

3rd CDA BOARD MEETING FOR THE YEAR-2025 HELD ON 07-02-2025 at 11:00A.M.**AGENDA ITEMS**

Sr.#	Items	Presenter
1.	Purchase of Laboratory Equipments/ kits on Two (02) years Rate Running Contract (RRC).	Member Admin.
2.	Transfer of post of Director (Zoo & Wildlife) as Director (Finance) (BPS-19) in Capital hospital & CARES-1122 under the FA/Member, CDA	FA/Member
3.	Policy for grant of HBA to Deputaionists	FA/Member
4.	Restoration of CDA Nursery plot at Chak Shahzad for the establishment of state of the art Nursery in CDA.	Member (P&D)
5.	Time extension in implementation period of CDA self funded project titled "strengthening of in house departmental facilities of CDA (Establishment of Geo-Spatial Technology Wing) CDA".	Member (P&D)
6.	Amendments in the Layout Plans of Blue Area F-7, F-8 and G-8, Islamabad.	Member (P&D)
7.	Islamabad Electric Vehicle infrastructure Policy (IEVIP) / Islamabad Electric Vehicle Infrastructure Regulations.	Member (P&D)
8.	Hiring of specialized Consultants (M/s Grant Thornton) for assessment of works and qualities for the Jinnah Medical Complex, Islamabad.	Member (P&D)
9.	Requirement of E-Payment gateway for the "MY ISLAMABAD APP".	Member (T&D)
10.	Engagement of Transaction Advisor under the project phase wise assistance to build tier 4 Data center in Islamabad.	Member (T&D)
11.	Implement of initiatives successfully completed by Technology & Digitalization Wing under E-Empowerment at CDA.	Member (T&D)
12.	Revamping of Parliament Lodges & Government Hostel, Islamabad.	Member Engg.
13.	Allocation / allotment of land to U.N Office in Diplomatic Enclave extension Islamabad	Member Estate
14.	Payment of outstanding dues on account of delayed charges on Premium in respect of Plot No. 5 Blue Area, G-8/ F-8, Islamabad/ Restoration of Plot No. 4 Blue Area, G-8/F-8, Islamabad	Member Estate
15.	Request for Withdrawal of cancellation of offer letter of Plot No. 284, Phase-II, Park Enclave, Islamabad.	Member Estate
16.	Summary of Plot No. 19 Street No. 08, Sector F-7/3 Islamabad in the light of order of Honorable High Court dated 11-04-2022.	Member Estate
17.	Request for payment of Premium / Cost of land in Installments against plot allotted to ZABIST University, Islamabad campus.	Member Estate
Non Agenda Items		
NA-I	Regularization of Mr. Rashid Hassan, Senior System Network Administrator as Deputy Director (Computer) as recommended by respective DRC Committee.	Member Admin
NA-II	Outsourcing of Municipal Solid Waste Management Services of Islamabad including primary, secondary collection and transportation the landfill site (urban & rural))(Approval of NIT Cost and outsourcing SWM Services).	Member Admin
NA-III	Development of a State Guest House on designated Plot in Sector F-5 through Joint Venture Model.	Member (P&D)
NA-IV	Additional Agreement with M/S Pakistan State Oil Company (Ltd) and M/S Awan Associates with regards to renting out of Petrol Pump Site, Sector F-6, Islamabad owned by Staff Welfare Committee.	Member Admin
NA-V	Hiring of Asian Development Bank (ADB) as Transactional Advisor For Outsourcing of CDA Hospital, Islamabad	Member Admin
NA-VI	Provision of Land for construction of Multi Storey Flats in AGPR Colony, Islamabad	Member (P&D)
NA-VII	Miscellaneous Matters.	

