

11THCDA BOARD MEETING FOR THE YEAR-2021 HELD ON 25-11-2021 at 03:00 P.M**AGENDA ITEMS**

S.No	Items	Presenter
1.	Confirmation of minutes of 9 th & 10 th Board meetings.	
2.	Decision taken in the Cabinet Meeting held on Tuesday, the 12 th October, 2021 (Case No. 983/34/2021) (<i>Dr. AQ Khan Interchange</i>).	Member (P&D)
3.	Building Regulations for Construction of Commercial Buildings in the un-acquired portion of Right of Way of Khayaban –i- Sir Syed (IJP Road) Islamabad.	Member P&D)
4.	Request for approval of Building Plans of Convenience Store / Restaurant at already approved site of Petrol Pump on Kashmir Highway, Islamabad.	Member (P&D)
5.	Allotment of dumping site in rural areas of Islamabad.	Member (P&D)
6.	Restoration of Properties. (<i>Property 6, St. 65, F-7/3, Property 31, St. 55, G-9/4, Property 34, Khayaban Margalla, F-6/3</i>)(Non-Conforming Use).	Member Estate
7.	Withdrawal of cancellation letter of property No.47, School road Sector F-7/1, Islamabad. (Non-Conforming Use).	Member Estate
8.	Appeal before the CDA board on behalf of ms/APCO under regulation 22 of ILDR-2005. /appeal before the CDA board of m/s APCO under regulation 22 of the Islamabad land disposal regulations 2005 against order of the Deputy Director Estate Management-II, CDA dated; 17-08-2021.	Member Estate
9.	Privatization of Jinnah Convention Centre – JCC (Transaction).	Member Estate
10.	Directions of Honorable Mr. Justice Babar Sattar of Islamabad High Court Islamabad in W.P 384/2021 against Plot No. 4 Sector F-8/G-8, Blue area Islamabad.	Member Estate
11.	Sale Premium Rates & Annual Ground Rent (AGR) for Institutional Plots allotted other than "I" & "H" series of Islamabad.	Member (Finance)
12.	Hiring of Consultant for:- i. Grade separated arrangement at intersection of 11 th Avenue with Khayaban-e-Iqbal(E-11 Chowk), Islamabad. ii. Grade separated arrangement at intersection of 9 th Avenue with Khayabna-e-Iqbal (Shaheen Chowk), Islamabad. iii. To carry out EIA Study for widening and improvement of Atta-Turk Road from Jinnah Avenue to Ayub Chowk.	Member Engg.
13.	Award of work of construction of 10 th Avenue from IJP Road to Srinagar Highway Islamabad Phase-I to Government entity under clause 42(f) of PPRA Rule-2004	Member Engg.
NON AGENDA ITEMS		
NA-I	Hiring of Consultancy Services for Design and Construction Supervision of Sewage Treatment Plant at Park Enclave Phase-I, II and II Islamabad.	Member Engg.
NA-II	Smart Houses Schemes for Overseas Pakistanis titled Park Enclave Zone-4 (A) Islamabad.	Member (P&D)
NA-III	Retrofiring of High Power Sodium (HPS) Road/ Street Lights into LED Lights.	Member Engg.
NA-IV	Request for Allotment of 436 kanals of Land for Anti Terrorist Training School (ATTS), Simly, Islamabad.	Member (P&D)
NA-V	Amendments in the approved Layout Plan (LOP) of Park Enclave (Phase-III), Zone-4, Islamabad.	Member (P&D)
NA-VI	Request for Restoration of Plots Cancelled on account of Non Conforming Use.	Member Estate
NA-VII	Rationalization - clauses 05 of revised schedule of administrative powers, 2007 and clause 39 of revised schedule of financial powers, 2007).	Member Admin.
NA-VIII	Amendment in CDA Administrative Manual 2007, clause 3(i) (b).	Member Admin



Capital Development Authority
(Secretary CDA Board Office)

