



**Capital Development Authority
(Secretary CDA Board Office)**

CONFIDENTIAL

No. CDA-1299/BM-SCB/2016/

Islamabad April 28, 2016

Subject: **Minutes of 5TH CDA Board Meeting for the Year 2016.**

5th CDA Board meeting for the year 2016 was held on **April 28, 2016 (Thursday) at 12:00 Noon**, in the Conference Room of CDA Headquarter, Executive Block No. V, Khayaban-e-Suhrawardy, Sector G-7/4, Islamabad.

2. Following attended the meeting:

- 1) Mr. Maroof Afzal, (In Chair)
Chairman, CDA
- 2) Mr. Waseem Ahmed Khan,
Member (P & D).
Also look after charge of FA/Member.
- 3) Mr. Sana Ullah Aman
Member (Environment)
(Look after charge)
- 4) Mr. Amer Ali Ahmed
Member (Admin)
- 5) Mr. Shahid Sohail,
Member (Engineering)
- 6) Mr. Asif J Shahjahan (T.I.),
Secretary CDA Board.

3. Chief Commissioner ICT and Commissioner Rawalpindi as members of the Board could not attend the meeting, Mst. Noreen Bashir Director(D&F), Rwp attended the meeting as representative of Commissioner Rawalpindi and post of Member Estate is vacant. In addition to the Chairman/ Members, DDG(L&E) (for item No.1,4,5,13, NA-III, IV), DDG(Finance) for item NA-I, DDG(Coord/DDG(HRD) for item No. 8,9,12,14) Director RP (for item No.02) Director MA (for item No. NA-II, NA-V, NA-VI), DD(BC) (for item No.03) Meeting commenced with the recitation of "Holy Quran" by Mr. Asif J Shahjahan (T.I.), Secretary CDA Board. Thereafter agenda items were taken up for discussion and the following decisions were made:-

5.1 PROVISION OF LAND TO PUNJAB BOARD OF REVENUE.
10731/1299/BM/'16 **(REQUEST FOR LEASE OF LAND TO GOVERNMENT OF THE**
28-04-'16/5TH **PUNJAB IN CHAKLALA RAWLAPINDI).**

DECISION:

The Board after due deliberation, agreed with the proposal placed at para 10 of the summary in principle to set up Children Hospital by Government of Punjab subject to finalization of terms and conditions as per rules and all mandatory codal formalities.

Action By: DDG(L&E)

5.2 ESTABLISHMENT OF KING HAMAD UNIVERSITY OF NURSING
10732/1299/BM/'16 **AND MEDICAL SCIENCES (HOSPITAL)**
28-04-'16/5TH

DECISION

For strengthening bilateral cooperation between Kingdom of Bahrain and Islamic Republic of Pakistan and directive of the Honorable Prime Minister of Pakistan, the Board deliberated on the matter and approved allocation of land in Mouza Chatha Bakhtawar, Park Road, Zone-4, Phase 2 comprising of 237 kanals for the establishment of King Hamad University of Nursing and Medical Sciences (Hospital) as proposed in para 3(i) proposal 1 of the summary after fulfillment of all codal formalities.

Action By: Member (P&D)/
Member Estate
Director RP

5.3 AMENDMENT IN ISLAMABAD RESIDENTIAL SECTORS
10733/1299/BM/'16 **ZONING (BUILDING CONTROL) REGULATIONS-2005.**
28-04-'16/5TH

DECISION

The case was presented by Planning wing. The Board after detailed discussion, decided as follows:

- a) Proposed clause placed at para 2(2.3.3) for multiple bifurcation/sub division of plots measuring 1000 sq. yards is rejected.
- b) Keeping in view the justified need of the citizens, the Board granted approval for additional car porch of 150 sft. with maximum length of 15 ft. in the rear set back of corner plots as described in proposed clause para 2(2.12.7-xi).
- c) As far as proposed clause 2(2.12.8-iii) is concerned, the Board approves regularization only to the extent of 20% of violation of mandatory space of buildable block/covered area in setback after imposing fine as

per rates notified vide gazette notification dated 27, 02, 2003, clause 4 of schedule as mentioned in the summary.

**Action By: Member (P&D)
Director BC**

5.4 REQUEST FOR NOT DEMANDING OF DELAYED PAYMENT CHARGES- PLOT NO. 1-D, MARKAZ F-7, ISLAMABAD.
10734/1299/BM/'16
28-04-'16/5TH

DECISION

In the light of facts revealed during briefing, the Board accepted the request of the bidder as the possession was not available due to encroachment of IESCO on the plot. Consequently, para 3 of the summary was approved.