CONFIDENTIAL

Capital Development Authority
(Secretary CDA Board Office)

No. CDA-1443/BM-SCB/2025/

Islamabad

February 07, 2025

Subject: **MINUTES OF 3RD CDA BOARD MEETING FOR THE YEAR 2025.**

The 3rd CDA Board meeting for the year 2025 was held on **February 07, 2025 (Friday)** at **11:00 A.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
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 (Planning & Development)/ | 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. | Mr. Nauman Khalid
Member (T&D) | Executive Member |
| 8. | Prof. Dr. Muhammad Ali (T.I)(S.I) | Non-Executive Member |
| 9. | 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:-

12216/1443/BM/'25
07-02-'25/3rd

3.1 PURCHASE OF LABORATORY EQUIPMENTS/ KITS ON TWO (02) YEARS RATE RUNNING CONTRACT (RRC).

DECISION

The summary was presented by the Member (Admin), CDA. After due deliberation and information / input on the summary, the board approved the rate running contract after fulfilling all the procedural and codal formalities as per PPRA rules for the supply of various kits in Directorate of Health Services.

*Action by: Member Admin
DG Health Services, MCI*

12217/1443/BM/'25
07-02-'25/3rd

3.2 TRANSFER OF POST OF DIRECTOR (ZOO & WILDLIFE) AS DIRECTOR (FINANCE) (BPS-19) IN CAPITAL HOSPITAL & CARES-1122 UNDER THE FA/MEMBER, CDA

DECISION

The summary was presented by the FA/Member, CDA. After due deliberation and information / input on the summary, the board accorded approval for the post of Director (Finance) (BPS-19) for Capital Hospital & CARES-1122 under administrative control of FA/Member through transfer of post of Director (Zoo & Wildlife) (BPS-19) under E&F cadre with the following functions: -

- a) Allocation of funds & issuance of ES from the budget allocated by the Finance Wing, CDA to Capital Hospital & CARES-1122.*
- b) Internal Audit of Capital Hospital and CARES-1122.*
- c) Accounting & Financial Controls.*
- d) Pre-Audit.*

*Action by: FA/Member
DG (HRD)*

12218/1443/BM/'25
07-02-'25/3rd

3.3 POLICY FOR GRANT OF HBA TO DEPUTAIONISTS

DECISION

The summary was presented by the Member (Finance), CDA. After due deliberation and information / input on the summary, the board decided to take action against officers and employees on deputation who have taken house building and other advances from CDA but have not made deductions after their repatriation. The board has further directed to;

- a) Take up the matter with the Establishment Division for action against officers and employees on deputation who have either defaulted or are not paying regular installments of their advances and making their future promotion conditional with the payment of house building and other advances.*
- b) In order to ensure the recovery of advances, in future, from the officers and employees on deputation, it was decided to collect postdated cheques for recovery of the amount in case of their default or nonpayment of regular installments*
- c) FA/Member was asked to explore the other options for advances in the form of easy loans from private banks, along with house building and car advances provided by CDA.*

*Action by: Member Admin
FA/Member*

12219/1443/BM/'25
07-02-'25/3rd

3.4 RESTORATION OF CDA NURSERY PLOT AT CHAK SHAHZAD FOR THE ESTABLISHMENT OF STATE OF THE ART NURSERY IN CDA ISLAMABAD.

DECISION

The summary was presented by the Member (P&D), CDA. After due deliberation and information / input on the summary, the board decided to review the earlier decision of the CDA Board, dated 03-08-2010, regarding the sub-division of CDA Nursery plot, and

decided the restoration of CDA Nursery plot in its original state of 42.22 Acres(excluding the ROW of 600' wide Park Road) to develop a state-of-the-art Nursery. The board further gave the directions to work on the proposal for establishment of a Carbon Credit Center at the nursery.

*Action by: Member (P&D)
DG (Environment)*

12220/1443/BM/'25
07-02-'25/3rd

3.5 TIME EXTENSION IN IMPLEMENTATION PERIOD OF CDA SELF FUNDED PROJECT TITLED "STRENGTHENING OF IN HOUSE DEPARTMENTAL FACILITIES OF CDA (ESTABLISHMENT OF GEO-SPATIAL TECHNOLOGY WING) CDA".