CONFIDENTIAL

No. CDA-1389/BM-SCB/2021/

Islamabad, November 25, 2021

Subject: **MINUTES OF 11TH CDA BOARD MEETING FOR THE YEAR 2021.**

The 11th CDA Board meeting for the year 2021 was held on **November 25, 2021 (Thursday) at 03:00 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
Chairman, CDA and
Chief Commissioner ICT | (In Chair) |
| 2. | Rana Shakeel Asghar,
FA/Member, CDA | Executive Member |
| 3. | Mr. Naveed Ilahi,
Member (Estate)/
Member (P&D), CDA. | Executive Member |
| 4. | Sayed Munawer Shah
Member (Engineering.), CDA | Executive Member |
| 5. | Mr. Amer Abbas Khan,
Member (Administration), CDA | Executive Member |
| 6. | Mr. Nayyar Ali Dada,
Architect | Non-Executive Member |
| 7. | Professor: Iftikhar Hussain Arif (HI) | Non-Executive Member |
| 8. | Professor Dr. Muhammad Ali (TI),
V.C, QAU, Islamabad | Non-Executive Member |
| 9. | Mr. Ali Asghar Khan
Architect | Non-Executive Member |
| 10. | Syed Safdar Ali, | Secretary CDA Board. |

3. The Chairman, CDA attended the meeting in capacity of the Chief Commissioner, ICT and Commissioner Rawalpindi Ex-officio Member of the Board did not attend the meeting. Mr. Nayyar Ali Dada, Board Member attended the meeting online.

4. In addition to the above, Petitioners /Applicants along with their counsel and DG Privatization along with his team were attended the relevant agenda item of the meeting, briefed their case and point of view to the Board.

5. 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.

11.1 CONFIRMATION OF MINUTES OF 9TH & 10TH BOARD MEETINGS.

DECISION

The board confirmed / endorsed the previous board minutes / decisions of meeting (i.e. 9th& 10th Board Meetings -2021).

11.2 DECISIONS TAKEN IN THE CABINET MEETING HELD ON TUESDAY, THE 12TH OCTOBER, 2021 (CASE NO. 983/34/2021) (DR. AQ KHAN INTERCHANGE).

11415/1389/BM/21

25-11-'21/11TH

DECISION

The summary was presented by Member (P&D) CDA. The Board realized that there is no debate on the subject issue. Dr. Abdul Qadeer Khan is our National Hero and he rendered invaluable services for Pakistan. During the discussion, it was apprised to the Board that CDA board in its earlier meetings had recommended the naming of three roads of the capital city on the eminent legend personalities of Pakistan i.e. Josh Malihabadi, Jameel-ud-Din Aali, and Hafeez Jalandhri,. The Board unanimously approved the proposal that the newly constructed Interchange on Islamabad highway near PWD Colony be named Dr. Abdul Qadeer Khan Interchange. The Board further recommended that a combined case of previously recommended names be referred to the Cabinet Division for soliciting approval through MOI.

Action By: Member (P&D)

11.3 BUILDING REGULATIONS FOR CONSTRUCTION OF COMMERCIAL BUILDINGS IN THE UN-ACQUIRED PORTION OF RIGHT OF WAY OF KHAYABAN -I- SIR SYED (IJP ROAD) ISLAMABAD.

11416/1389/BM/21

25-11-'21/11TH

DECISION

The summary was presented by Member (P&D) CDA. It was discussed during the meeting that there is no provision of Bye-laws for Commercial Buildings in Un-acquired Portion of Right of Way Khayaban-e-Sir Syed (I.J.P Road), Islamabad and abutting on Murree Road (Faizabad Section).

After due deliberation and on the basis of information / inputs of the summary, it was decided by the board that since incorporation of new building bye laws is a technical matter and requires in depth deliberation on the principles of development, town planning, and housing. The Board therefore decided that the matter may be referred to Master Plan Commission to give its input in this regard.

Action By: Member (P&D)

11.4 REQUEST FOR APPROVAL OF BUILDING PLANS OF CONVENIENCE STORE / RESTAURANT AT ALREADY APPROVED SITE OF PETROL PUMP ON KASHMIR HIGHWAY, ISLAMABAD.

