

CONFIDENTIAL

CAPITAL DEVELOPMENT AUTHORITY
(Directorate of Coordination)

No.CDA-1233/BM-Coord/2012/ Islamabad June 2012.

Subject:- MINUTES OF THE 11TH MEETING OF 2012 OF
THE CDA BOARD FOR THE YEAR 2012.

The 11th meeting of 2012 of CDA Board was convened on Wednesday, the 13th June, 2012 at 11.30 a.m in Room No. 006, Jinnah Convention Centre, Islamabad presided by the Chairman, CDA.

2. Following attended the meeting:-

- 1) Engr. Farkhand Iqbal, In Chair
 Chairman, CDA.
- 2) Mr. Javaid Jehangir,
 F.A/ Member.
- 3) Mr. Shaukat Ali Mohmand,
 Member (Admin).
- 4) Mian Waheed-ud-Din
 Member (Environment)
- 5) Mr. A. Aziz Qureshi,
 Member (P & D).
- 6) Mr. Khalid Mahmood Mirza
 Member Estate
- 7) Mr. Abrar Hussain Shah,
 Member (Engineering).

- 8) Mr. Farooq Sultan Khatak,
Secretary CDA Board.

3 The following officers also participated:-

- 1) Mr. Ghulam Sarwar Sindhu,
DG(Planning), CDA.
- 2) Barrister Masroor Shah,
Chief Legal Advisor.
- 3) Mr. Zia-ur-Rehman Toor,
DDG(Finance), CDA.
- 4) Mr. Asif Ali Qureshi,
Dy. Director EM-I, CDA.
- 5) Mr. Faisal Cheema,
DFA-I, CDA.
- 6) Mr. M. Aslam Chaudhary,
Director EM-II, CDA.

4. Chief Commissioner (ICT), Islamabad and Commissioner, Rawalpindi in their capacity as Members of the Board could not attend the meeting.

5. Proceedings of the meeting taken place with the recitation of “Holy Quran” and following agenda items came up for discussion with decisions as taken thereof:-

AGENDA
ITEM 01

ALLOTMENT OF PLOT TO SYED MANZOOR HUSSAIN,
DEPUTY DIRECTOR.

10143/1233/BM/'12
13-06-'12/11TH

Director EM-I explained to the Board that Mr. Manzoor Hussain Shah Deputy Director has requested for allotment of plot out of CDA employees scheme being an officer of the Authority as done in case of other officers in the year 2007 because he was in service at the time of cut off date i.e. 21.1.2004 and eligible for said concession as his colleagues have already been allotted plots. Matter placed before CDA Board on 10-6-2009, 31-10-2009 and 5-5-2010 and Board of Authority decided as under:-

- i) The Board decided that Legal Advisor should examine the case in the light of the directions of Chief Justice of Supreme Court of Pakistan regarding NRO beneficiaries and in the light of criteria framed by the Authority” Dated 10-6-2009.
- ii) The Board in the light of decision of Honorable Supreme Court of Pakistan dated 31-7-2009, decided that Legal Advisor to examine the case and up with a comprehensive and clear proposal the Board within 20 days” dated 31-10-2009.

Opinion of Legal Advisor dated 17-12-2009:-

Before parting with the opinion, it is reiterated that the case of the Applicant even otherwise does not squarely falls within the ambit of NRO. It transpires from the file that the appointment of the officer was made on 12.7.1984. Later on 21.12.1999, the officer was suspended and ultimately dismissed from service on

11.4.2005. The cut off date for allotment of plot as stipulated by the High Court and approved by the CDA Board is 21.1.2004. Hence it means that on the cut off date, the officer was on the strength of CDA and had more than 10 years of service to his credit thereby fully meeting the criteria for allotment of plot(Sd/- ...Barrister Masroor Shah).

- iii) As the status of the case is changed after reopening of NRO cases therefore, Board decided that opinion of Legal Advisor on the issue be obtained before placing the case before the Board dated 05-05-2010.

Opinion of Legal Advisor dated 14-3-2011:-

The cut off date for allotment as stipulated by the High Court and approved by the CDA Board was 21.1.2004 when the applicant Mr. Manzoor Hussain Shah was on the strength of CDA and qualified for allotment of plot as he had more than ten years service to his credit, hence he is fully entitled for the allotment of plot. (Sd/- Akhtar Awan).

2nd Opinion of Legal Advisor dated 4-4-2012:-

However, there is another important aspect of the matter which requires the decision of CDA Board i.e. Whether an employee who was under suspension or was dismissed from service on the target date i.e. 21.1.2004 is entitled for allotment of a plot after reinstatement in service. The matter may be placed before CDA Board to resolve this issue in the light of law, rules and regulations.(Sd/- M. Ramzan Ch).

