



MOST IMMEDIATE
BY SPL MESSENGER
CONFIDENTIAL

Capital Development Authority
(Coordination Directorate)

No.CDA-1229/BM-Coord/2012/

Islamabad

April 12 , 2012

Subject: - 7TH SPECIAL BOARD MEETING FOR THE YEAR- 2012

Kindly find enclosed herewith a copy of minutes of 7TH Special Board Meeting held on Wednesday the April 11, 2012 at 12:00 Noon, for perusal and record.

2- Extracts of relevant minutes of the meeting are being sent to the concerned DGs/ Directors separately for implementation/ compliance.

(RIAZ AHMED JAVED)
Secretary CDA Board / Director Coord.

Distribution

1. Chairman CDA.
2. Chief Commissioner ICT, Islamabad.
3. Commissioner Rawalpindi.
4. FA/ Member, CDA.
5. Member Administration CDA
6. Member Engineering, CDA
7. Member P&D, CDA
8. Member Estate, CDA.
9. Member Environment, CDA

Copy to:

- i. Director Public Relations , CDA
- ii. P.S to Secretary CDA Board

Secretary CDA Board / Director Coord.

**ACCEPTANCE/REJECTIONS OF BIDS - AUCTION OF
COMMERCIAL PLOTS AMONGST PREQUALIFIED PARTIES
HELD ON 4TH AND 5TH APRIL 2012.**

FA/Member, explained to the CDA Board that auction of commercial plots situated at different locations was conducted amongst pre-qualified parties on 4th and 5th April 2012 under the supervision of designated Auction Committee. Seventeen (17) firms were prequalified to take part in bidding against 07 numbers commercial plots. Deposit of token money of Rs.20.000 Million was prerequisite to participate in the auction by any party.

2. The highlights of auction are recorded below:-

HIGHLIGHTS OF AUCTION

- i) The video recording of the auction proceedings were made by Public Relations Directorate to safeguard against any mishap/unfortunate incident.
- ii) On first day of auction i.e. 04-04-2012, 08 firms participated in the bidding against 04 plots that are:-

- 14-A, Apartment, Dip. Enclave G-5
- 56-D, F-6/G-6 Blue Area
- 01, F-8/G-8, Blue Area
- 02, F-8/G-8, Blue Area.

The participants were eager to win plot in the auction.

- iii) On second day i.e. 05-04-2012 only 04 firms participated for remaining 03 plots

- 11-A, F-10 Markaz (Old Inquiry Office)
- 01, Luxury Flat Site Markaz F-10, (Ex Margalla Tower)
- 8-B, Markaz G-6

But none of the bidder offered bid against any of the plots put for sale.

- iv) Before auction proceeding started, some of the participants pointed out reservation about RFQ's conditions given as

- a) Review in prescribed ground coverage of the Blue Area plots from 50% to 60% or 70% level.
- b) Enhancement of ground coverage to Markaz F-10's plot upto 100% level rather than given at 50%. They further requested to allow 2 – 3 basements for car parking. A written request has also been received from one of the bidders i.e. Multi Professionals Cooperative Housing Society, Islamabad (**Annex-A**).

- v) Chairman of the Auction Committee informed the participants that these amendments are beyond the scope of this Committee and auction would be based on advertised terms & conditions provided in the RFQ's.

3. Detail of the bids fetched against each auctioned plot 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 (Rs./PSY)	Total Value (Rs.)	25% down payment Expected (Rs.)
1	14-A, Apartment , Dip Enclave G-5	7,695.6	45,000	135,000	1,038,906,000	259,726,500
2	56-D, F-6/G-6 Blue Area	4,888.88	250,000	261,000	1,275,997,680	318,999,420
3	01, F-8/G-8, Blue Area	2,666.67	250,000	251,000	669,334,170	167,333,543
4	02, F-8/G-8, Blue Area	2,666.67	250,000	251,000	669,334,170	167,333,543
5	11-A, Old Inquiry Office F-10 Markaz	1,000	195,000	No Bid	---	---
6	01, Luxury Flat Site Markaz F-10, (Ex Margalla Tower)	11,750	150,000	No Bid	---	---
7	8-B, Markaz G-6	2,500	165,000	No Bid	---	---
Total					3,653,572,020	913,393,006

4. Following the CDA Board's decision dated 03-06-2011 (**Annex-B**), 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"

5. The Board's criteria is dealt as under:-

- a. Previous Sale Price/Auction Result has been provided in column-6 of **Table-A** under para-6.
- b. On GPI basis current price has been worked out in the **Table-B** under parar-6.
- c. Market trend has been noticed in the current auction as satisfactory.