11417/1389/BM/21

25-11-'21/11TH

DECISION

The summary was presented by Member (P&D) CDA. It was observed by the Board that the Board decision, dated 28-4-2020, allows the Authority to develop/construct Convenience Store / Restaurant, on CDA owned Petrol Pumps. The Board observed that the said decision requires in-depth deliberation as it does not consider various principles of planning, building control and safety standards. Establishment of convenience stores or restaurants at petrol pumps would require establishment of Kitchen which could be hazardous and would put the safety of public property and human life at risk.

After due deliberation and on the basis of information/inputs of the summary and discussion, the board decided that the Board decision, dated 28-4-2020 needs to be re-examined in order to make a comprehensive policy. It was therefore directed that input of the Master Plan Commissions be obtained in this regard before placing the same before the Board.

Action By: Member (P&D)

11.5 ALLOTMENT OF DUMPING SITE IN RURAL AREAS OF ISLAMABAD.

11418/1389/BM/'21
25-11-'21/11TH

DECISION

The summary was presented by Member (P&D) CDA. After due deliberation and on the basis of information / inputs of the summary, the board approved the allocation of 5 acres land to Local Government Rural Development, ICT Administration, Islamabad in Mouza Tumair for establishment of Solid Waste Dumping Site for rural areas of Islamabad subject to the condition that the concerned department during establishment of the dumping site will adhere to all environmental standards and will also obtain EIA clearance from PAK – EPA. The Board further directed that

- a) Planning Wing may incorporate the subject land in the layout plan.
- b) Estate Wing may dispose off the subject land as per laid down regulations /procedures and fulfillment of all codal formalities as per provisions of ILDR-2005/ Policy of CDA.
- c) Finance Wing may determine the cost of land in the first instance.

Action By: Member (P&D)

11.6 RESTORATION OF PROPERTIES. (PROPERTY 6, St. 65, F-7/3, PROPERTY 31, St. 55, G-9/4, PROPERTY 34, KHAYABAN MARGALLA, F-6/3)(NON-CONFORMING USE).

11419/1389/BM/'21
25-11-'21/11TH

DECISION

The summary was presented by Member (Estate) CDA. After due deliberation and on the basis of information / inputs of the summary, the board approved the recommendations of scrutiny committee subject to completion of rules, regulations, fulfillment of all codal formalities and payment of restoration fee / all outstanding dues etc, in accordance to the provisions of Restoration Policy 2014. The Board further decided that letters of restoration of properties shall be issued after placing on record the certificate regarding completion of all codal formalities / recoveries by Scrutiny Committee and duly approved by the Member (Estate).

Action By: Member (Estate)

11.7 WITHDRAWAL OF CANCELLATION LETTER OF PROPERTY NO.47, SCHOOL ROAD SECTOR F-7/1, ISLAMABAD. (NON-CONFORMING USE).

Due to paucity of time, item No. 11.07 could not be discussed.

11.8 APPEAL BEFORE THE CDA BOARD ON BEHALF OF MS/APCO UNDER REGULATION 22 of ILDR-2005. /APPEAL BEFORE THE CDA BOARD OF M/S APCO UNDER REGULATION 22 OF THE ISLAMABAD LAND DISPOSAL REGULATIONS 2005 AGAINST ORDER OF THE DEPUTY DIRECTOR ESTATE MANAGEMENT-II, CDA DATED; 17-08-2021.

11420/1389/BM/'21
25-11-'21/11TH

DECISION

The above item was discussed in 10th Board meeting dated 15.10.2021 wherein the Board directed that the applicant/petitioner of the subject case be afforded hearing opportunity

along with his counsel to explain their point of view before the CDA Board in the next meeting.

Accordingly the applicant/petitioner was informed. Member (Estate), CDA apprised the Board about the background of the case. The petitioner along with his legal team appeared and presented his case in detail.

After due deliberation and on the basis of information / inputs of the summary as well as point of view of the petitioner, the Board recommended that the appeal of the applicant may be regretted as the same is not covered under the Restoration Policy of 2014. The applicant may be informed accordingly.