The allotment case of Mr. Manzoor Hussain Shah could not be finalized earlier for want of proper seniority list and detail of service history and cases faced by officer concerned was not provided by HRD Directorate earlier, in the meanwhile he filed a Writ Petition in the Islamabad High Court for allotment of plot and Court decided that **“pendency of any criminal proceedings do not disentitle any employee to get the benefit which equally placed persons have been awarded. It is also important to note that petitioner has been reinstated into service with all back benefits and that orders has attained finality”** detail of service history and the cases faced by the officer concerned provided by HRD Directorate is reproduced:-

1. Appointed as Sub Engineer in CDA 12.7.1984
2. Promoted as Assistant Director in BPS-17 07 May 1995
3. Suspended from service due to involvement in various criminal offences vide FIR No.6/97/199 21.12.1999.
4. The FIR No.6/97 and 4/98 was converted Into NAB References No.79,80 & 81/2993 2003.
5. Dismissed from service after convicted from NAB Court-III Rawalpindi on 08/12/2003 11.04.2005
6. Re-instated into service after withdrawn Of NAB references vide judgment dated 22.4.2008. 15.01.2009
7. Again suspended after arrest by NAB Authorities 21.6.2010
8. Again re-instated into service after Supreme Court Set aside the Conviction as well as bail acceptance in all the NAB references. 04.12.2011.

Matter again placed before CDA Board and Board of the Authority in its decision dated 14-5-2012 decided as under:-

- a) The case of allotment of plot to Mr. Manzoor Hussain Shah, will be finalized and settled by the HRD Directorate regarding its regularization of suspension period and fixation of seniority as per rules.
- b) When the case of regularization of suspension period is finalized by the HRD Directorate and his seniority is fixed accordingly, the same will be forwarded to Director EM-I to include his name in the list of officers for balloting of plots to be held as per CDA policy (Action,...DDG(HRD and DEM-I).

The criteria laid down by the Authority for allotment of plot in 2007 is that "CDA employees as defined in the CDA Land Disposal regulations 2005 must have 10 years continuous service at their credit at the time of cut off date i.e. 21.1.2004 (Date of judgment of High Court) and onward. Employees retired after cut off date are also eligible. In addition to above, deputationists from all the departments must have served CDA minimum for one year". On filing of Writ Petition by some advocates as well as CDA employees against allotment of plots Islamabad High Court Islamabad has also imposed status-quo against allotment of plots to CDA employees.

The version of officer is that he was not heard in person at the time of matter for allotment of plot discussed in the Board meeting dated 14-5-2012 hence, his case is again placed before CDA Board for favourable consideration and

appropriate decision and Mr. Manzoor Hussain Shah may be allowed to explain his grievances to the Board in person or through his Counsel if need necessary.

DECISION

Allotment is approved and letter to be submitted to Islamabad High Court on next date of hearing i.e 15-06-2012.

Action: Director EM-I

AGENDA AUCTION PROCEEDINGS OF COMMERCIAL PLOTS. **ITEM 02**

10144/1233/BM/'12
13-06-'12/11TH

The position was explained by DFA-I before the Board that Auction of 6 (Six) commercial plots situated at different locations were conducted amongst pre-qualified parties on 7th and 8th June 2012 under the supervision of the following designated Auction Committee:-

FA/Member	Chairman of the Committee
Member (Planning)	Member
Member (Estate)	Member
Deputy Financial Advisor-I	Member
Director Estate Management-II	Member /Secretary

Twenty two (22) firms prequalified to take part in bidding against 6 commercial plots. Deposit of token money of Rs.20.000 million was prerequisite for participation in auction for each party. The auction proceedings are recorded below:-

HIGHLIGHTS OF AUCTION

- i. The video recording of the auction proceedings was carried out by the Public Relation Dte. to ensure transparency .
- ii. The bid start prices of three plots i.e. (i) 8-B, G-6, Markaz, (ii) 01 (Luxury Flat) , F-10 Markaz & (iii) 11-A, F-10 Markaz, where no bids were received at all in last auction held in April 2012, were reduced slightly to attract the participants.
- iii. On first day of auction 07-06-2012, eight tokens were issued to 05 firms for bidding against three plots that were:-
 - 56-D, F-6/G-6 Blue Area
 - 02, F-8/G-8, Blue Area
 - 8-B, G-6, Markaz.

