

5th CDABOARD MEETINGFOR THE YEAR-2025 HELD ON 13-03-2025 at 10:00 A.M.
AGENDA ITEMS

Sr.#	Items	Presenter
1.	Auction of Commercial Plots and Constructed Shops of Parking Plaza Blue Area held from 25 th to 28 th February, 2025- Acceptance/ Rejection of Bids.	FA/Member
Non Agenda Items		
NA-I	Approval for Entering into MoU with Federal Directorate of Education (FDE) for Employable Skills Training.	Member Emt.
NA-II	Approval for Entering into MoU with Federal Directorate of Education (FDE) for Renovation of CDA Model School.	Member Emt.
NA-III	Approval for Entering into MoU with Federal Directorate of Education (FDE) for Tree Plantation in Schools.	Member Emt.
NA-IV	Demolition of CDA Hostel in Sector F-5/2 through Open Auction.	Member Engg.
NA-V	Departmental Promotion Committee regarding promotion of Assistant Director (E&M/BS-17) to the post of Deputy Director (E&M) BS-18, Engineering Cadre.	Member Admin.
NA-VI	Hiring of chartered accountant firm for preparation of financial statement of CDA for the last five years.	FA/Member
NA-VII	Lease Agreement of Social Security Medical Centre Plot # 7-A/2 and 7-B/2 Sector I-10/4 Markaz	Member Estate
NA-VIII	Miscellaneous Issues	

CONFIDENTIAL

Capital Development Authority
(Secretary CDA Board Office)

No. CDA-1445/BM-SCB/2025/

Islamabad

March 13, 2025

Subject: **MINUTES OF 5th CDA BOARD MEETING FOR THE YEAR 2025.**

The 5th CDA Board meeting for the year 2025 was held on **March 13, 2025 (Thursday) at 10:00 A.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. | Chaudhary Muhammad Ali Randhawa
Chairman, CDA and Chief Commissioner ICT | (In Chair) |
| 2. | Mr. Talat Mahmood
Member (Administration)/
Member Environment. CDA | Executive Member |
| 3. | Dr. Muhammad Khalid Hafiz
Member (P & D) | Executive Member |
| 4. | Syed Nafasat Raza
Member Engineering, CDA | Executive Member |
| 5. | Mr. Tahir Naeem Akhtar,
FA/Member, CDA | Executive Member |
| 6. | Mr. Esfandiyar Baloch
Member (Estate) | Executive Member |
| 7. | Prof. Dr. Muhammad Ali (T.I)(S.I) | Non-Executive Member |
| 8. | Mr. Shahid Kiani | Secretary CDA Board. |

3. The Chairman, CDA also attended the meeting in capacity of the Chief Commissioner, ICT. No Representative of Commissioner Rawalpindi Ex-officio Member attended the meeting. While Prof. Dr. Muhammad Ali (T.I)(S.I) Non-Executive Member attended the meeting online. Mr. Talat Mahmood, Member Administration also attended meeting on behalf of Member (Envvt).

4. Meeting commenced with the recitation of "Holy Quran" by Chaudhary Muhammad Ali Randhawa, Chairman, CDA and Chief Commissioner ICT.

Thereafter agenda items were taken up for discussion and following decisions were made:-

12206/1445/BM/'25
13-03-'25/5th

5.1 AUCTION OF COMMERCIAL PLOTS AND CONSTRUCTED SHOPS OF PARKING PLAZA BLUE AREA HELD FROM 25TH TO 28TH FEBRUARY, 2025- ACCEPTANCE/ REJECTION OF BIDS.

DECISION

The summary was presented by the FA/Member, CDA. After thorough deliberation and review of the provided information, the Board accorded approval for the acceptance of bids received in the open auction as outlined in paragraph 8 of the summary. The auction

generated bids amounting to Rs. 23.4 billion from 32 commercial properties (comprising 17 commercial plots and 15 commercial shops), exceeding the reserve price by approximately 25%.