DECISION

The summary was presented by the Member (P&D) CDA and DG Spatial Planning. After due deliberation and information / input on the summary, the board has approved the proposal outline in the para-7 of the summary as follow:

- i. The administrative control of the Geo-Spatial Technology Wing (GSTW) project shall be placed under the Member Planning and Development for the best interest of the Authority*
- ii. The implementation timeline of the Project is extended to two years i.e. from 22-2-2025 to 22-02-2027. Thereafter, the operation of the wing may be carried out in accordance with PC-1.*
- iii. Member P&D is assigned the charge of Project Director (PD) of the GSTW. Both Directors (Director Town Planning and Director Geomatics / IT), along with their staff should report to PD immediately to ensure the best interest of Project and the Authority.*
- iv. The board has directed to Director General HRD to take over all the staffs records from Planning Wing and maintained them in accordance with the policy. Additionally, the renewal of the contracts be issued by the HRD in the best interest of the authority.*
- v. This decision has been made to facilitate the smooth functioning and successful execution of the GSTW project.*

*Action By: Member (P&D)
Member (Admin)
Director General HRD*

12221/1443/BM/'25
07-02-'25/3rd

3.6 AMENDMENTS IN THE LAYOUT PLANS OF BLUE AREA F-7, F-8 AND G-8, ISLAMABAD.

The summary was already discussed and finalized as NA-V in the 1st CDA Board meeting held on 02-01-2025, hence deferred.

12222/1443/BM/'25
07-02-'25/3rd

3.7 ISLAMABAD ELECTRIC VEHICLE INFRASTRUCTURE POLICY (IEVIP) / ISLAMABAD ELECTRIC VEHICLE INFRASTRUCTURE REGULATIONS

DECISION:

The summary was presented by the Member (P&D), CDA. After due deliberation and information / input on the summary, the board approved the Islamabad Electric Vehicle Infrastructure Regulations (IEVIR) and directed to implement the installation of EV charging infrastructure aligning with the government's EV policy. The board further approved:

- a) Hiring of an expert for identifying the location, size and type of EV chargers to be installed on the existing Fueling Stations, public/ private parking and other spaces.*

- b) To undertake necessary stakeholder consultations for the adoption of EV as proposed in the regulations.

Action by: Member (P&D)

Director Traffic Engineering & Transportation Planning (TE&TP)

12223/1443/BM/'25
07-02-'25/3rd

3.8 HIRING OF SPECIALIZED CONSULTANTS (M/S GRANT THORNTON) FOR ASSESSMENT OF WORKS AND QUALITIES FOR THE JINNAH MEDICAL COMPLEX, ISLAMABAD.

DECISION:

The summary was presented by the Member (Engg.), CDA. After due deliberation and information / input on the summary, the board approved the hiring Specialized Services of Consultant M/s Grant Thornton during for assessment of works and qualities during the preparation of the project PC-1 for the Jinnah Medical Complex, Islamabad. It was further emphasized to ensure proper selection of the most appropriate and cost-effective medical equipment for its long-term success and sustainability in line with the directions of the Prime Minister of Pakistan.

Action by: Member (Engg.)

12224/1443/BM/'25
07-02-'25/3rd

3.9 REQUIREMENT / SUBSCRIPTION OF E-PAYMENT GATEWAY FOR THE "MY ISLAMABAD APP".

DECISION:

The summary was presented by the Member (T&D), CDA. After due deliberation and information / input on the summary, the board approved subscription for e-Payment Gateway services through Finance Wing in collaboration with Procurement and Contracts of CDA as per rules and regulations.

Action by: Member (T&D)

FA/Member

DG (P&C)

12225/1443/BM/'25
07-02-'25/3rd

3.10 ENGAGEMENT OF TRANSACTION ADVISOR UNDER THE PROJECT PHASE WISE ASSISTANCE TO BUILD TIER 4 DATA CENTER IN ISLAMABAD.

DECISION:

The summary was presented by the Member (T&D), CDA. After due deliberation and information / input on the summary, the board directed to complete the consultancy process already initiated as mentioned in para-1 and apprise the CDA Board accordingly.