There was healthy competition for two plots of Blue Area and due to paucity of time it was decided that plot No.8-B, Markaz G-6 will be auctioned on 08-06-2012 with other plots.
- iv. On second day i.e. 08-06-2012 thirteen tokens were issued for remaining 04 plots (including left over plot of G-6 Markaz) that were as under:-
 - 1, G/8-F/8, Blue Area
 - 01 (Luxury Flat) , F-10 Markaz
 - 11-A, F-10 Markaz
 - 8-B, G-6, Markaz.
- v. One of the participant i.e. APCO Group, highest bidder for Luxury flat site in Markaz F-10, presented a written request for enhancement of construction time for subject plot on the plea that removal of structure on plot will take time. The

Committee decided that auction will only be conducted on the basis of already advertised terms and conditions.

DETAIL OF EXPECTED RECEIPT AGAINST 3 NO. AUCTIONED PLOTS.

Detail of the bids fetched against each auctioned plot on 07-08-June 2012, viz a viz details of total amount and down payment could be glimpsed in table given below:-

S. No.	Description of plot	Size (Sq. Yards)	Bid Start Price (Rs./PSY)	Highest Bid Achieved (Rs./PSY)	Total Value (Rs.)	25% down payment Expected (Rs.)
1	56-D, F-6/G-6 Blue Area	4,888.89	250,000	273,000	1,334,666,970	333,666,743
2	02, F-8/G-8, Blue Area	2,666.67	250,000	272,000	725,334,240	181,333,560
3	8-B, Markaz G-6	2,500	156,000	164,000	410,000,000	102,500,000
4	01, F-8/G-8, Blue Area	2,666.67	250,000	297,000	792,000,990	198,000,248
5	01, Luxury Flat Site Markaz F-10, (Ex Margalla Tower)	11,750	115,000	141,000	1,656,750,000	414,187,500
7	11-A, Old Inquiry Office F-10 Markaz	900	186,000	361,000	324,900,000	81,225,000
					5,243,652,200	1,310,913,050

COMPARSION OF CURRENT BIDS WITH PAST AUCTION RESULTS

Following the CDA Board's decision dated 03-06-2011, the relevant part of which that *"in future whenever such bids are presented by Finance Wing before the Board, the summary*

should include the following information in order to facilitate the Board in accepting or rejecting the bids

- a) Previous Sale Price
- b) GPI
- c) Market Trends”

Analysis of current bids received against 6 No. plots has also been made with price/rates achieved in April 2012 against same plots (Table-A) as well as the prices of previous years for same land use plots in Islamabad in Table-B and after updating the prices on the basis of GPI (2010-11 & 2011-12) in Table-C & Table-D respectively. This analysis would be helpful and facilitate the CDA Board to comparatively look whether current bids are higher than the past results or otherwise. The comparison is given below:-

Table-A Comparison Of Current Bids With Last Auction Results Of Same Plots Held In April 2012

Sl No.	Description of plot	Size Sq. yards	Last Auction Result (4/5 April 2012)		Current Auction Results (07/08-June 2012)		%age Increase/ Decrease Current Auction vs Previous Auction
			Bid start Price (Rs/ PSY)	Bid Achieved Price (Rs/PSY)	Bid start Price (Rs/ PSY)	Current Highest Bid Rs/PSY	
1	2	3	4	5	6	7	8
1	56-D, F-6/G-6 Blue Area	4,888.89	250,000	261,000 (Rejected)	250,000	273,000	4.60%
2	02, F-8/G-8, Blue Area	2,666.67	250,000	251,000 (Rejected)	250,000	272,000	8.36%
3	8-B, Markaz G-6	2,500	165,000	No Bid	156,000	164,000	--
4	01, F-8/G-8, Blue Area	2,666.67	250,000	251,000 (Rejected)	250,000	297,000	18.33%
5	01, Luxury	11,750	165,000	No Bid	115,000	141,000	---

	Flat Site Markaz F-10, (Ex Margalla Tower)						
6	11-A, Old Inquiry Office F-10 Markaz	900	195,000	No Bid	186,000	361,000	---

Table-B Comparison Of Current Bids With Auction held Prior to April 2012 Results Of Same Land Use/Location.

