

**2<sup>nd</sup> CDABOARD MEETING FOR THE YEAR-2024 HELD ON 16-01-2025 at 01:00 P.M**  
**AGENDA ITEMS**

Sr.#	Items	Presenter
1.	APPROVAL OF PLOTS FOR THE FORTHCOMING AUCTION 2025 /PRINCIPAL APPROVAL FOR AUCTION OF COMMERCIAL PLOTS IN DIFFERENT SECTORAL AREAS OF ISLAMABAD.	Member Estate
2.	PRINCIPAL DECISION ON KIOSK/KHOKHA / TEA STALL'S IN ISLAMABAD.	DMA, MCI
<b>Non Agenda Items</b>		
NA-I	DEVELOPMENT OF SECTOR E-12/1 (CONSTRUCTION OF VRS, DRAINAGE, WATER SUPPLY & SANITARY SEWERAGE SYSTEM)-AWARD OF ADDITIONAL WORK	
NA-II	ESTABLISHMENT OF THE STATE-OF-THE-ART NURSERY AND OPERATE AS COMMERCIAL ENTITY	Member Envt.
NA-III	HIRING OF TRANSACTION ADVISOR FOR FEASIBILITY STUDY AND TRANSACTION ADVISORY SERVICES TO DEVELOP A CLUSTER OF 5-STAR HOTELS IN ISLAMABAD.	Member (P&D)
NA-IV	HIRING OF CONSULTANT FOR FEASIBILITY STUDY AND TRANSACTION ADVISORY SERVICES FOR DEVELOPMENT OF SLAUGHTER HOUSE HUMAK, ISLAMABAD.	Member Engg.
NA-V	HIRING OF TRANSACTION ADVISOR FOR FEASIBILITY STUDY AND TRANSACTION ADVISORY SERVICES FOR DEVELOPMENT OF COMMERCIAL ZONE OF JINNAH MEDICAL COMPLEX, ISLAMABAD	Member (P&D)
NA-VI	PROPOSED BUDGET ESTIMATES FOR FINANCIAL YEARS 2022-23, 2023-24 & 2024-25.	FA/Member
NA-VII	MISCELLANEOUS ISSUES	



Capital Development Authority  
(Secretary CDA Board Office)

CONFIDENTIAL

No. CDA-1442/BM-SCB/2025/

Islamabad

January 16, 2025

Subject: **MINUTES OF 2<sup>nd</sup>CDA BOARD MEETING FOR THE YEAR 2025.**

The 2<sup>nd</sup>CDA Board meeting for the year 2024 was held on **January 16, 2025 (Thursday) at 01:00 P.M.**, in the Conference Room of Executive Block, CDA Headquarter, Islamabad under the Chairmanship of Chairman, CDA.

2. Following attended the meeting:

- |    |   |                      |
|----|---|----------------------|
| 1. | Chaudhary Muhammad Ali Randhawa<br>Chairman, CDA and Chief Commissioner ICT | (In Chair)           |
| 2. | Mr. Talat Mahmood<br>Member (Administration)/<br>Member Environment. CDA    | Executive Member     |
| 3. | Dr. Muhammad Khalid Hafiz<br>Member (Planning & Development)                | Executive Member     |
| 4. | Syed Nafasat Raza<br>Member Engineering, CDA                                | Executive Member     |
| 5. | Mr. Tahir Naeem Akhtar,<br>FA/Member ,CDA                                   | Executive Member     |
| 6. | Mr. Esfandiyar Baloch<br>Member (Estate)                                    | Executive Member     |
| 7. | Mr. Nauman Khalid<br>Member (T&D)   | Executive Member     |
| 8. | Syed Safdar Ali,  | 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 Members did not attended the meeting. Mr. Talat Mahmood, Member Administration attended meeting on behalf of Member (Env). While, D.G (Law), DG (SP), Director Arch. Director DMA and Director Law attended the meeting for their respective agenda item.

