



Capital Development Authority
(Secretary CDA Board Office)

No. CDA-1390/BM-SCB/2021/

Islamabad, January 3, 2022.

Subject: **MINUTES OF 1ST CDA BOARD MEETING FOR THE YEAR 2022.**

The 1st CDA Board meeting for the year 2022 was held on **January 3, 2022 (Monday) at 02:30 P.M.**, in the Conference Room of Executive Block, CDA Headquarter, Islamabad under the Chairmanship of Chairman, CDA.

2. Following attended the meeting:

- | | | |
|----|---|----------------------|
| 1. | Mr. Amer Ali Ahmed
Chairman, CDA and
Chief Commissioner ICT | (In Chair) |
| 2. | Rana Shakeel Asghar,
FA/Member, CDA | Executive Member |
| 3. | Mr. Naveed Ilahi,
Member (Estate)/
Member (P&D), CDA. | Executive Member |
| 4. | Sayed Munawer Shah
Member (Engineering.), CDA | Executive Member |
| 5. | Mr. Amer Abbas Khan,
Member (Administration), CDA | Executive Member |
| 6. | Professor: Iftikhar Hussain Arif (HI) | Non-Executive Member |
| 7. | Professor Dr. Muhammad Ali (TI),
V.C, QAU, Islamabad | Non-Executive Member |
| 8. | Syed Safdar Ali, | Secretary CDA Board. |

3. The Chairman, CDA attended the meeting in capacity of the Chief Commissioner, ICT and Commissioner Rawalpindi Ex-officio Member of the Board did not attend the meeting. Mr. Nayyar Ali Dada and Mr. Ali Asghar Khan Board Member did not attend the meeting.

4. In addition to the above, E.D Capital Hospital and, Director HRD-II were attended the relevant agenda item of the meeting.

5. 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:-

1.1 CONFIRMATION OF MINUTES OF 11TH BOARD MEETINGS.
DECISION

The board confirmed / endorsed the previous board minutes / decisions of meeting (i.e. 11th Board Meetings -2021).

1.2 RENAMING OF RULES / REGULATIONS REGARDING CHANGE OF NAME /
FATHER NAME / HUSBAND NAME.

11433/1390/BM/'22

03-01-'22/1ST

DECISION

The summary was presented by Member (Admin) CDA. It was appraised to the Board that no provision exist in the CDA Employees Service Regulation, 1992 as well as Financial and Admin Power 2007, regarding change of name of employee/ father name/husband name. To dispose of such requests received in this regard, rules/regulations need to be framed. After due deliberation and on the basis of information/inputs of the summary, the board approved the proposal made at pares 5, 6 and 7 of the summary.

Action By: Member (Admin)

1.3 EMPANELMENT OF CAPITAL HOSPITAL ISLAMABAD FOR COCHLEAR
IMPLANTATION SURGERY OF PATIENT REFERRED THROUGH CHIEF
MINISTER HEALTH ENDOWMENT FUND.

11434/1390/BM/'22

03-01-'22/1ST

DECISION

The summary was presented by Executive Director, Capital Hospital, CDA. After due deliberation and on the basis of information/inputs of the summary, the board approved the proposal made at Para 4 of the summary regarding the execution of the MOUs by Executive Director, (C .H) with the Government of Gilgit Baltistan (Vetted by Law Wing, CDA) for the treatment of referred patients, in accordance with the already approved policy.

Action By: Member (Admin)

1.4 AMENDMENT IN CRITERIA FOR APPOINTMENT AGAINST THE POSTS OF
SENIOR ASSISTANT (BPS-16), SUB-ASSISTANT (BPS-14) AND JUNIOR
ASSISTANT (BPS-11) IN EXECUTIVE CADRE.

11435/1390/BM/'22

03-01-'22/1ST

DECISION

The summary was presented by Director –II (HRD), CDA. After due deliberation and on the basis of information/inputs of the summary, the board observed that case may be re-examined in the light of prevailing eligibility criteria for same / similar posts as applicable in federal Government departments. The proposed requisite qualification for initial appointment against following posts referred in to the summary may be reconsidered and enhanced appropriately and case may again be placed before CDA Board for its approval.

