(i)	Write off action against plot No.220 Phase-II, Block-A, Park enclave Islamabad. (Wafaqi Mohtasib Case)	Member (Estate)
3(ii)	Allotment of plots for establishment of Pakistan post office Building in Sector G-7/2-2, I-8/4 & I-9/4, Islamabad. (Wafaqi Mohtasib Case)	Member (Estate)
3(iii)	Allotment of Residential Plot. (Wafaqi Mohtasib Case)	Member (Estate)
3(iv)	Review of room rent Rates of CDA Officers Hostel Sector E-5/2, Islamabad. (Wafaqi Mohtasib Case)	Member (Engineering)
Non-Agenda Items		
NA-I	Islamabad Green Bus Service / E-Bus project, Islamabad	Member (P&D)
NA-II	Balloting of plot of Park Enclave Phase-III, Islamabad.	Member (Estate)
NA-III	Spatial planning for official accommodation for CDA employees	Member (P&D)
NA-IV	Approval for submission of Written Affidavit by Chairman, CDA in the honorable Islamabad high court in writ petition No.1772 of 2020 Mrs Zeenat Salim Vs Pakistan naval farms, etc.	Member (P&D)