Action By: Member (Estate)

11.9 PRIVATIZATION OF JINNAH CONVENTION CENTRE – JCC (TRANSACTION).

11432/1389/BM/'21
25-11-'21/11TH

DECISION

No summary was presented before the Board. However, Member Estate, CDA apprised the Board that the minutes of 7th Board Meeting were conveyed to Privatization Commission vide CDA letter No. CDA/EM/27(2990)/2021 dated 26.10.2021. Director General, Privatization Commission, Ministry of Privatization, GOP intimated their response vide U.O.No.IT/PC/Con. Center/2021 dated 09.11.2021. It was requested that the instant matter requires to be placed before the CDA Board and team of the Privatization Commission may be called for Board meeting. DG Privatization was informed on 22.11.2021, accordingly. DG Privatization along with his team including consultants attended the meeting in person as well as through online and presented their case in detail.

It was discussed that the decision of the Cabinet is to be implemented, since the said decision is final and directory for CDA as well as Privatization Commission. The CDA had only raised certain observations for consideration of competent authority, regarding change of land use, nature of transfer of land and to ensure provision of essential services. It was discussed that the properties in Islamabad are sold on lease hold right basis and the Board in its earlier CDA Board decision had pointed out that the same fact may be included in the transaction structure at the time of transfer of lease which is for a total period of 99 years. As regards provision of services, after due deliberation and thread bear discussion, the Board observed that transaction structure for privatization of JCC should take due care for such amenities and fulfillment of all codal formalities in this regard.

Moreover, CDA would require an undertaking from Privatization Commission stating that the cost for provision of the services of Sewerage Treatment Plant STP, Solid Waste Management System SWMS, water Supply system and, Separate Grid Station / Electric Supply system, Traffic impact for future use of JCC will either be borne by the successful bidder or by the Privatization Commission. Furthermore, one of the Board Member i.e. Mr. Ali Asghar Khan added that we should build a case for review putting all the apprehensions forward clearly. In essence they stem from the fact that the land is being treated as an island within CDA and the independent bye laws devised by the cabinet for a particular project will convert it into a concrete jungle. Almost all the board had strong reservations regarding this project. He further expressed that this decision clearly recorded as he feels strongly against it and reiterate that we should make the cabinet aware that they have not been presented a clear picture of the implications of their decision.

Action By: Member (Estate)

11.10 DIRECTIONS OF HONORABLE MR. JUSTICE BABAR SATTAR OF ISLAMABAD HIGH COURT ISLAMABAD IN W.P 384/2021 AGAINST PLOT NO. 4 SECTOR F-8/G-8, BLUE AREA ISLAMABAD.

11421/1389/BM/'21
25-11-'21/11TH

DECISION

The above item was discussed in 10thCDA Board meeting dated 15.10.2021, wherein the Board directed that the applicant/petitioner of the subject case be afforded hearing

opportunity along with his counsel to explain their point of view before the CDA Board in the next meeting.

Accordingly, the applicant/petitioner were informed to appear before Board. Member (Estate), CDA apprised the Board about the background of the case. The petitioner along with his counsel appeared and presented their case in detail.

After due deliberation and on the basis of information / inputs of the summary as well as point of view of the petitioner, the Board observed that the plot may be restored in terms of the Restoration Policy of 2014 whereby the allottee may be asked to, inter alia, deposit the remaining premium in terms of the provision of the policy.

Action By: Member (Estate)

11.11 SALE PREMIUM RATES & ANNUAL GROUND RENT (AGR) FOR INSTITUTIONAL PLOTS ALLOTTED OTHER THAN "I" & "H" SERIES OF ISLAMABAD.

Due to paucity of time, item No. 11.11 could not be discussed.

11.12 HIRING OF CONSULTANT FOR:-

11422/1389/BM/'21
25-11-'21/11TH

- i. GRADE SEPARATED ARRANGEMENT AT INTERSECTION OF 11TH AVENUE WITH KHAYABAN-E-IQBAL(E-11 CHOWK), ISLAMABAD.
- a. GRADE SEPARATED ARRANGEMENT AT INTERSECTION OF 9TH AVENUE WITH KHAYABNA-E-IQBAL (SHAHEEN CHOWK), ISLAMABAD.
- b. TO CARRY OUT EIA STUDY FOR WIDENING AND IMPROVEMENT OF ATTA-TURK ROAD FROM JINNAH AVENUE TO AYUB CHOWK.