- Academic Qualification, BS (Four Years) for the post of BS-16
- Academic Qualification, Graduate for the post of BS-14
- Academic Qualification, Intermediate for the post of BS-11

Action By: Member (Admin)

1.5 CONVERSION OF CONTRACT EMPLOYEES INTO REGULAR APPOINTED UNDER PRIME MINISTER ASSISTANT PACKAGE WHOSE PARENTS DIED DURING THE PERIOD FROM 15.06-2013 TO 09-02-2015.

11436/1390/BM/'22
03-01-'22/1ST

DECISION

The summary was presented by Director –II (HRD), CDA. After due deliberation and on the basis of information/inputs of the summary, the board approved the proposal contained at Paras 9 and 10 of the summary, subject to fulfillment of the following conditions:-

- a) Conversion of Contract services to regular appointment(s) will be carried out through Departmental Promotion Committee (s).
- b) Fulfillment of basic eligibility criteria of the post as well as academic qualification should be adhered strictly.
- c) If any incumbent does not fulfill the eligibility criteria of the post against which he / she was initially appointed on contract basis under P.M.AP 2014, he/she will be considered against the available post, commensurate with his / her academic qualification for appointment on regular basis.
- d) The above conversion of contract services into regular services will be made with immediate effect i.e. date of such orders to be issued after completion of all codal formalities.
- e) Recommendations of relevant Departmental Promotion Committee (s) will be submitted for approval to Chairman, CDA being appointing authority, in cases of P.M Assistance Packages.

Action By: Member (Admin)

1.6 REGULARIZATION OF THE SERVICE –CONSIDERATION OF REPRESENTATIONS/APPEALS SUBMITTED BY DAILY WAGES/ CONTRACT/DPL EMPLOYEES (WHOSE SERVICES WERE DISPENSED WITH).

11437/1390/BM/'22
03-01-'22/1ST

DECISION

The summary was presented by the Director HRD-II, CDA. It was appraised to the board that in pursuance to the decision in its 5th Meeting held on 02-06-2021, a committee was constituted vide HRD Directorates letter No.CDA-7(01) HRD-III/2021/745 dated 08-07-2021 to review the cases of the aggrieved Daily wages, Muster Roll & DPL employees etc. of the Authority, whose services were dispensed with and to consider the representations/appeals of these aggrieved Daily wages, DPL employees etc. and to submit its report/ recommendations to the CDA Board for its final decision. The Committee examined the record provided by HRD and held its day to day proceedings by giving opportunity of personal hearings to each such individual. On the basis of examination of record and input received from the aggrieved persons during personal hearings, the committee concluded its proceedings and submitted two reports due to division of opinion amongst committee members. The two reports submitted by the committee has split mandate with reference to their findings and recommendations. The committee has not succeeded in arriving at clear & consolidated findings / recommendations with regard to applicability of CDA Employees Service Regulations, 1992 read with Islamabad High Court decisions and previous Board decision on the subject. Moreover, committee has also varied opinion regarding the applicability of Islamabad High Court decision dated 23.08.2021 in W.P. No. 1918/2021 titled Muhammad Zubair Vs CDA etc.

After due deliberation and on the basis of information/inputs of the summary, board decided to constitute another committee comprising of DG (A&A) as Chairman and DG (Services), Director –I (HRD), Director –II (Law) as Members of the committee and Deputy Director –II (HRD) as member-cum-secretary. The terms of references for the new committee would be as under:

- a) The services of 400 daily wages, DPL and Muster role employees were regularized whereas, services of 141 daily wages, DPL and Muster role employees were dispensed with on the recommendations of respective DRs by the CDA Board in pursuance of decision of Islamabad High Court in Writ Petition No. 4604/2018 titled "Muhammad Ziaraf etc, ICA No.155/2018 in WP.2045/2017 titled Bin yameen Masih, ICA No. 340/2017 dated 21-06-2018 read with CDA Board decision dated 13 & 19-09-2019 and 29-09-2020. In such circumstance, whether CDA Board itself is competent to entertain representations/appeals of terminated employees (contract, daily wages & muster role) and review its earlier decision on the basis of recommendations of the proposed committee, if so any?
- b) What are the legal repercussions of Islamabad High Court decision dated 23.08.2021 in W.P. No. 1918/2021 on the proceedings of new committee being constituted to re-examine the case and subsequent decision to be taken by the CDA Board?
- c) In case CDA board is competent to review its earlier decision as elaborated at (i) & (ii) above without any legal repercussions, the new committee shall proceed in the light of prevailing provisions of CDA Employees Service Regulations, 1992 read with all aforementioned decision of Islamabad High Court on the subject and previous board decisions to examine the representation of all 141 persons in question, to afford personal hearings to them (if so needed), recommend regularization of such persons against the posts against which they were working on daily wages, DPL or muster role basis (if any regular vacancy exist) or any equivalent post (if no regular vacancy exist) or to adhere to the earlier CDA Board decision dated 15.03.2021 (in toto or partially) regarding dispensing with their services.

Action By: Member (Admin)

1.7 AMENDMENT IN CDA SERVICE REGULATION FOR ENTITLEMENT OF 2ND WIFE OF CDA EMPLOYEES FOR FREE MEDICAL ATTENDANCE AND TREATMENT AT CAPITAL HOSPITAL./

11438/1390/BM/'22
03-01-'22/1ST

DECISION

The summary was presented by Member (Admin) CDA. After due deliberation and on the basis of information/inputs of the summary, the board approved the proposed amendment contained at Para 7 of the summary in accordance with the "family definition".

Action By: Member (Admin)

1.8 GRANT OF CHRISTMAS ALLOWANCE@ FULL RUNNING BASIC PAY TO ALL THE SERVING CHRISTIAN GAZETTED EMPLOYEES OF THE AUTHORITY ON THE OCCASION OF CHRISTMAS-2021.

11439/1390/BM/'22
03-01-'22/1ST

DECISION

The summary was presented by Member (Finance) CDA. After due deliberation and on the basis of information/inputs of the summary, the board decided to grant one-time Christmas Allowance @ full running basic pay to Christian Gazetted Employees of the Authority on the eve of Christmas 202, subject to the concurrence of the Minister of interior.

Action By: Member (Finance)

1.9 LEVY OF POSSESSION CHARGES ON RESIDENTIAL PLOT AT THE TIME OF HANDING OVER POSSESSION IN NEWLY DEVELOPED SECTOR.

11440/1390/BM/'22
03-01-'22/1ST

DECISION

The summary was presented by Member (Estate) CDA. It was discussed during the meeting that minimal possession charges at the rate of Rs. 1000 are being levied on all types of plots. It was also discussed that the Authority has to bear a considerable cost on account of unforeseen delays in handing over physical possession. The value of land and the cost borne by the Authority in development of land does not commensurate with the minimal charges being levied. After due deliberation and on the basis of information/inputs of the summary, the board approved the levy of possession charges in under developed/newly developed sectors at following rates:-

S.No	Plot Size	Possession Charge
1	25x40	Rs50,000
2	25x50	Rs75,000
3	25x60	Rs100,000
4	30x60 /30x70	Rs125,000
5	35x 80	Rs150,000
6	40x 80	Rs.175,000
7	1 Kanal	Rs.200,000
8	More than 1 kanal (Residential)	Rs. 300,000

Moreover, the board further directed that Member (Estate), Member (Finance) and Member (Engineering) will work out the development charges in case of projects which are older than a decade and rational development charges will be proposed for consideration/order of CDA Board. The working in this regard would be presented to the CDA Board in the next board meeting.

Action By: Member (Finance)
Member (Estate)
Member (Engineering)

1.10 REQUEST OF MINISTRY OF LAW & JUSTICE (DEVELOPMENT WING) REGARDING WAIVER OF DELAYED CHARGES ON ALL PLOTS PROVISIONALLY ALLOTTED TO ISLAMABAD HIGH COURT, ISLAMABAD.

11441/1390/BM/'22
03-01-'22/1ST

DECISION

The summary was presented by Member (Estate) CDA. After due deliberation and on the basis of information/inputs of the summary, the board observed that no provision exist in CDA rules/regulations for the waiver of delayed charges, therefore, the subject request does not fall under the law. The said position may accordingly be intimated to the Law and Justice Division.