Action by: Member (T&D)

DG(P&C)

12226/1443/BM/'25
07-02-'25/3rd

3.11 IMPLEMENT OF INITIATIVES SUCCESSFULLY COMPLETED BY TECHNOLOGY & DIGITALIZATION WING UNDER E-EMPOWERMENT AT CDA.

DECISION:

The summary was presented by the Member (T&D), CDA. After due deliberation and information / input on the summary, the board approved the implementation of technology-driven initiatives within the Authority with the following directions:

- a) The Procurement and Contract (P&C) Wing to expedite IT hardware procurement for effective implementation of IT-based solutions across the Authority.

- b) *Services agreement under 42(F) with a Government Entities (e.g., PITB, PLRA) to instrumentalize and provide expert resources for one year to support newly developed systems at CDA, including OWO, HRMIS, and PMS Portals.*

*Action by: Member (T&D)
Director Procurement and Contracts (P&C)*

12227/1443/BM/'25
07-02-'25/3rd

3.12 REVAMPING OF PARLIAMENT LODGES & GOVERNMENT HOSTEL, ISLAMABAD.

DECISION:

The summary was presented by the Member (Engineering), CDA. After due deliberation and information / input on the summary, the board approved the hiring of a consultant under 42 (F) for the revamping including appropriate design, renovation, energy efficiency, solarization, and cost estimation, as well as a plan for improving the building's façade of Parliament Lodges and Government Hostel.

*Action by: Member (Engineering)
DG (Works)*

12228/1443/BM/'25
07-02-'25/3rd

3.13 ALLOCATION / ALLOTMENT OF LAND TO U.N OFFICE IN DIPLOMATIC ENCLAVE EXTENSION ISLAMABAD.

DECISION:

The summary was presented by the Member (Estate), CDA. After due deliberation and information / input on the summary, the board approved allocation of 16 acres land to the UN office in Diplomatic Enclave Extension Islamabad subject to the following conditions:

- a) UN must clear all outstanding dues for the already allotted 3.25 acres.*
- b) UN shall surrender the 3.25-acre land to CDA.*
- c) The case shall be sent to the Finance Wing for land cost computation.*
- d) After which Estate Management-II will issue a provisional offer letter to the UN.*

*Action by: Member (Estate)
FA/Member
Director Estate Management-II*

12229/1443/BM/'25
07-02-'25/3rd

3.14 PAYMENT OF OUTSTANDING DUES ON ACCOUNT OF DELAYED CHARGES ON PREMIUM IN RESPECT OF PLOT NO. 5 BLUE AREA, G-8/ F-8, ISLAMABAD./ RESTORATION OF PLOT NO. 4 BLUE AREA, G-8/F-8, ISLAMABAD

DECISION:

After due deliberation and information / input on the summary, the Board constituted an inquiry committee comprising of following officers:-

- 1. Chief Officer , MCI*
- 2. DDG Environment, CDA*
- 3. Director Land & Rehab. CDA*

The Board further directed to inquiry committee for presentation its report before the Board within 30 days.

*Action by: Member (Estate)
FA/Member, DG Law*

12230/1443/BM/'25
07-02-'25/3rd

3.15 REQUEST FOR WITHDRAWAL OF CANCELLATION OF OFFER LETTER OF PLOT NO. 284, PHASE-II, PARK ENCLAVE, ISLAMABAD.

DECISION:

The summary was presented by the Member (Estate), CDA. After due deliberation and information / input on the summary, the board decided to approve the restoration of the Plot No. 284, Phase-II, Park Enclave since no legal remedy is available and allow 30 days time to the complainant for deposit of remaining amount with fixed market rate to be determined by Finance Wing.