DECISION

The summary was presented by Member (Engineering), CDA. After due deliberation and on the basis of inputs of the summary, the board approved the following proposal contained in summary subject to the condition that the consultancy cost would not exceed the provisions contained in the PC-I

- 1) Appointment of consultant M/s Zeeruk International (Pvt.) Ltd for detailed design and construction supervision for the project Grade Separated Arrangement at Intersection of 9th Avenue with Khayaban-e-Iqbal (Shaheen Chowk), Islamabad being successful bidder at bid cost of Rs. 20,762,886/- (20.763 Million).
- 2) Appointment of consultant M/s Zeeruk International (Pvt.) Ltd for detailed design and construction supervision for the project Grade Separated Arrangement at Intersection of 11th Avenue with Khayaban-e-Iqbal (E-11 Chowk), Islamabad being successful bidder at bid cost of Rs. 20,762,886/- (20.763 Million).
- 3) Appointment of the consultant M/s Zeeruk International (Pvt.) Ltd for EIA Study for the work Widening & Improvement of Ataturk Avenue from Jinnah Avenue to Ayub Chowk, Islamabad being successful bidder at bid cost of Rs. 1,750,000/- (1.750 Million).

Action By: Member (Engineering)

11.13 AWARD OF WORK OF CONSTRUCTION OF 10TH AVENUE FROM IJP ROAD TO SRINAGAR HIGHWAY ISLAMABAD PHASE-I TO GOVERNMENT ENTITY UNDER CLAUSE 42(F) OF PPRA RULE-2004.

11423/1389/BM/'21
25-11-'21/11TH

DECISION

The summary was presented by Member (Engineering), CDA. After due deliberation and on the basis of inputs of the summary, the board approved the proposal contained in the summary and board further directed that the execution work of 10th Avenue Road, Islamabad be awarded to the Government Entity, in accordance with the 42 (f) of PPRA Rules 2004, as notified by the PPRA.

Action By: Member (Engineering)

N.A-I HIRING OF CONSULTANCY SERVICES FOR DESIGN AND CONSTRUCTION SUPERVISION OF SEWAGE TREATMENT PLANT AT PARK ENCLAVE PHASE-I, II AND II ISLAMABAD.

11424/1389/BM/'21
25-11-'21/11TH

DECISION

The summary was presented by Member (Engineering), CDA. After due deliberation and on the basis of inputs of the summary, the board accepted the bid of the M/s Asian Consulting Engineers (Pvt.) Ltd being the lowest evaluated bid amounting to Rs.19,526,478/-.

Action By: Member (Engineering)

N.A-II SMART HOUSES/APPARTMENTS SCHEMES FOR OVERSEAS PAKISTANIS TITLED " OVERSEAS ENCLAVE" ZONE-4 (A) ISLAMABAD.

11425/1389/BM/'21
25-11-'21/11TH

DECISION

The summary was presented by Member P&D, CDA. It was apprised to the Board that the basic concept of instant project was derived in pursuance to the directives of honorable Prime Minister of Pakistan, wherein it was emphasized to develop a smart housing scheme by offering to the overseas Pakistanis as well as to attract Direct Foreign Investment (DFI). It was further apprised that Prime Minister Office Islamabad vide letter No. 3959/AS/PM/2021 dated 09.11.2021 titled "RECORD NOTE OF THE MEETING ON CDA OVERSEAS ENCLAVE" has conveyed decision to take up the project by reviving CDA dormant company through SECP and inclusion of the scheme in Roshan Digital Account Framework by taking up the case with SBP and Finance Division.

After due deliberation and on the basis of information / inputs of the summary, the board approved the proposal contained in Para 3 of the summary along with compliance of the decisions conveyed by Prime Minister Office vide letter dated 09.11.2021. Moreover, the board further directed that input / guidance of the renowned Architects Mr. Nayyar Ali Dada and Mr. Ali Asgher, Members of CDA Board will be taken by the Company for preparation of the Project documents and its execution.