Sl No.	Description of plot	Size Sq. yards	Last Auction Result for same land use		Bid start Price (Rs/PSY)	Current Highest Bid Rs/PSY	%age Increase/ Decrease Current Auction vs Previous Auction
			Date	Price (Rs/PSY)			
1	2	3	4	5	6	7	8
1	56-D, F-6/G-6 Blue Area	4,888.89	Dec 2009	210,000	250,000	273,000	30%
2	02, F-8/G-8, Blue Area	2,666.67	Dec 2009	210,000	250,000	272,000	29.52%
3	8-B, Markaz G-6	2,500	May 2010	133,750	156,000	164,000	22.62%
	01, F-8/G-8, Blue Area	2,666.67	Dec 2009	210,000	250,000	297,000	41.43%
	01, Luxury Flat Site Markaz F-10, (Ex Margalla Tower)	11,750	Aug 2004	80,100	115,000	141,000	76.03%
	11-A, Old Inquiry Office F-10 Markaz	900	Dec 2010	195,000	186,000	361,000	85.13%

Table-C Comparison Of Current Bids With Last Auction Results Of Same Land Use/Location Updated on GPI (2010-11)

Serial Number	Description of plot	Size Sq. yards	Bid start Price (Rs/ PSY)	Price (as in table-B) Updated on GPI (Rs/PSY)	Current Highest Bid Rs/PSY	%age Increase/ (Decrease) Current Auction vs Previous Auction
1	2	3	4	5	6	7
1	56-D, F-6/G-6 Blue Area	4,888.89	250,000	258,917	273,000	5%
2	02, F-8/G-8, Blue Area	2,666.67	250,000	258,917	272,000	5%
3	8-B, Markaz G-6	2,500	156,000	164,950	164,000	(0.6%)
4	01, F-8/G-8, Blue Area	2,666.67	250,000	258,917	297,000	15%
5	01, Luxury Flat Site Markaz F-10, (Ex Margalla Tower)	11,750	115,000	177,525	141,000	(20.57%)
6	11-A, Old Inquiry Office F-10 Markaz	900	195,000	195,000	361,000	85.13%

(Note:- When the case for auction of plots through prequalification was under process above reserve prices of this auction were based on GPI for 2010-11)

Table-D Comparison Of Current Bids With Last Auction Results Of Same Land Use/Location Updated on GPI (2011-12)

Serial Number	Description of plot	Size Sq. yards	Bid start Price (Rs/ PSY)	Price (as in table-B) Updated on GPI (Rs/PSY)	Current Highest Bid Rs/PSY	%age Increase/ (Decrease) Current Auction vs Previous Auction
1	2	3	4	5	6	7
1	56-D, F-6/G-6	4,888.89	250,000	278,645	273,000	(2.03%)

	Blue Area					
2	02, F-8/G-8, Blue Area	2,666.67	250,000	278,645	272,000	(2.04%)
3	8-B, Markaz G-6	2,500	156,000	177,470	164,000	(7.59%)
4	01, F-8/G-8, Blue Area	2,666.67	250,000	278,645	297,000	6.59%
5	01, Luxury Flat Site Markaz F-10, (Ex Margalla Tower)	11,750	115,000	196,017	141,000	(28.07%)
6	11-A, Old Inquiry Office F-10 Markaz	900	195,000	216,927	361,000	66.42%

(Note:- The above prices have been estimated on latest GPI for 2011-12 obtained from Economic Survey announced after 29th May 2012 and given for comparative purposes)

ANALYSIS/CRITICAL EXAMINATION OF AUCTION/BIDS.

Analysis/critical examination of the current bids is as under:-

1. Two plots i.e. Plot No.56-D, F-6/G-6 Blue Area & Plot No.02, F-8/G-8 fetched about 30% higher prices than last auction results in same category of plots but when last auction prices are updated on the basis of GPI (2011-12) then current bids are slightly lower (2%) than updated values. However precedence are available whereby bids up to 10% below the reserve price were accepted by the CDA Board vide its decision dated 30-04-2010 due to financial crunch.
2. No auction results are available for Markaz G-6, therefore, as per criteria the value of nearby Sector G-7 in same series has been taken into account for assessment of current bid. Comparison of bid for Plot No.8-B, Markaz G-6 indicates that it is 29.52% higher but when the last

auction price is updated on basis of GPI (2011-12) then current bid price becomes 7.59% lower.

3. Analysis taken in table above indicates that two plots i.e. Plot No. 01, Blue Area F-8/G-8 & Plot No. 11-A, F-10 Markaz fetched higher value than last auction prices as well as last auction prices updated on GPI.
4. The bid of Rs. 164,000/- PSY achieved for Luxury Flat site in Markaz F-10, is 76.03% higher than last auction of luxury flat site in same sector owing to the fact that auction result is very old that is for 2004. However when the said price is updated on GPI then current bid is 28% lower. It is also pertinent to mention here that CDA in light of decision of Supreme Court of Pakistan has made total payment to the tune of Rs.1.770 Billion to affectees of Ex-Margalla Tower whereas at current bid price value of plot comes to Rs.1.657 Billion. ***In case the bid is accepted then CDA will have to bear a loss of Rs.113.000 million.***

The case is placed before the CDA Board for decision regarding Acceptance or Rejection of bid against each plot.