*Action by: Member (Estate)
FA/Member*

12231/1443/BM/'25
07-02-'25/3rd

1.16 SUMMARY OF PLOT NO. 19 STREET NO. 08, SECTOR F-7/3 ISLAMABAD IN THE LIGHT OF ORDER OF HONORABLE HIGH COURT DATED 11-04-2022

DECISION:

The summary was presented by the Member (Estate), CDA. After due deliberation and information / input on the summary, the board decided to cancel the plot since it is cancelled more than once due to non-construction of house and nonpayment of restoration dues. Besides, restoration of the said plot is not covered under the restoration policy 2014. The board further directed to consider the plot for auction in future.

*Action by: Member (Estate)
FA/Member*

12166/1443/BM/'25
07-02-'25/3rd

3.17 REQUEST FOR PAYMENT OF PREMIUM / COST OF LAND IN INSTALLMENTS AGAINST PLOT ALLOTTED TO ZABIST UNIVERSITY, ISLAMABAD CAMPUS.

DECISION:

The summary was deliberated upon in light of directions from the Prime Minister of Pakistan conveyed vide No.250/SPM/2025 dated 22.01.2025. After due deliberation and information / input on the summary, the board decided that since the reference has been received from Prime Minister Office, the lessee be allowed to pay premium / cost of land in four equal annual installments from 1st January, 2025 to 1st January, 2028 in terms of Reg. clause 15(2) of ILDR- 2005. The Board further concluded that any invoking of clause 15(2) of ILDR- 2005 in future for similar institution requests may contain reference from Prime Minister Office as mandatory ingredient.

*Action by: Member F/A
Member Estate
Estate Management II*

12232/1443/BM/'25
07-02-'25/3rd

NA-I REGULARIZATION OF MR. RASHID HASSAN, SENIOR SYSTEM NETWORK ADMINISTRATOR AS DEPUTY DIRECTOR (COMPUTER) AS RECOMMENDED BY RESPECTIVE DRC COMMITTEE

DECISION

The summary was presented by the Member (Admin), CDA. After due deliberation and information / input on the summary, the Board approved the regularization of Mr. Rashid Hasan as Deputy Director (Computer), I.T. Directorate.

*Action by: Member Admin
DG (HRD)*

12233/1443/BM/'25
07-02-'25/3rd

NA-II OUTSOURCING OF MUNICIPAL SOLID WASTE MANAGEMENT SERVICES OF ISLAMABAD INCLUDING PRIMARY, SECONDARY COLLECTION AND TRANSPORTATION THE LANDFILL SITE (URBAN & RURAL)(APPROVAL OF NIT COST AND OUTSOURCING SWM SERVICES)

DECISION

The summary was presented by the Project Director (SWM). After due deliberation and information / input on the summary, the board approved the N.I.T Cost amounting to Rs.28,796.87 Million and bidding documents for the Outsourcing of the Solid Waste Management Services of Islamabad to national / International Firm through Single Stage Two Envelope bases for 07 years and extendable for 03 years on satisfactory performance. The Board suggested to consult environmental expert for incorporating carbon credit.

Action by: Member (Envot.)
Member (Engineering)

12234/1443/BM/'25
07-02-'25/3rd

NA-III DEVELOPMENT OF A STATE GUEST HOUSE ON DESIGNATED PLOT IN SECTOR F-5 THROUGH JOINT VENTURE MODEL

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 directed that CDA may explore the opportunity of Joint Ventures evoking Rule 42(F) under PPRA and inviting state-owned entities on G to G basis for the development of State of the art State Guest House on the designated plot area mentioned in Para-5 of the summary. The board further directed Finance wing to conduct the valuation of plot from a renowned firm registered with Pakistan Banking Association (PBA) and share the information to Directorate of PPP&JV for further process of the project.

Action By: Member (P&D)
Member F/A
DG (Spatial Planning)

12235/1443/BM/'25
07-02-'25/3rd

NA-IV ADDITIONAL AGREEMENT WITH M/S PAKISTAN STATE OIL COMPANY (LTD) AND M/S AWAN ASSOCIATES WITH REGARDS TO RENTING OUT OF PETROL PUMP SITE, SECTOR F-6, ISLAMABAD OWNED BY STAFF WELFARE COMMITTEE.