Action By: DDG(L&E)

5.5 REQUEST FOR CONSTRUCTION FOR BASEMENT IN RESPECT OF PLOT NO. 14, MARKAZ G-8, ISLAMABAD.
10735/1299/BM/'16
28-04-'16/5TH

DECISION

The Board observed that rules in the matter are already available therefore no dispensation further by the Board is warranted. Therefore the matter may be disposed off by BCS and DDG (L&E) as per ground position & existing law.

Action By: DDG(L&E)/ Director (BC)

5.6 WAIVING OFF RISK AND COST AMOUNT OF RS. 370,416/75 DUE TO DEATH OF CONTRACTOR M/S CH. SIDDIQUE BHATTI & CO AGAINST PRINTED PARA NO. 6.17 (1999-2000).
10736/1299/BM/'16
28-04-'16/5TH

DECISION

In the light of facts narrated in para 4 of the summary, the Board deliberated and approved para 6 that states:

"In view of foregoing and the direction of PAO CAAD during Pre-DAC meeting on 11, 03, 2016 regarding implementation of PAC directives, the case is placed before the CDA Board for write off of amount to the tune of Rs. 370,416/75 against deceased contractor so that compliance report be submitted to PAC in the upcoming meeting scheduled on 6th April, 2016".

Action By: Member Engg.

10737/1299/BM/'16 **5.7 WAIVING OFF RISK AND COST AMOUNT OF Rs. 1,543,706/- DUE**
28-04-'16/5TH **TO DEATH OF CONTRACTOR M/S CH. SARDAR ALI &**
BROTHERS AGAINST PRINTED PARA NO. 6.10 (1999-2000).

DECISION

In the light of facts narrated in the summary, the Board deliberated and approved the prayer placed on page 2 that states:

"In the light of above explanation, summary is once again resubmitted in front of CDA Board to write off amounting Rs. 928,068/55 in order to comply the directions of Public Account Committee and in recent Pre-DAC meeting held on 11, 03, 2016, PAO CAAD emphasizes to write off on top priority".

Action By: Member Engg.

10738/1299/BM/'16 **5.8 REPRESENTATION AGAINST BOARD'S DECISION DATED 26TH**
28-04-'16/5TH **MARCH, 2015, REGARDING PROMOTIONS IN CDA HOSPITAL**
(FOR THE POST OF ED) WHILE MATTER IS SUBJUDICE IN THE
ISLAMABAD HIGH COURT.

DECISION

The issues narrated in Summaries 5.8 and 5.9 being interlinked were presented and discussed simultaneously by the Board. The board after deliberation agreed with the contents of the summaries and also considering the tremendous increase in the responsibilities and expanding mandate of Health Directorate, approved creation of the post of D.G. Health BPS-20 in principle and directed to furnish the case for perusal and endorsement of the Federal Government wherein both the incumbent officers will be adjusted.

Action By: Member Admin
DDG(HRD)

10739/1299/BM/'16 **5.9 CREATION OF THE POST OF DG (HEALTH) BS-20, CDA**
28-04-'16/5TH

DECISION

Decision in this regard has already been addressed and recorded in agenda item 5.8.

Action By: Member Admin
DDG(HRD)

10740/1299/BM/'16 **5.10 RENTING OUT OF FUEL FILLING STATION SITE AT**
28-04-'16/5TH **ATTATURK ROAD (OLD EMBASSY ROAD) SECTOR G-6/4**
OWNED BY STAFF WELFARE COMMITTEE, CDA.

DECISION

The Board directed that the case be disposed off by the committee on merit.

Action By: Member Admin
DG Admin.

10741/1299/BM/'16
28-04-'16/5TH **5.11 REQUEST FOR WAIVER OFF TAX DEDUCTION TO THE TUNE OF 16% FROM THE MONTHLY BILL OF THE CONTRACTORS IN PRIVATIZED SECTORS IN ISLAMABAD AND HIRING OF DIFFERENT MACHINERY FOR COLLECTION AND TRANSPORTATION OF SOLID WASTE IN ISLAMABAD.**

DECISION

The concern of the contractors was presented to the Board. The Board is of the view that waiver off in Tax deduction imposed by Federal Government do not fall within the jurisdiction of the Board and therefore cannot be granted.