DECISION

The Board approved the bids against Plots at serial No.1 to 4 and 6. However, in case of Plot at serial No. 05 of Table-D i.e Plot No. 01, Markaz F-10 (Ex-Margalla Tower) it was decided that before proceeding further the case will be forwarded to Ministry of Law & Justice for seeking their opinion on writing off loss of rupees 113 million. Whereas for plot No.02 Sector

F-8/G-8, Blue Area it was also decided that Wapda Management will be asked for shifting of lines which are passing just 10 meters away from the sides.

Action: DEM-II

AGENDA **BUDGET 2012-2013**
ITEM 03

Deferred

AGENDA **BUILDING HEIGHT IN DIPLOMATIC ENCLAVE.**
ITEM 04

10145/1233/BM/'12
13-06-'12/11TH

DG(Plan) explained to the Board that representation has been received from concerned quarters about the height permitted by CDA for embassy plots in existing Diplomatic Enclave which would overlook the most of the ministries / government offices buildings (including the Parliament, President's Secretariat and Prime Minister's Secretariat) along the Constitution Avenue. In all the probability, roof-top of said buildings would be utilized to install surveillance devices, which would conveniently be used to electronically monitor very important offices of the Government in the area. Therefore, CDA has been asked to immediately pursue the following: -

- i). The NOC to the US Embassy may be put on hold.

ii). Capital Development Authority (CDA) rules should appropriately be amended in order to regulate height of non-government structure in the vicinity of the Constitution Area.

The issue of scarcity of land in the existing Diplomatic Enclave and availability of future land for its extension to house the embassies and foreign missions was discussed by the CDA Board in 2008. To resolve the issue, it was decided to go for vertical development instead of large tracts of land to be developed and the following planning parameters were approved in the Board meeting held on 08/02/2008:-

Descriptions	Byelaws prevailing before 2008	Byelaws approved in 2008
FAR	0.8:1	1:3
No of storey	G + 3	B+G+7 (not exceeding the permissible FAR)
Ground coverage	Not more than 40% of the site area.	Not more than 40% of the site area.
Building line / setbacks	Front 30' Rear 30' Site 20'	30' 30' 20'

Till today building plans of two Embassies namely USA AND Bangladesh have been approved with Ground+7 storeys and building plans of Turkish Embassy with Ground+5 (Report of Building Control Directorate).

Land previously under adverse possession on east of 3rd Avenue has been retrieved and Diplomatic Enclave (Extension) has been planned and approved by the Board. Therefore, keeping in view the concerns of National interest

received through the representation, planning parameters applicable before 2008 given below may be reviewed: -

FAR	1 : 2.4
No of storey	G + 5
Ground coverage	Not more than 40% of the site area.
Building line / setbacks	Front 30' Rear 30' Site 20'

Since the matter relates to building plans of various embassies and diplomatic missions situated at Diplomatic Enclave Islamabad. Therefore, it is advisable that CDA may seek approval of Prime Minister of Pakistan for proposed change in the building bye-laws for various embassy's building at Diplomatic Enclave.

Proposal at para-5 is placed before the CDA Board for consideration and approval, please.

DECISION

"The Board decided to increase the FAR 1:2:4 and decided that number of stories would be G+5 for Diplomatic Enclave. However, before the implementation of the decision the case will be forwarded to Cabinet Division for seeking approval of Prime Minister of Pakistan".

Action: DG(Plan)

AGENDA **ITEM 05**

Extension of lease period for next term in portions (G-6, G-7, F-6, F-7 & F-8 Markaz)

10146/1233/BM/'12
13-06-'12/11TH

The position was explained by the Director EM-II before the Board that is intimated that the 1st term of lease period in respect of Commercial Plots situated in G-6, G-7, F-6, F-7 & F-8 Markaz has been expired. The cases for working of lease extension charges are being submitted to the Finance Wing, CDA.

After receipt of working of Finance Wing, CDA, the recovery of lease extension fee is difficult as there are a number of co-lessees in single allotment. Most of the plots stand in the joint names of 50, 70 persons and some time even more than 100 persons. The lease extension fee in respect of commercial plots comes out in millions and recovery of the same from any co-lessee is un-justified / un-fair.

Besides, no action can be taken such as transfer of allotment; approval of building plan, acceptance of GPA, etc until the lease period is extended. Due to this problem hundreds of the lessees are suffering badly.

The co-lessees of the plots are requesting to allow them to transfer their share or to acknowledge their GPA's etc on payment of lease extension fee in respect of their share. This is very much justified and acceptable demand of the co-lessees. A huge amount in millions of rupees has been held up on account of lease extension fee is held up due to this problem; therefore, it is proposed that we may recover the

lease extension fee from the co-lessees according to their share.

