

17TH CDA BOARD MEETING FOR THE YEAR-2023 HELD ON 27-12-2023 at 02:00 P.M
AGENDA ITEMS

Sr.#	Items	Presenter
1.	Compliance of Islamabad High Court Orders (W.P. No.3426/2019) Muhammad Iqbal Vs CDA and others in Order of 14 th February, 2023, Presentation for Policy Allotment of Plots to the CDA Employees.	Member Estate
2.	Approval of Brochure for the Auction of Plots- 10 th to 12 th January, 2024.	Member Estate
3.	Approval of sites for Service Area, Bara Kahu bypass, alongwith earmarking a site for Multipurpose playground, and shifting of site measuring 1 Acre (8 kanals) earmarked for Examination / Marking Center.	Member (P&D)
4.	Amendment/ Addition in 14 th Board Meeting held on 05-10-2023 (NA-VI)	Member (T&D)
Non Agenda Item		
NA-1	Revision of Simly Dam Rest House Charges.	Member (T&D)
NA-II	Award of contract to contractor for execution of the project "construction of bicycle lane project (BLP) making, Islamabad sustainable city" through direct contracting with state owned organization under public procurement rules amendment for rule 42 (f)- direct contracting with state owned entities.	Member (Engineering)
NA-III	Hiring of consultancy services for design vetting review conceptual design, and construction supervision of the project "construction of bicycle lane project (BLP) making , Islamabad sustainable city" through direct contracting with state owned organization under public procurement rules amendment for rule 42 (f)- direct contracting with state owned entities.	Member (Engineering)
NA-IV	Criteria for Allocation of Temporary Storage Site, Marketing Office & Site Office for Construction of Buildings	Member (P&D)
NA-V	Other Issues in Discussion.	Member (T&D)

CONFIDENTIAL

Capital Development Authority
(Secretary CDA Board Office)

No. CDA-1423/BM-SCB/2023/

Islamabad December 27, 2023.

Subject: **MINUTES OF 17TH CDA BOARD MEETING FOR THE YEAR 2023.**

The 17th CDA Board meeting for the year 2023 was held on **December 27, 2023 (Wednesday) 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. | Captain (R) Muhammad Anwar ul Haq
Chairman, CDA and Chief Commissioner ICT | (In Chair) |
| 2. | Mr. Tahir Naeem Akhtar,
FA/Member ,CDA | Executive Member |
| 3. | Mr. Tariq Salam,
Member (Estate), CDA | Executive Member |
| 4. | Ms. Sadia Haider,
Member (P&D), CDA | Executive Member |
| 5. | Dr. Muhammad Khalid Hafiz
Member (Engineering), CDA | Executive Member |
| 6. | Mr. Talat Mahmood
Member (Administration), CDA | Executive Member |
| 7. | Mr. Shahzad Khalil
Member (Environment), CDA | Executive Member |
| 8. | Mr. Nauman Khalid
Member (T&D) | Executive Member |
| 9. | Mr. Nayyar Ali Dada | Non-Executive Member |
| 10. | Professor Iftikhar Husain Arif (H.I)(N.I) | Non-Executive Member |
| 11. | Prof. Dr. Muhammad Ali (T.I)(S.I) | Non-Executive Member |
| 12. | Syed Safdar Ali, | Secretary CDA Board. |

3. The Chairman, CDA also attended the meeting in capacity of the Chief Commissioner, ICT. Commissioner Rawalpindi Ex-officio Member, did not attend the meeting. While Prof. Dr. Muhammad Ali (T.I)(S.I) and Mr. Nayyar Ali Dada, Non-Executive Members attended the meeting online.

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:-

17.1 COMPLIANCE OF ISLAMABAD HIGH COURT ORDERS (W.P. NO.3426/2019) MUHAMMAD IQBAL VS CDA AND OTHERS IN ORDER OF 14TH FEBRUARY, 2023, PRESENTATION OF POLICY FOR ALLOTMENT OF PLOTS TO THE CDA EMPLOYEES.
 11912/1423/BM/'23
 27-12-'23/17th

DECISION

The summary was presented by Member (Estate), CDA. The Board observed that in its meetings held on 20.02.2023 and 05.10.2023, it has approved a detailed policy and statistical framework for allotment of plots to its employees. In view of the observation made by Ministry of Interior regarding amendment in Clause 2(c) of the policy approved by the Board on 05.10.2023, seemingly being in contradiction with the Federal Cabinet decision of 22.02.2023, the relevant O.M No.141/DIR/PPW/2023 dated 02.03.2023 under caption ONE PLOT ONE EMPLOYEE POLICY – 2023 issued by the Ministry of Housing and Works was perused and discussed in detail. The Board observed that the said amendment approved in the meeting dated 05.10.2023 was in consonance with policy framework notified by Ministry of Housing vide O.M ibid in pursuance to the decision of Federal Government. In fact, the spirit of the overall policy framework approved by the Board was the same as that of policy announced by Ministry of Housing and Works as all employees were declared eligible for only one plot in their entire career.