However following committee is being constituted to look into the subject matter:

1. Director General, C.M.
2. Deputy Director General, Finance
3. Additional Legal Advisor
4. Director Revenue

This committee shall present to the Board, true interpretation of the notification issued by Federal Government in terms of actual date of commencement of the notice so as to take appropriate decision.

In case of discontinuation of the contract by the contractors, an alternate arrangement may be proposed for the interim period till award of fresh tender to carry out the swift disposal of sanitation work.

**Action By: Member Envnt.
DG(C.M)**

5.12 GRANT OF COORDINATION ALLOWANCE TO THE OFFICERS/OFFICIALS OF COORDINATION DIRECTORATE, CDA.

DECISION

The summary could not be discussed.

10742/1299/BM/'16
28-04-'16/5TH **5.13 PLACEMENT OF A PLOT ON DISPOSAL OF FGEHF FOR ALLOTMENT TO MR. MUHAMMAD LIAQUAT ABBASI "AS A SPECIAL CASE".**

DECISION

The Board after due deliberation regretted the request as the case pertains to Federal Government Employees Housing Foundation. CDA has already placed the land at the disposal of FGEHF as per prescribed quota. The applicant may therefore take up the matter with FGEHF at his own.

**Action By: DDG(L&E)
Director EM-I**

10743/1299/BM/'16 5.14 REGULARIZATION OF DAILY WAGES STAFF IN CDA.
28-04-'16/5TH

DECISION

The Board deliberated on all aspect narrated in para 11 of the summary and declared its following decision/directions:

- a) Considering the efforts put in by the subject employees working in the Authority since many years, Board decided to grant one time relaxation in the upper age limit as per list placed at para 5 on humanitarian grounds subject to fulfilment of qualification criteria.
- b) The case of daily wages staff whose issuance of office order is dubious as described at point 2 of para 11 of the summary, Member Environment is directed to constitute a committee under his chair to further scrutinize the cases and put up his findings/recommendations to the Board for consideration.
- c) Point 3, para 11 was considered by the Board and approved regularization of 18 daily wages staff in BPS 16-17 as per list placed below subject to clearance from the internal inquiry which is still underway.

Sr.No	Name	Father/Husband Name	Designation	BPS	Status
1.	Muhammad Muddasir Ahmed Haqqani	Muhammad Manzoor Ahmed Haqqani	Assistant Director	17	Daily Wages
2.	Hafiz Towqeer Khan	Nowher Khan	Assistant Director Executive	17	Daily Wages
3.	Seema Bagum	Gul Jamal	Assistant Director Executive	17	Daily Wages
4.	Muhammad Nadeem Khan	Abdul Rehman	Senior Auditor	16	Daily Wages
5.	Muhammad Ali Hassan	Sajid Hussain Shah	Senior Auditor	16	Daily Wages
6.	Muhammad Burhan Amir	Amir Muhammad Khan	Assistant Security Officer	16	Daily Wages
7.	Sardar Raza Abbas	Sardar Hubdar hussain	Enforcement Inspector	16	Daily Wages
8.	Hafiz Umer Javed	Muhammad Javed	Senior Auditor	16	Daily Wages
9.	Mohsin Aziz	Ch.Abdul Aziz	Senior Auditor	16	Daily Wages
10.	Moneeba Akhtar	Amir Robin Akhtar	Staff Nurse	16	Daily Wages
11.	Waqas Saeed	Saeed Ahmed	Admin Officer	16	Daily Wages
12.	Sanam Khan	Abdul Hakim Khan	Admin Officer	16	Daily Wages
13.	Saiqa Tariq	Raja Tariq Mehmood	General Teacher	16	Daily Wages
14.	Umbreen Arif	Wajid ul Hassan	Assistant Reporter/Speech Writer	16	Daily Wages
15.	Muhammad Ahsan	Muhammad Tufail	Senior Auditor	16	Daily Wages
16.	Hafiz Arham Nabeel	Muhammad Sarwar Sohail	Senior Auditor	16	Daily Wages
17.	Yasir Arafat	Nawab Khan Lughmani	Senior Auditor	16	Daily Wages
18.	Manal Ajmal D/o	Muhammad Ajmal	General Teacher	16	Daily Wages

The regularization is granted on the analogy of recent Honorable Islamabad High Court, Islamabad decision dated 07-03-2010. Mr.Ali Murad, Admin Officer BS-16 and Miss.Benish Zuhara, Admin Officer BS-16, however, were not cleared in the inquiry conducted by Member P&D and therefore HRD may take appropriate action in the light of findings of the inquiry committee.