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:-

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16-01-'25/2<sup>nd</sup>

**2.1 APPROVAL OF PLOTS FOR THE FORTHCOMING AUCTION 2025 /PRINCIPAL APPROVAL FOR AUCTION OF COMMERCIAL PLOTS IN DIFFERENT SECTORAL AREAS OF ISLAMABAD.**

**DECISION**

*A summary and presentation was made by Member (Estate), CDA to the Board for finalization of list of commercial plots to the upcoming auctioned terms & conditions of auction brochure. After due deliberation and information / input on the summary, the board approved the proposals made at Para 3, 4 and 6 of the Summary. However, the board further directed that:-*

- a) Law wing will ensure that there is no litigation on the plots placed in the auction and all plots should be cleared from all kind of encumbrance.*
- b) Director concerned must ensure the drone photo of each plot.*
- c) Concerned Environment Directorates, Enforcement Directorates and Engineering Directorates will also ensure that surroundings and location of all commercial plots presented for forthcoming auction be made clear from wild growth or any kind of encroachments.*

*Action By: Member (Estate)  
Member (P&D)  
Member (Finance)  
Member (Environment)*

**2.2 PRINCIPAL DECISION ON KIOSK KHOKHA / TEA STALL'S IN ISLAMABAD**

*Agenda Item 2.2 has been deferred*

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16-01-'25/2<sup>nd</sup>

**NA-I DEVELOPMENT OF SECTOR E-12/1 (CONSTRUCTION OF VRS, DRAINAGE, WATER SUPPLY & SANITARY SEWERAGE SYSTEM)- AWARD OF ADDITIONAL WORK**

**DECISION**

*The summary was presented by the Member (Engineering), CDA. After due deliberation and information / input on the summary, the board approved the proposals contained in the paras 6,7 and 8 of the Summary. The Board further directed that the payment would only be made subject to verification of quantities, quality and rates of the work done by the supervision consultant.*

*Action by: Member (Engineering)*

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16-01-'25/2<sup>nd</sup>

**NA-II ESTABLISHMENT OF THE STATE-OF-THE-ART NURSERY AND OPERATE AS COMMERCIAL ENTITY**

**DECISION**

*The summary was presented by the Director General (Environment). After due deliberation and information / input on the summary, the Board decided as follows:*

- a. The Environment Wing will establish state-of-the-art facilities within the existing CDA nursery premises to cater to the city's needs and generate revenue. A PC-1 proposal for this initiative will be submitted to CDA-DWP for approval.*
- b. The Board granted principal approval for the establishment of a Project Management Unit (PMU) along with its proposed organizational hierarchy.*
- c. The eligibility criteria for project contract employment were formally approved.*
- d. The recruitment of human resources for the project will be conducted on a contract basis through an open advertisement process.*

- e. *The Board agreed in principle that nursery operations may be outsourced to enhance efficiency and cost-effectiveness, with labor contracts in place while the PMU oversees operations. Additionally, nursery products may be commercially sold to generate revenue.*
- f. *The Metropolitan Corporation Islamabad (MCI) will allocate one floral shop in each of the flower markets located in F-6, F-7, F-10, and I-10 for the sale of flowers, plants, and related byproducts.*
- g. *The Environment Wing is authorized to negotiate with the Punjab Forest Department for the lease of 10 acres of land in the Murree or Bhurban area for 30 years, to facilitate the expansion of nursery operations.*

*Action by: Member (Environment)  
DG (Environment)*

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16-01-'25/2<sup>nd</sup>

**NA-III      HIRING OF TRANSACTION ADVISOR FOR FEASIBILITY STUDY AND TRANSACTION ADVISORY SERVICES TO DEVELOP A CLUSTER OF 5-STAR HOTELS IN ISLAMABAD.**

**DECISION**

*The summary was presented by the DG Resource and Member (P& D), CDA, and after detail deliberation, the board agreed to the following decisions:*

- i. *It was decided that in light of the directives issued by the PM Office regarding specific hotel plots, the following four plots be included in the final letter of award to the successful bidder, without any additional financial implication vide para 7:*
  - i. *Plot No-6, F-5/1, (36.05 Kanal)*
  - ii. *Plot No-8, F-5/1 (29.89 Kanal)*
  - iii. *Gandhara Citizen Club Project, F-9 Park*
  - iv. *Plot No-MUI-2, Northern Strip, Sector E-11 (21.8K)*
- ii. *Approval is accorded for hiring of the Transaction Advisor as per para 08.*