DECISION

The summary was presented by the Member (Admin), CDA. After due deliberation and information / input on the summary, the board was apprised that in the light of decision / recommendations of Staff Welfare Committee, a meeting was convened with the representatives of M/S Pakistan State Oil Company (Pvt) Ltd in conference room on 20.01.2025. It was amicably negotiated that the lessee's M/S Pakistan State Oil Company (Pvt) Ltd and Awan Associates will pay a monthly rent of Rs. 4.5 million with effect from 01.02.2025 to 31.12.2034 with 10% annual increase in monthly rent in line with the monthly rent paid by other lessee of other petrol pump G-6 owned by Staff Welfare Committee. It was further negotiated that the lessees will pay 18 months' advance rent and Staff Welfare Committee will withdraw the cancellation order dated 11.01.2025. Moreover, in continuation of previous lease agreement the additional addendum agreement will be signed between the parties as a result of these negotiations which will also be registered before the Joint Sub Registrar Islamabad and all the expenses of registration shall be borne by lessees. In addition to above, the Estate Management Directorate, CDA, will also extend the lease period of Petrol Pump site granted to SWC with effect from 01.02.2025 to 31.12.2034.

Action by: Member Admin

12236/1443/BM/'25
07-02-'25/3rd

NA-V HIRING OF ASIAN DEVELOPMENT BANK (ADB) AS TRANSACTIONAL ADVISOR FOR OUTSOURCING OF CDA HOSPITAL, ISLAMABAD

DECISION

The summary was presented by the Member (Admin), CDA. After due deliberation and information / input on the summary, the board approved the Hiring of Asian Development Bank (ADB). The total Transaction Advisory Service (TAS) Fee payable will be USD 1,000,000/- (success fee) + USD 35000/- (token fee). The token fee will be paid by CDA and the rest by successful bidder once the process has been completed. The board further gave approval for the scope of the assignment for the outsourcing of the CDA Hospital for finalization.

Action by: Member Admin

12237/1443/BM/'25
07-02-'25/3rd

NA-VI PROVISION OF LAND FOR CONSTRUCTION OF MULTI STOREY FLATS IN AGPR COLONY, ISLAMABAD.

DECISION

The summary was presented by the Member (P&D), CDA. After due deliberation and information / input on the summary, the board approved the proposal laid down in paragraph-4 of the summary; and Board further directed to allocate apartment site as per the market evaluation by Finance Wing and regulations applicable thereunder.

Action by: Member (P&D)

F/A Member

12238/1443/BM/'25
07-02-'25/3rd

NA-VII

MISCELLANEOUS MATTERS

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

- a) The board directed to study and work on the model of Traffic Engineering & Transport Planning Agency (TEPA), Lahore as a premier body for addressing parking and traffic issues in Islamabad.*
- b) The board has also directed to recruit landscaping experts and architects in CDA.*
- c) The board further directed to hire one Managing Director (MD) and three Directors in newly established Islamabad Water for smooth functioning and successful execution of water related projects and initiatives after due process.*
- d) The board also directed to take up the matter with NRTC for possibility of the Electric Tram in Islamabad for some dedicated route. The Finance Wing is also directed to explore other avenues of financing for the project.*
- e) In the minutes of 15th Board meeting for the year 2024 held on 29.10.2024, under caption "PROPOSAL TO FORMULATE CRITERIA FOR INITIAL / PROMOTION (APPOINTMENT METHOD) OF VARIOUS POSTS OF ENVIRONMENT CADRE FOR THEIR CAREER PLANNING AND MISSING CRITERIA." at item no. 15.14 (iv) wherein it was inadvertently and typographically written in the sixth line of Para that the Board approved the proposal contained in the Para 5 of the summary. Whereas, the board was agreed and approved the proposal contained in the Para 5 and 6 of the summary. The board ratified the corrections in the sixth line of Para that the Board approved the proposal contained in the Para 5 and 6 of the summary. However, content of rest of Para will remain the same.*

*Action by: Member Admin, FA/Member,
DG Water Management, DDG IPTW*

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