Furthermore, the board directed the formation of a special committee under the supervision of the FA/Member, CDA, to further facilitate investors/business community who participated in the auction.

Action by: FA/Member
Member (Estate)

12207/1445/BM/'25
13-03-'25/5th

NA-I APPROVAL FOR ENTERING INTO MOU WITH FEDERAL DIRECTORATE OF EDUCATION (FDE) FOR EMPLOYABLE SKILLS TRAINING.

DECISION

The summary was presented by the Member Environment, CDA. After due deliberation and information / input on the summary, the Board permitted CDA to enter into the MoU with Federal Directorate of Education (FDE), recognizing its significance in enhancing workforce skills in high-demand sectors such as industrial stitching, electrician work, plumbing, and IT skills.

Furthermore, the Board noted that the MoU does not impose any financial liability on FDE and emphasized the importance of effective implementation and monitoring of the program to achieve the desired outcomes.

Action by: Member (Envot.)
DG Environment

12208/1445/BM/'25
13-03-'25/5th

NA-II APPROVAL FOR ENTERING INTO MOU WITH FEDERAL DIRECTORATE OF EDUCATION (FDE) FOR RENOVATION OF CDA MODEL SCHOOL.

DECISION

The summary was presented by the Member Environment, CDA. After due deliberation and information / input on the summary, the board allowed CDA for entering into the MoU with FDE for the renovation of CDA Model School. The Board also approved the estimated cost of Rs. 11 million, to be borne by CDA, for the provision of Chrome books, interactive boards, classroom enhancements, and other necessary upgrades.

Action by: Member (Envot.)
Administrator MCI

12209/1445/BM/'25
13-03-'25/5th

NA-III APPROVAL FOR ENTERING INTO MOU WITH FEDERAL DIRECTORATE OF EDUCATION (FDE) FOR TREE PLANTATION IN SCHOOLS.

DECISION

The summary was presented by the Member Environment, CDA. After due deliberation and information / input on the summary, the Board approved entering into a Memorandum of Understanding (MoU) between the Capital Development Authority (CDA) and the Federal Directorate of Education (FDE) for tree plantation in ICT educational institutions. This initiative aligns with CDA's environmental sustainability goals and aims to enhance Islamabad's green cover while engaging students in climate action. CDA will provide tree saplings, tools, and technical support, while FDE will coordinate plantation efforts and ensure maintenance. The Board emphasized the need for effective monitoring and long-term maintenance of the initiative.

Action by: Member (Envot.)
DG Environment

12210/1445/BM/'25
13-03-'25/5th

NA-IV DEMOLITION OF CDA HOSTEL IN SECTOR F-5/2 THROUGH OPEN AUCTION.

DECISION

The summary was presented by the Member (Engineering), CDA. After due deliberation and information / input on the summary, the Board approved the demolition of the CDA Officers' Hostel in Sector F-5/2 through open auction due to severe structural deterioration. The board directed Engineering Wing to approach BCS for the necessary NOC before demolition and also directed to determine future utilization of the site through feasibility studies. The Board emphasized safe and timely execution of the demolition process with proper debris removal.

*Action by: Member (Engineering)
DG (B&HC)*

12211/1445/BM/'25
13-03-'25/5th

NA-V DEPARTMENTAL PROMOTION COMMITTEE REGARDING PROMOTION OF ASSISTANT DIRECTOR (E&M/BS-17) TO THE POST OF DEPUTY DIRECTOR (E&M) BS-18, ENGINEERING CADRE.

DECISION

The summary was presented by the Member (Admin), CDA. After due deliberation and information / input on the summary, the Board approved the promotion of Mr. Kashif Gopang, Assistant Director (E&M/BS-17) to the post of Deputy Director (E&M/BS-18), Engineering Cadre. The Board also approved the relaxation of the qualification requirement of 'Electrical & Mechanical Engineering' for promotion, allowing degree holders in Electrical, Electronics, Mechatronics, Telecom Engineering, or related disciplines to be eligible for the post.