Action By: Member (P&D)

N.A-III RETROFIRING OF HIGH POWER SODIUM (HPS) ROAD/STREET LIGHTS IN TO LED LIGHTS

11426/1389/BM/'21
25-11-'21/11TH

DECISION

The summary was presented by Member (Engineering), CDA. After due deliberation and on the basis of inputs of the summary, the board approved the hiring of the services of National Electronics Complex of Pakistan (NECOP) for the subject work (i.e. Retrofitting of 5000 Numbers HPS lights in to LED light) subject to completion of all codal formalities, in accordance to the provision of SRO No.834(I)2021, dated 28-06-2021 for Direct Contracting with State Owned Entities (SOEs).

Action By: Member (Engineering)

N.A-IV REQUEST FOR ALLOTMENT OF 436 KANAL OF LAND FOR ANTI TERRORIST TRAINING SCHOOL (ATTS), SIMLY, ISLAMABAD.

11427/1389/BM/'21
25-11-'21/11TH

DECISION

The summary was presented by Member (P&D) CDA. After due deliberation and on the basis of information / inputs of the summary, the board approved the proposal contained at Para 9 of the summary regarding allocation of land measuring 436 kanals in Mouza

Tumair to Anti-Terrorist Training School (ATTS), Zone-4, Islamabad and the Board further directed that

- a) Planning Wing may incorporate the subject land in the layout plan.
- b) Estate Wing may dispose off the subject land as per laid down regulations /procedures and fulfillment of all codal formalities as per provisions of ILDR-2005/ Policy of CDA.
- c) Finance Wing may determine the cost of land in the first instance.

Action By: Member (P&D)

N.A-V AMENDMENTS IN THE APPROVED LAYOUT PLAN (LOP) OF PARK ENCLAVE (PHASE-III), ZONE-4, ISLAMABAD.

11428/1389/BM/'21

25-11-'21/11TH

DECISION

The summary was presented by Member (P&D), CDA. After due deliberation and on the basis of inputs of the summary, the board approved the proposal contained in Para 04 to 05 of the summary, subject to completion of rules, regulations and fulfillment of all codal formalities, in accordance to the provisions of Regulations of the Amendment in Layout, Plans 2019. The Board further directed that consent of the aggrieved allottees, if any, be obtained to avoid any future legal complications.

Action By: Member (P&D)

N.A-VI REQUEST FOR RESTORATION OF PLOTS CANCELLED ON ACCOUNT OF NON CONFORMING USE.

11429/1389/BM/'21

25-11-'21/11TH

DECISION

The summary was presented by Member (Estate) CDA. After due deliberation and on the basis of information / inputs of the summary, the board approved the recommendations /endorsement of the scrutiny committee mentioned at Para 3 of the summary, based upon the survey and reports of the Building Control Directorate, subject to completion of rules, regulations, fulfillment of all codal formalities, payment of restoration fee, full transfer fee and all outstanding dues etc, in accordance to the provisions of Restoration Policy 2014. The Board further decided that letters of restoration of properties shall be issued after placing on record the certificate regarding completion of all codal formalities /recoveries by Scrutiny Committee and duly approved by the Member (Estate).

Action By: Member (Estate)

N.A-VII RATIONALIZATION - CLAUSES 05 OF REVISED SCHEDULE OF ADMINISTRATIVE POWERS, 2007 AND CLAUSE 39 OF REVISED SCHEDULE OF FINANCIAL POWERS, 2007).

11430/1389/BM/'21

25-11-'21/11TH

DECISION

No summary was presented in the Board. However, it was apprised to the Board that in the 10th Board meeting dated 15.10.2021; the board approved insertion of Sub-Clause 'c' and 'd' in Clause-5 of Revised Schedule of Administrative Powers 2007, and for amendments in sub-Clause "b"& "d" in Clause-39 of the Revised Schedule of Financial Powers, 2007. Whereas, approval of proposal made at Para 3 of the summary is essential. The board therefore, decided to agree with Para 3 of the summary (presented in the 10th Board Meeting).

Action By: Member (Admin)

N.A-VIII AMENDMENT IN CDA ADMINSTRATIVE MANNUAL 2007, CLAUSE 3(i) (b).

11431/1389/BM/21

25-11-'21/11TH

DECISION

The summary was presented by Member (Admin) CDA. After due deliberation and on the basis of information / inputs of the summary, the board approved proposal contained in Para 8 of the summary,

Action By: Member (Admin)

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