In view of position explained, the case is placed before CDA Board for consideration / accord of approval to recover the lease extension charges from the co-lessees according to their shares and extend the lease in portions please.

DECISION

“The Board allowed the extension/transfer of ownership/leases as per individual share basis in cases of Towers (offices/commercial/apartments), commercial plazas or plots. The Finance Wing will calculate, /prescribed dues/ charges as per respective share of the applicant. The same will be applicable in the cases of AGR & other dues, taxes, water charges & property tax payable to the CDA.

Action: Director EM-II

AGENDA PERMISSION OF 2ND ADDITIONAL STOREY IN MARAKIZ. **ITEM 06**

10147/1233/BM/'12
13-06-'12/11TH

DG(Planning) explained the position before the Board that keeping in view the appreciation of land cost, changed development trends and to ensure optimum utilization of precious land, in the past permission of one additional storey in marakiz has been approved by the CDA Board subject to the following conditions :-

- i). Submission of Structure Soundness Certificate by the applicant justifying the fact that existing structure can take the load of additional storey.
- ii). Calculation of payment of dues for the additional covered area to be worked out by Finance Wing CDA.

Trader Associations have been approaching the Authority for permission of another additional storey on the commercial plots in Marakiz areas on the pretext that this is a genuine demand to meet the increasing requirement of covered area as CDA has not developed any new commercial area. And on a number of plots, 2nd additional storey has been constructed without permission of CDA and payment of any dues.

In the year 2006-2007 CDA Board examined the issue and decided to allow FAR of commercial plots upto 1:5 subject to the condition that the parking requirements would be met within the plot area.

The Trader Associations of Marakiz have approached the Authority that the size of commercial plots in Marakiz is too small and therefore, parking requirements can not be met within the plot area. Further, the plots especially in Markaz F-6 and F-7 have been sub-divided into smaller units and construction of additional storey would not create any considerable parking requirement.

As a special case, permission for additional storey in Markaz G-6 on plot No.3 has been approved by the CDA Board without taking the parking in the basement on the grounds that the parking has been provided by the CDA in the surroundings of this plots (Board decision dated 11/05/2011 is at ***Annex-I***).

Above in view, it looks in the fitness of things that one additional storey (2nd additional storey) may be allowed on commercial plots in the marakiz subject to the following conditions: -

- i). Submission of structure soundness certificate by the applicant to the effect that existing structure can take the load of additional storey (2nd additional storey).
- ii). Payment of dues for the additional covered area to be calculated by Finance Wing CDA.
- ii) Building Control Dte. would carry out a survey to regularize all the additional storey constructed without permission of the Authority subject to the conditions at sub-para i and ii above.
- iii) Permissions would be issued on case to case basis by Member (Planning & Design).

DECISION

The Board approved following proposal.

- i. Submission of Structure Soundness Certificate by the applicant to the effect that existing structure can take the load of additional storey (2nd additional storey).
- ii. Calculation of payment of dues for the additional covered area to be worked out by Finance Wing CDA.
- iii. Building Control Dte. would carry out proper survey to regularize all the additional stories constructed without permission of the Authority subject to the conditions mentioned at sub-para i and ii above.

- iv. Permission would be issued on case to case basis by Member (Planning & Design).

The Board further decided to constitute following Committee for making scrutiny before permission is allowed for additional floor:-

- DG (Planning), CDA.
- Director BC-II (Structure).
- DEM-II, CDA.
- DFA-I, CDA.

Action: DG(Plan)

PART-II

NON-AGENDA ITEMS

NON- AGENDA ITEM 01

ENGAGEMENT OF CONSULTANT FOR CONSULTANCY SERVICES FOR REHABILITATION/UP-GRADATION AND REPLACEMENT OF 10 NOS. LIFTS INSTALLED AT AIWAN- E-SADR BUILDING, ISLAMABAD.

10148/1233/BM/'12
13-06-'12/11TH

The construction of the Aiwan-e-Sadr building was started in the year 1970 and completed in the late 1978. The building was put in to operation in the year 1982, with all its electrical, electronics and electro-mechanical installation. One of those installations was especially designed/manufactured i.e 10 No's lifts as per site requirement, which run round the clock almost 365 days in a year and have completed 30-years non-stop-operation.

Moreover, these Schindler Make lifts were manufactured in 1970 and their production has already been stopped since long. Now their spare parts are not easily available in the local market and with the manufacturer as well. Therefore it is not possible to make these very old/obsolete model lifts, reliable and workable with repair/up-gradation.