However, the Board further observed and approved that in order to remove the confusion and avoid chances of misinterpretation the said clause 2 (c) may be re-worded as under;

“Employees who remain in service of the Authority (CDA) for one year on deputation basis from the date of joining the Authority, provided that they do not avail any other plot of land from any other residential housing scheme launched by the Federal/Provincial Governments and/or their attached departments”.

The Board further directed that revised policy framework containing the above amendment may be shared with the Ministry of Interior at the earliest for its placement before Federal Government for consideration in line with the direction of Honorable Islamabad High Court.

Action by: Member (Estate)

17.2 APPROVAL OF BROCHURE FOR THE OPEN AUCTION OF COMMERCIAL PLOTS- 10TH TO 12TH JANUARY, 2024.
 11913/1423/BM/'23
 27-12-'23/17th

DECISION

The summary was presented by Member (Estate), CDA. After due deliberation and on the basis of information and inputs of the summary, the board decided the following: -

- a) Approved the draft Auction Brochure along with terms and conditions of auction, Planning Parameters, location plan, payment modalities and auction rules.*
- b) Approved the proposals contained in Para 4 of the summary in the following manner.*
 - i. Plot No. 8, Hotel, Sector F-5/1, Islamabad, Plot No. 80, Orchard Scheme (Murree Road), Plot No. C-8, Park Road and Petrol Pump and Service Area (North side) BharaKoh Bye-Pass will be excluded from the list of plots to be placed for open auction.*
 - ii. Plot No. 6, Hotel, Sector F-5/1, Islamabad has been included in the Auction Brochure. However, it shall be put to auction when the decision on the summary already initiated by CDA for seeking approval of Federal Government through Ministry of Interior is received.*
 - iii. Plot No. 79, Orchard Scheme, Murree Road will be included in the list of plots to be placed for open auction.*

- iv. Plot No. 16-D, F-8 Markaz will be auctioned as single unit plot.
- v. Changed the nomenclature of Plot No. 11, G-10 Markaz from Health Center to Hospital. Planning wing will amend the Lay out Plan from Health Center to Hospital, accordingly.
- vi. Agreed to change the planning parameter (LG+G+2) with G+3 or LG+G+2 for the Plot No. 2, Class-III SC, Aabpara Market, G-6/1 and Plot Nos. 85 to 86, I&T Center, G-11/1.

Action by: Member (Estate)

17.3

11914/1423/BM/'23
27-12-'23/17th

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

DECISION

The summary was presented by Member (P&D), CDA. After due deliberation and on the basis of information and inputs of the summary, the board decided the following:-

- a) *Approved the relocation of the both service area (southern side) and (northern side) of the BharaKahu bypass.*
- b) *NHA model must be examined for land use analysis and Planning Parameters.*
- c) *A comprehensive summary for permanent revenue stream of CDA, including fourteen (14) rest area / sites at highways and service area (southern side) and (northern side) of the BharaKahu bypass, along with detailed financial model may be presented to the Board in its next meeting.*
- d) *The financial model for the purpose should comprise the terms and conditions which can cater for the needs of a CDA owned project for revenue generation / rental income.*
- e) *The modalities will be subsequently, decided on merits and as per CDA ordinance/regulations.*

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

17.4

11915/1423/BM/'23
27-12-'23/17th

AMENDMENT/ ADDITION IN 12TH MEETING HELD ON 04-09-2023 (NA-II) & 14TH BOARD MEETING HELD ON 05-10-2023 (NA-VI).

DECISION

The summary was presented by Member (T&D), CDA. It was discussed during the meeting that in order to generate continuous revenue stream for authority, the lease proposals already approved by the board for various categories i.e. Food Court at Lake View Park, Entertainment Hub at Lake View Park, Lazeez at Daman-e-Koh and Kiosk at Play Land Park should be reformed from lease based option to rental based option. It was discussed that reserved price should be fixed as monthly rent along with annual increment of 10% per year; thereafter rent out process will be carried out. The notified committee will carry entire process of the technical criteria & draft shortlisting, balloting and allotment and present in next board meeting accordingly.