*Action By: Member (P&D),  
DG Resource, DG Spatial Planning,  
Director EM-II*

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16-01-'25/2<sup>nd</sup>

**NA-IV      HIRING OF CONSULTANT FOR FEASIBILITY STUDY AND TRANSACTION ADVISORY SERVICES FOR DEVELOPMENT OF SLAUGHTER HOUSE HUMAK, ISLAMABAD.**

**DECISION**

*The summary was presented by the Member (Engineering), CDA. After due deliberation and information / input on the summary, the board accorded approval to accept the lowest financial bid amounting to Rs. 15,000,000/- by M/s IQ and M/s Nawaz Hussain Sikander regarding feasibility study and transaction advisory services for development of Slaughter House Humak, Islamabad in accordance with the PPRA rules, 2004.*

*Action by: Member (Engineering)*

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16-01-'25/2<sup>nd</sup>

**NA-V      HIRING OF TRANSACTION ADVISOR FOR FEASIBILITY STUDY AND TRANSACTION ADVISORY SERVICES FOR DEVELOPMENT OF COMMERCIAL ZONE OF JINNAH MEDICAL COMPLEX, ISLAMABAD**

**DECISION**

*The summary was presented by the Member (Engineering), CDA. After due deliberation and information / input on the summary, the board accorded approval to accept the lowest financial bid amounting to Rs. 133,579,400/- by M/s KPMG, NADA, NHS (JV) regarding feasibility study and transaction advisory services for development of commercial Zone of Jinnah Medical Complex, Islamabad, in accordance with the PPRA rules, 2004.*

*Action by: Member (Engineering)*

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16-01-'25/2<sup>nd</sup>

**NA-VI      PROPOSED BUDGET ESTIMATES FOR FINANCIAL YEARS 2022-23, 2023-24 & 2024-25**

**DECISION**

*The summary was presented by the Member (Finance), CDA. After due deliberation and information / input on the summary, the board approved the budget estimates of financial year 2022-23 & 2023-24 and actual of financial year 2021-22, 2022-23 & 2023-24 along with annexures (I to VII) highlighted in para-6 of the summary along with the proposals contained in paras-7, 8, & 9 of the summary. The board further directed the Finance Wing the budget estimates may be referred to Federal Cabinet for its approval through Ministry of Interior, in terms of Section 43 of CDA Ordinance, 1960.*

*Action by: Member (Finance)*

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16-01-'25/2<sup>nd</sup>

**NA-VII      MISCELLANEOUS ISSUES**

**DECISION**

*No formal summary was presented to the Board; however, various matters were discussed during the meeting. Based on these discussions, the Board made the following decisions and directives:*

- *After the completion and successful auction of shops in the Parking Plaza at the Blue Area, there is need to explore the possibility of the parking plaza in the new Blue Area since many plots have been auctioned in preceding years leading to large number of constructions with huge potential flow of traffic. The Board further approved the Parking plaza at designated plot in Blue Area at already approved layout.*
- *The Board approved, in principle, the development and construction of CDA's Plaza, along with two other plots, with a commercial perspective. In this regard, the Member (P&D) and Member (Engineering) were directed to present a detailed summary on the matter. Additionally, the DG (B&CH) was instructed to submit a comprehensive summary in the next Board meeting regarding the Cultural Complex, Parking Plaza, and the utilization/development of Art & Craft Village.*
- *The in-house architect was directed to design aesthetically pleasing carts for purposes such as cooked food and flower sales, ensuring that the beauty of Islamabad remains uncompromised. A comprehensive plan should be devised, and a summary on the matter should be presented to the CDA Board.*
- *These decisions aim to enhance urban infrastructure, promote commercial viability, and maintain the aesthetic appeal of the city.*
- *The Board approved the conversion of House No. 103-G, Street No.01, Sector G-6/3, Islamabad as "CDA Transit Accommodation". Transit accommodation shall be primarily for the CDA Board Members and BS-20 officers.*

*Action by: Member (P&D)*

*Member (Engineering), Member (Administration)*

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