The Board further directed that necessary amendments be incorporated into the CDA Service Regulations (ESR-1992) to align the promotion criteria with the revised recruitment standards.

*Action by: Member (Admin)
DG HRD*

12212/1445/BM/'25
13-03-'25/5th

NA-VI HIRING OF CHARTERED ACCOUNTANT FIRM FOR PREPARATION OF FINANCIAL STATEMENT OF CDA FOR THE LAST FIVE YEARS

DECISION

The summary was presented by the FA/Member, CDA. After due deliberation and information / input on the summary, the Board approved the hiring of a reputed Chartered Accountancy firm through a transparent process, in compliance with the directives of the Public Accounts Committee (PAC), to professionally prepare and certify CDA's financial statements. The Board emphasized the timely completion of financial statements within the stipulated six-month period, as directed by the Public Accounts Committee (PAC), and their subsequent submission. Furthermore, the Board directed the FA/Member to consult the Auditor General of Pakistan and the Finance Division regarding the preparation of the financial statements and the hiring process of the Chartered Accountancy Firm.

Action by: FA/Member

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NA-VII LEASE AGREEMENT OF SOCIAL SECURITY MEDICAL CENTRE PLOT # 7-A/2 AND 7-B/2 SECTOR I-10/4 MARKAZ.

DECISION

The summary was presented by the Member Estate, CDA. After due deliberation and the input, the Board approved the transfer of lease right for Plots #7-A/2 and 7-B/2, Sector I-10/4 Markaz from the Punjab Employees Social Security Institution (PESSI) to the Islamabad Employees Social Security Institution (IESSI). These plots were originally allotted for the establishment of a dispensary to serve private-sector workers in ICT.

Given the creation of IESSI in January 2013 and the subsequent transfer of healthcare services for ICT workers from PESSI to IESSI, the Board canceled PESSI's lease on account of expiry and default and approved the re-allotment of the plots to IESSI. The lease will be granted under the same terms and conditions as previously approved for PESSI, with an extendable term of 33 years per period.

The Board further directed that:

- a) IESSI must ensure the effective utilization of the facility for providing healthcare services to private-sector workers and their dependents*
- b) All legal and procedural requirements must be fulfilled before the formal transfer.*
- c) Liabilities and assets shall be transferred accordingly, ensuring a smooth transition.*
- d) The dispensary and office building for IESSI should be relocated as necessary for optimal utilization of the facility.*

*Action by: Member (Estate)
Director ICT ESSI*

12214/1445/BM/'25
13-03-'25/5th

NA-VIII

MISCELLANEOUS MATTERS:

The following miscellaneous matters were also discussed but no summary was presented during the meeting:

- a) DMA has been directed to conduct a thorough evaluation of its leased properties and submit its findings to the Board. In this connection, the Board decided to form a special committee to review the leasing and renting of commercial properties under the jurisdiction of the Directorate of Municipal Administration (DMA). The Board directed that the leasing process should be evaluated to ensure that properties are leased at market rates in a transparent manner. The committee shall comprise representatives from the Planning Wing, Finance Wing, and DMA and will be responsible for:

 - i. Assessing all commercial properties under DMA's jurisdiction.*
 - ii. Reviewing existing lease contracts, including provisions for auction and market-based valuation.*
 - iii. Examining the lease extension process to ensure compliance with regulations.*
 - iv. Identifying high-value properties and taking necessary action for their optimal utilization.**
- b) The CDA Board has decided to initiate a fact-finding inquiry against AJCL Limited, a joint venture with CDA in providing digital parking services in Islamabad, due to serious anomalies identified in its operations. A committee has been constituted to conduct a thorough inquiry into the matter, assess contractual compliance, and determine any financial or procedural irregularities. The committee will also evaluate the performance of AJCL and recommend necessary actions, including the potential removal of the company if violations are confirmed. The Board has directed the committee to submit its findings and recommendations at the earliest.*

*Action by: Member (P&D), FA/Member
Member (Admin), Director (DMA)*

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