Action by: Member (T&D)

NA-1 REVISION OF SIMLY DAM REST HOUSE CHARGES.

11916/1423/BM/'23
27-12-'23/17th

DECISION

The summary was presented by Member (T&D), CDA. After due deliberation and on the basis of information and inputs of the summary, the board decided the followings:

- i. *Approved the mechanism of booking of resort through online electronic system for ease of public, whereby all payment shall be made via online/banking channels.*
- ii. *Approved the enhanced rates for booking/ allocation of resort as mentioned in para-5 of summary.*
- iii. *Approved that the proceeds of payments shall be utilized for maintenance and operations of the guest house.*
- iv. *Approved the booking / allocation through online portal system to all applicants accordingly.*
- v. *Resource Wing, CDA shall be responsible for allocation through online portal system to all applicants of Simly Dam Guest House.*

Action by: Member (T&D)

NA-II AWARD OF CONTRACT TO CONTRACTOR FOR EXECUTION OF THE PROJECT "CONSTRUCTION OF BICYCLE LANE PROJECT (BLP) MAKING, ISLAMABAD SUSTAINABLE CITY" THROUGH DIRECT CONTRACTING WITH STATE OWNED ORGANIZATION UNDER PUBLIC PROCUREMENT RULES AMENDMENT FOR RULE 42 (F)- DIRECT CONTRACTING WITH STATE OWNED ENTITIES.

11917/1423/BM/'23
27-12-'23/17th

DECISION

The summary was presented by Member (Engineering), CDA. After due deliberation and on the basis of information and inputs of the summary, the board approved the proposal contained in the summary regarding award of contract of Construction of Bicycle Lane Project (BLP) Making, Islamabad Sustainable City" in accordance with PPRA Rule 2004 42(f) through competitive bidding process

Action by: Member (Engineering)

NA-III HIRING OF CONSULTANCY SERVICES FOR DESIGN VETTING REVIEW CONCEPTUAL DESIGN, AND CONSTRUCTION SUPERVISION OF THE PROJECT "CONSTRUCTION OF BICYCLE LANE PROJECT (BLP) MAKING , ISLAMABAD SUSTAINABLE CITY" THROUGH DIRECT CONTRACTING WITH STATE OWNED ORGANIZATION UNDER PUBLIC PROCUREMENT RULES AMENDMENT FOR RULE 42 (F)- DIRECT CONTRACTING WITH STATE OWNED ENTITIES.

11918/1423/BM/'23
27-12-'23/17th

DECISION

The summary was presented by Member (Engineering), CDA. After due deliberation and on the basis of information and inputs of the summary, the board approved the proposal contained in the summary regarding hiring the consultancy services for the project "Construction of Bicycle Lane Project (BLP) Making, Islamabad Sustainable City in accordance with the PPRA Rule 2004 42(f) and issuance of invitation letters to state owned entities on G to G Basis.

Action by: Member (Engineering)

NA-IV CRITERIA FOR ALLOCATION OF TEMPORARY STORAGE SITE, MARKETING OFFICE & SITE OFFICE FOR CONSTRUCTION OF BUILDINGS

11919/1423/BM/'23
27-12-'23/17th

DECISION

The summary was presented by Member (P&D), CDA. After due deliberation and on the basis of information and inputs of the summary, the board approved the proposal contained in the summary at para-5 to10. However, Board further directed that

concerned Director will ensure that Notification must be vetted from law Wing before issuance for publication in the extra ordinary gazette of Pakistan.

Action by: Member (P&D)

NA-V OTHER ISSUES IN DISCUSSION.

11920/1423/BM/'23
27-12-'23/17th

During discussion Member (T&D) pointed out that in 16th Board meeting at NA-I, Resource Directorate was created, wherein, nomenclature post of Director General (Executive Cadre) BPS-20 was erroneously written as Deputy Director General (Executive Cadre) BPS-20 in table Sr. No.1, para-2 of summary. Hence, Member (T&D) emphasized for rectification as mentioned. The Board passed on directions for rectification that nomenclature Deputy Director General (Executive Cadre) BPS-20 be considered as Director General (Executive Cadre) BPS-20.

Action by: Member (Admin.)

DG(HR)

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