Therefore, it is necessary to engage a suitable consultant registered with the Pakistan Engineering Council to prepare feasibility study for the Renovation/Up-gradation of these old lifts or complete replacement of 10 Nos. lift with the latest featured lifts designed on modern International Standards as these lifts had out lived their useful life and creating different technical /maintenance problems. Moreover their spare parts are not available with the manufacturer and in the local market.

The Aiwan-e-Sadr authority has also recommended engaging of a consultant for the Renovation/Up-gradation of these old lifts or complete replacement. The case is submitted to the CDA Board for accord of principle approval to process the case for Engagement of Consultant for consultancy services for Rehabilitation/Up-gradation & Replacement of 10 Nos. lifts which were especially designed/manufactured by the manufacturer as per site requirement installed at Aiwan-e-Sadr building, Islamabad on the prescribed Performa of the

Pakistan Engineering Council for “Standard Procedure for Pre-Qualification of Consultants”.

DECISION

“The Board approved the hiring of consultant for consultancy services for re-habilitation/up-gradation and replacement of 10 numbers lifts installed at Aiwan-e-Sadr”.

Action: Director (Aiwan-e-Sadar)

**NON-
AGENDA
ITEM-2**

ENGAGEMENT OF CONSULTANT FOR CONSULTANCY SERVICES FOR REHABILITATION/UP-GRADATION AND REPLACEMENT OF HVAC SYSTEM INSTALLED AT AIWAN-E-SADR BUILDING, ISLAMABAD.

10149/1233/BM/'12
13-06-'12/11TH

The construction of the Aiwan-e-Sadr building was started in the year 1970 and completed in late 1978. The building was put in to operation in the year 1982, with all its electrical, electronics and electro-mechanical installations. One of those installation was especially designed HVAC System i.e Chillers, Boilers, Cooling Towers, Pumps, AHU's, FCU's Ducting, Piping etc as per site requirement, which remains in operation almost 365 days in a year and have completed 30-years non-stop operation.

The already installed HVAC equipment i.e Chillers, Boilers were manufactured in 1970 (approx. 40 years old) and their production have already been stopped since long. Now their spare parts are not easily available in the local market and with the manufacturer as well. The present condition of

HVAC System i.e Chillers, Boilers, ducting, piping, Cooling Towers is alarming and risky to rely on it further and it required immediate attention. As per old design the Boilers of the existing HVAC System were installed in the Plant Room located at First Floor of the President Office Secretariat building which is also very dangerous. Moreover, the energy consumption of the existing HVAC System is very high.

Therefore, it is necessary to engage a suitable consultant registered with the Pakistan Engineering Council to prepare feasibility study for the Renovation/Up-Gradation of the HVAC System or Complete Replacement of existing System with the latest featured High Efficiency, low Consumption Cost HVAC System on modern International Standards as the ambient temperature of Islamabad city has been increased about 06 Degree Centigrade as compare with the ambient temperature of Islamabad in 1970's. Moreover, the occupancy of the Aiwan-e-Sadr building has been increased around 12-15%.

The Aiwan-e-Sadr authority has also recommended engaging of a consultant for the Renovation/Up-Gradation of the old HVAC System or complete replacement. The case is submitted to the CDA Board for accord of principle approval to process the case for Engagement of Consultant for Consultancy Services for Rehabilitation/Up-Gradation & Replacement of HVAC System which were especially designed as per site requirement at Aiwan-e-Sadr building, Islamabad on the prescribed performa of the Pakistan Engineering

Council for “Standard Procedure for Pre-Qualification of Consultants.

DECISION

The board approved the engagement of consultant or providing consultancy services for re-habilitation/up-gradation and replacement of HVAC system installed at Aiwan-e-Sadr building Islamabad.

Action: Director (Aiwan-e-Sadar)

NON- AGENDA ITEM-3

PROVISION OF WATER SUPPLY TO COOPERATIVE HOUSING SOCIETIES/PRIVATE DEVELOPERS LOCATED IN ZONE-2/EXTENDED AREAS ISLAMABAD.

10150/1233/BM/'12
13-06-'12/11TH

CDA Board Meeting was held on 22-10-2011, for taking decision whether CDA have to provide /supply to water to Private Housing Societies established in various locations of Islamabad especially the Societies in Zone-2 or otherwise. In this regard matter was discussed thoroughly hence CDA Board decided that:

- i. CDA would assume no responsibility for the supply of water to schemes.
- ii. CDA would issue NOC to housing societies in Zone-2 with the express condition that provision of water supply schemes will be sole responsibility of Housing Societies and CDA will no responsibilities for that.