6. Analysis of current bids received against 4 No. plots has also been made with price/rates achieved in the previous years against similar land use plots in Islamabad. 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

Sl No.	Description of plot	Size Sq. yards	Last Auction Result		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	14-A, Apartments , Dip Enclave G-5	7,695.6	May-11	47,000	45,000	135,000	187.23% Higher
2	56-D, F-6/G-6 Blue Area	4,888.88	Dec-09	210,000	250,000	261,000	24.29% Higher
3	01, F-8/G-8, Blue Area	2,666.67	Dec-09	210,000	250,000	251,000	19.52% Higher
4	02, F-8/G-8, Blue Area	2,666.67	Dec-09	210,000	250,000	251,000	19.52% Higher

Table-B

Serial Number	Description of plot	Size Sq. yards	Bid start Price (Rs/ PSY)	Updated Price at GPI formula (Rs/PSY)	Current Highest Bid Rs/PSY	%age Increase/ Decrease Current Auction vs Previous Auction
1	2	3	4	5	6	7
1	14-A, Apartments , Dip Enclave G-5	7,695.6	45,000	47,000	135,000	187.23% Higher
2	56-D, F-6/G-6 Blue Area	4,888.88	250,000	258,917	261,000	0.80% Higher
3	01, F-8/G-8, Blue Area	2,666.67	250,000	258,917	251,000	(3.05%) Lower
4	02, F-8/G-8, Blue Area	2,666.67	250,000	258,917	251,000	(3.05%) Lower

ANAYSIS/CRITICAL EXAMINATION OF AUCTION/BIDS.

1. Analysis taken in table above indicates that two plots i.e. Plot No. 14-A & Plot No. 56-D fetched even higher value than updated price on GPI.
2. The bids against other two plots i.e. Plot No. 01 & Plot No. 02 are only 3.05% below than the updated price on GPI. However, as per CDA Board decision dated 30-04-2010 (**Annex-C**) bids could be accepted even recorded below to the extent of 10% of last year's price, hence these could be considered by the CDA Board for decision.
3. The suggestions of bidders for alteration in parameters of remaining plots could be looked into by the Planning Wing before putting in next auction.

7. FA/Member placed the following proposals before the CDA Board for consideration :-

- a. Acceptance/Rejection of bids against all four plots. In case all bids are accepted then a total revenue of **Rs.3.653 billion** would be generated over a period of 660 days out of which **Rs.913.393 million** (in shape of down payment) anticipated to be credited during current financial year. The remaining receipt will be materialized in the forthcoming financial year.
- b. Residential 3 plots for inclusion in the next open auction subject to review of parameters / bye laws by Planning Wing, if need be.

Decision

After detailed deliberations CDA Board has decided as follows:-

- i. Bid of Rs.135,000/- per square yard (Total Rs.1,038,906,000/-) against Plot No. 14-A (Apartments), Dip Enclave, G-5 measuring 7,695.6 square yard was approved by the Board.
- ii. Bids against remaining 03 plots (1) 56-D, F-6/G-6 Blue Area (2) 01, F-8/G-8, Blue Area, 93) 02, F-8/G-8, Blue Area, were rejected being not at suitable rates.. To fetch more revenue for the Authority, CDA Board decided that these plots will be re-advertised for auction after necessary amendments in the ground coverage ratio, by Planning Wing within 02 days.
- iii. Planning Wing will re-draft the parameters of plots to be re-auctioned, making these more attractive to the bidders and beneficial for Authority.

Action: **FA/Member
Member (Planning)
Deputy Financial Advisor-I
Director EM-II**