

13TH CDA BOARD MEETING (SPECIAL) FOR THE YEAR-2023 HELD ON 28-09-2023 at 12:15 P.M
AGENDA ITEMS

| Sr.# | Items | Presenter |
|-------------------------|--|---------------------------|
| 1. | Auction October 2023: Principal Approval for Auction of Commercial Plots +Hostel Plots + Fruit, Vegetable & Meat Shops + Residential Plots in different Sectoral Areas / Administrative actions to be taken for Convening Auction. | Member (P&D) FA/Member |
| 2. | Appointment of Design Consultant for Kuri Enclave Project. | Member (P&D) |
| Non- Agenda Item | | |
| N.A-I | Approval of sites & layout plan of service area, Bara Kahu bypass, along with earmarking a site for multipurpose playground, and shifting of site measuring 1 acre (8 Kanals) earmarked for examination/marketing center. | Member (P&D) |



Capital Development Authority
(Secretary CDA Board Office)

CONFIDENTIAL

No. CDA-1419/BM-SCB/2023/

Islamabad, September 28, 2023.

Subject: **MINUTES OF 13TH CDA BOARD MEETING (SPECIAL) FOR THE YEAR 2023.**

The 13th CDA Board meeting (Special) for the year 2023 was held on **September 28, 2023 (Thursday) at 12:15 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. | Captain (R) Muhammad Anwar ul Haq Chairman, CDA and Chief Commissioner ICT | (In Chair) |
| 2. | Syed Mazhar Hussain, FA/Member ,CDA | Executive Member |
| 3. | Mr. Waseem Hayat Bajwa, Member (P&D), CDA | Executive Member |
| 4. | Mr. Tariq Salam Member (Estate) | Executive Member |
| 5. | Mr. Nauman Khalid Member (T&D) | Executive Member |
| 6. | Mr. Nayyar Ali Dada | Non-Executive Member |
| 7. | Professor Iftikhar Husain Arif (H.I) | Non-Executive Member |
| 8. | Professor Dr. Muhammad Ali, V.C BZU | Non-Executive Member |
| 9. | Syed Safdar Ali, | Secretary CDA Board. |

2. The Chairman, CDA also attended the meeting in capacity of the Chief Commissioner, ICT. Commissioner Rawalpindi Ex-officio Member and Mr. Amir Abbas Khan, Member Administration, CDA did not attend the meeting, However, Mr. Nayyar Ali Dada and Prof. Dr. Muhammad Ali (H.I)(S.I) Non-Executive Members attended the meeting online.

3. Meeting commenced with the recitation of "Holy Quran" by Syed Safdar Ali, Secretary CDA Board. Thereafter agenda item was taken up for discussion and following decisions were made:-

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13.1 AUCTION OCTOBER 2023: PRINCIPAL APPROVAL FOR AUCTION OF COMMERCIAL PLOTS +HOSTEL PLOTS + FRUIT, VEGETABLE & MEAT SHOPS + RESIDENTIAL PLOTS IN DIFFERENT SECTORAL AREAS / ADMINISTRATIVE ACTIONS TO BE TAKEN FOR CONVENING AUCTION.

DECISION

The summary and multimedia presentation was presented by the Member (Finance) and Member (P&D), CDA. They apprised that Board approved the proposal for auction of residential and commercial properties situated across sectoral areas and schemes in its 12th Meeting, held 04.09.2023. The Auction Committee convened a number of meetings and conducted visits of plots to physically determine the status of availability of services and infrastructure. Law Wing also consulted for clearance of litigation (if any) of subject plots to be offered in the auction. During this review, the Auction Committee observed issues in various plots on account of legal, infrastructure and possession status and other issues.

After due deliberation and information / input on the summary, the board decided the following:-

- a) Approved the proposed plan of auction of residential and commercial plots in Table 1 of Para 4 and detail mentioned at Para 5 of the summary.*
- b) Approved the inclusion of Plot No.16-D of F-8 Markaz and Plot of Petrol Pump Service Area-2 of Bhra Kahu Bypass in the instant auction brochure, as recommended by the auction committee.*
- c) Parking area for Hostel plots as per regulations for apartments. Further FAR will be 1:6 with 70 percent ground coverage. One floor will be utilized for commercial.*
- d) FAR for I&T Center will be restricted to 1: 4.*
- e) Auction will be held from 17th to 20th October at Jinnah Convention Center Islamabad.*
- f) Approved the proposed auction committee contained at Para 6 of the summary to supervise and oversee the Auction proceedings.*
- g) Approved the draft Auction Brochure, containing terms & condition, mode of auction, mode of payment, planning parameters and location plans etc.*
- h) Hotel Plots will be auctioned subject to approval of the Federal Government and Estate Wing shall forward the case to Federal Government for seeking approval through Ministry of Interior.*

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

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13.2 HIRING OF CONSULTANCY SERVICES FOR LAND USE PLANNING AND INFRASTRUCTURE DESIGNING OF MIXED-USE PROJECT NAMELY "KURI ENCLAVE HOUSING SCHEME",ZONE-4, ISLAMABAD.

DECISION

The summary and multimedia presentation was presented by the Member (P&D), CDA. He apprised the CDA Board that authority intends to launch a new residential scheme for Overseas Pakistanis at Mauza Kari, Islamabad. In the first phase, approval has been given to appoint a design consultant for this scheme. Design consultant will carry out scheme survey, environmental study, traffic study, hydrology study and will also prepare design for infrastructure development.

After due deliberation and information / input on the summary, the board decided the following:-

- Approved to hire the services of M/s Pakistan Environmental Planning & Architectural Consultants (PEPAC) Ltd, being lowest bidder (amounting to Rs: 79,000,000/-) in accordance to the Rule 42(F) of PPRA, 2004.*
- Planning wing must ensure to obtain the Performance guarantee from the successful / lowest bidder.*

Action by: Member (P&D), CDA

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APPROVAL OF SITES & LAYOUT PLAN OF SERVICE AREA, BARA KAHU BYPASS, ALONG WITH EARMARKING A SITE FOR MULTIPURPOSE PLAYGROUND, AND SHIFTING OF SITE MEASURING 1 ACRE (8 KANALS) EARMARKED FOR EXAMINATION/MARKING CENTER.

DECISION

The summary and multimedia presentation was presented by the Member (P&D), CDA. After due deliberation and information / input on the summary, the board approved the proposed Land Use Analysis and Schedule of Plots of (Service Area 1 & 2 Bara Kahu Bypass) as contained in Para 5 of the summary subject to the incorporation of the following sites in the Layout Plan (LOP) of Service Areas, Bara Kahu Bypass:-

- *Site measuring 20.81 Kanals will be earmarked for Multipurpose Playground near Service Area – 1.*
- *Site will be adjusted for Examination/Marking Centers measuring 01 Acre (08 Kanals).*
- *Topography as well as adverse possession of the both areas must be ensured by the concerned wings.*

Board further decided that the both plots of Petrol Pump in the Service Area 1 & 2 of Bara Kahu Bypass would be auctioned, as specified under caption Schedule of plots in Para 5 of summary.

Action by: Member (P&D), CDA

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