Metropolitan water supply project Khanpur-I completed in 2000, the potable water is supplying from Water Treatment

Plant Sangjani, to Islamabad for further distribution to the residents of F-10, G-10, F-11 and has remained around 10MGD against the designed value of 16.5 MGD. As new sectors like G-13, G-14, I-14, I-15, I-16 etc are being developed, the balance quantity i.e 6.5MGD will be provided to these new sectors through conditions line which are being laid and near to completion.

The modalities and procedure under ICT Zoning Regulation - 1992 regarding Zone-2 Clause-VIII stated that scheme shall have independent water supply and primary Sewerage Treatment System which will be arranged by the sponsors at their own cost. It has already been approved in CDA Board to issue NOC to housing Societies subject to the terms & conditions that the schemes shall have its independent access/ roads, water supply and primary sewerage system to be developed by the sponsors at their own cost and expense.

Keeping in view the present and future demands of these new sectors, surplus water may not be available from Khanpur source for supplying it to the housing schemes and suburbs of Zone-2 as requested by their representatives to the Authority.

Application received from the representative of Multi Professional Cooperative Housing Societies, Islamabad for provision of 3-5 Cusecs water being over flow and wasted from Treatment Plant Sangjani. In this regard, it is stated

that this project is already feeding to Islamabad, RCB and WASA and surplus water if any will be considered for supplying to housing societies.

DECISION

“The Board decided that request of MCHS for provision of water at F-17 Telegarden will be given due consideration subject to availability of surplus water at Sangjani Treatment Plant”.

Action: Director (BWM)

11TH BOARD MEETING FOR THE YEAR-2012

HELD ON 13th JUNE, 2012

AGENDA ITEMS

Sr. #	Items of Agenda	Presenter	Page No
1	Allotment of Plot to Syed Manzoor Hussain Shah, Deputy Director.	Director EM-I	03
2	Auction Proceedings of Commercial Plots.	DFA-I	07
3	Budget 2012-2013.	DDG (Finance)	15
4	Building Height in Diplomatic Enclave.	DG(Plan)	15
5	Extension of lease period for next term in portions (G-6, G-7, F-6, F-7 & F-8 Markaz).	Director EM-II	17
6	Permission of 2 nd Additional Storey in Marakiz.	DG(Plan)	19

NON - AGENDA ITEM

Sr. #	Agenda Item	Presenter	Page No
1	Engagement of consultant for consultancy services for rehabilitation/up-gradation and replacement of 10 Nos. lifts installed at Aiwan-e-Sadr building, Islamabad.	Director (Aiwan-e-Sadar)	22
2	Engagement of consultant for consultancy services for rehabilitation/up-gradation and replacement of HVAC system installed at Aiwan-e-Sadr building, Islamabad.	Director (Aiwan-e-Sadar)	24
3	Provision of Water Supply to cooperative housing societies/private developers located in Zone-2/extended areas Islamabad.	Director (BWM)	26



Capital Development Authority
(Coordination Directorate)

MOST IMMEDIATE
BY SPL MESSENGER

No.CDA-1233/BM-Coord/2012/ Islamabad June , 2012

Subject: - 11TH BOARD MEETING FOR THE YEAR-2012.

The 11TH Board Meeting is scheduled to be held on **Thursday, June 14, 2012 at 11:30 A.M** in Room No. 006, Jinnah Convention Centre, Islamabad under the Chairmanship of Chairman, CDA.

2- The agenda of the meeting is as under. You are requested to attend the meeting on the scheduled date, time and venue.

Sr. #	Items of Agenda	Presenter
1.	Allotment of Plot to Syed Manzoor Hussain Shah, Deputy Director.	Director EM-I
2.	Auction proceedings of Commercial plots	DFA-I
3.	Budget 2012-2013	DDG Finance
4.	Building height in Diplomatic Enclave.	DG (Plan)
5.	Extension of lease of commercials buildings	Director EM-II
6.	Permission of 2 nd Additional Storey in Marakiz	DG (Plan)

Distribution

1. Chairman, CDA.
2. Chief Commissioner, ICT Islamabad.
3. Commissioner, Rawalpindi.
4. F.A, Member, CDA.
5. Member (Admin), CDA.
6. Member (Engineering), CDA.
7. Member (P & D), CDA.
8. Member (Estate), CDA.
9. Member (Environment), CDA

(NADEEM AKBAR MALIK)
Secretary CDA Board

Copy To:-

1. DG (Plan) CDA
2. DDG Finance, CDA
3. Director Public Relations, CDA
4. Director Coord. Council, CDA
5. Director EM-I, CDA
6. Director EM-II, CDA
7. DFA-I, CDA

Secretary CDA Board