Action By: Member Admin.
DDG(HRD)

5.15 10744/1299/BM/'16 28-04-'16/5TH AUCTION OF RESIDENTIAL PLOTS (RE-PLANNING IN THE LAYOUT PLANS OF SECTORS F-7, F-8 & F-10, ISLAMABAD)

DECISION

The Board after due deliberation, approved re-planning of the subject sectors as proposed at paras 3 to 5 on the condition that present status of corner plot is not affected. However these plots will be placed for auction to generate revenue for the development of the city.

**Action By: Member (P&D)/
DDG(L&E), Director (UP)**

NA-I 10745/1299/BM/'16 28-04-'16/5TH AUCTION OF COMMERCIAL PLOTS HELD FROM 26TH TO 27TH APRIL, 2016.

DECISION

The Board appreciated the efforts of Auction Committee for accomplishment of successful auction on 26th, 27th April 2016 and approved/accepted each bid as mentioned in annexure-I above.

Action by: FA/Member / DDG(Finance)

NA-II 10746/1299/BM/'16 28-04-'16/5TH RESTORATION OF MELODY FOOD PARK KIOSKS ALREADY CANCELLED ON ACCOUNT OF DEFAULTERS, VIOLATIONS ETC.

DECISION

The Board approved the proposal placed at para 4 with the following rectification:

a) For

Re-disposal of kiosks in line with the basic criteria adopted in 2002, which are already sealed since 2013 and closed till to date.

b) Read

Auction of kiosks in line with the basic criteria adopted in 2002, which are already sealed since 2013 and closed till to date after fulfillment of all codal formalities.

c) For

Use the rare space of each kiosk on standard rates approved by the authority.

Read

Use the rear space of each kiosk on standard rates approved by the authority.

**Action By: Member Admin
Director MA**

NA-III REQUEST FOR INSTALLMENT OF RESTORATION CHARGES OF PLOT NO.63 F, SECTOR F.7/G.7 BLUE AREA ISLAMABAD TO NLC.
10747/1299/BM/'16
28-04-'16/5TH

DECISION

The Board after deliberation directed that process for issuance of allotment letter may be initiated by Estate Wing without further delay after fulfillment of all codal formalities.

Action By: DDG(L&E)

NA-IV ISSUANCE OF NDC IN RESPECT OF PLOT NO. 734, SECTOR I-16/4, ISLAMABAD.
10748/1299/BM/'16
28-04-'16/5TH

DECISION

While briefing, it transpired that mistakenly less outstanding payment for plot no. 734, sector I-16, Islamabad was communicated and received by CDA from the allottee. At the time of issuance of NDC, Accounts section imposed delayed payment charges for the amount that was never demanded from the allottee.

The Board is of the view that this is a case of correction of receivable outstanding dues and not the waiver of delayed charges for which allottee can not be penalized. NDC therefore be issued after adjustment of outstanding dues/Federal Excise Duty as per actual cost of the plot.

Action By: DDG(L&E)

NA-V RESOLUTION OF ISSUES PERTAINING TO FASCIA SIGN BOARDS FEE COLLECTION AGAINST CONTRACT W.E.F. 31-1-2014 TO 30-1-2016.
10749/1299/BM/'16
28-04-'16/5TH

DECISION

The board observed that while revising the rates, necessary procedure for revision of rates was not adopted especially the public hearing was not conducted.

The deadline of 31 January 2016 does not conform to the financial year. The collection period has to be revised accordingly.

The instant contract has to be delinked from the extension request and demand for the revision of rates downward. Further, it is directed to get the data examined and verified from third party which formed the basis of the tax amount to be collected.

The Board directed to constitute a three member committee comprising of:

- Director Municipal Administration,
- Deputy Financial Advisor
- Deputy Director Security

The committee shall determine the cause of collapse on collection. As regards to revision of fascia signboard tax fee, the committee may invite objections from public and bring its recommendations for further course of action after fulfillment of all codal formalities.

A fresh auction of collection right of fascia be carried out thereafter.

**Action By: Member Admin
Director MA**

**NA-VI AUCTION OF ADVERTISEMENT MEDIA/ SITES ON CDA LAND
10750/1299/BM/16 FOR REVENUE GENERATION. (PRESENTATION)
28-04-'16/5TH**

DECISION

In the light of above directions, the Board advised Director Municipal Administration to prepare the case to seek final approval from worthy chairman, CDA.

**Action By: Member Admin
Director MA**

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