Action By: Member (Estate)

1.11 ALLOTMENT OF SETTING UP (02) FACILITATION CENTRES IN PARK ENCLAVE-II, MAIN PARK ROAD AND IN SIHALA, KAHUTA, ADJACENT TO SITE OF EXAMINATION/ MARKING CENTRE TO ICT POLICE, ISLAMABAD.

11442/1390/BM/'22
03-01-'22/1ST

DECISION

The summary was presented by Member (Estate) CDA. After due deliberation and on the basis of information/inputs of the summary, the board approved the proposal contained at Para 2 of the summary, regarding allotment of land for setting up two facilitation centers to ICT Police, Islamabad on the following locations (i) Land measuring 40x80 (355.55 sq. yard), in Park Enclave-II, Main Park Road, Islamabad and (ii) Land measuring 50x50 (277.77 sq. yard) in Sihala Kahuta Road, adjacent to the site of Examination / Marking Centre. The Board further directed that:

- a) Planning Wing may incorporate the subject land in the layout plan.

- b) Estate Wing may dispose of the subject land as per laid down regulations /procedures and fulfillment of all codal formalities as per provisions of ILDR-2005/ Policy of CDA.
- c) Finance Wing may determine the cost of land in the first instance.

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

1.12 RECOMMENDATIONS OF SCRUTINY COMMITTEE FOR SCRUTINY OF PLOTS CANCELLED DUE TO NON-PAYMENT OF PREMIUM / REQUEST FOR RESTORATION OF COMMERCIAL PLOTS CANCELLED ON ACCOUNT OF NON PAYMENT OF DUES.

DECISION

The above agenda could not be discussed.

1.13 ALLOTMENT OF PLOT TO PPRA (PUBLIC PROCUREMENT REGULATORY AUTHORITY) 21 C, MAUVE AREA SECTOR G-9/1, ISLAMABAD. / REQUEST OF PUBLIC PROCUREMENT REGULATORY AUTHORITY PPRA(CABINET DIVISION) REGARDING REVALIDATION OF OFFER OF ALLOTMENT LETTER DATED:11-02-2013 AGAINST PLOT NO 21-CDA, MAUVE AREA, SECTOR G-9/1, ISLAMABAD.

11443/1390/BM/'22
03-01-'22/1ST

DECISION

The summary was presented by Member (Estate) CDA. After due deliberation and on the basis of information/inputs of the summary, the board approved the revalidation of the offer of allotment to the Public Procurement Regulatory Authority (PPRA) Plot No. 21 – C, (measuring 2311.10 square yard) located at Mauve Area Sector G-9/1, Islamabad subject to the current rates, completion of rules, regulations, fulfillment of all codal formalities /procedures and payment of all outstanding dues/ fee /charges, etc, in accordance with the provisions of Restoration Policy 2014.

Action By: Member (Estate)

1.14 ENGAGEMENT OF CONSULTANCY SERVICES FOR TRAFFIC ENGINEERING SOLUTION / DESIGN AT DIFFERENT LOCATION OF ISLAMABAD FOR IMPROVED MOBILITY & SAFETY.

11444/1390/BM/'22
03-01-'22/1ST

DECISION

The summary was presented by Member (P&D), CDA. After due deliberation and on the basis of inputs of the summary, the board observed that since only one bidder qualified the technical TORs therefore it was not possible to have a competitive bidding process. The Board therefore decided that fresh bids be called for a proper competition.

Action By: Member (P&D)

1.15 APPROVAL OF LAYOUT PLAN OF I-14 MARKAZ, ISLAMABAD.

11445/1390/BM/'22
03-01-'22/1ST

DECISION

The summary was presented by Member (P&D), CDA. After due deliberation and on the basis of inputs of the summary, the board approved the proposal contained in Para 04 of the summary, subject to completion of rules, regulations and fulfillment of all codal

formalities/ procedures, in accordance with the provisions of ILDR, 2005 and Regulations of the Amendment in Layout, Plans 2019.

Action By: Member (P&D)

1.16 WRIT PETITION NO. 2016/2021 TITLED AS MST KANIZ FATIMA VS FEDERATION OF PAKISTAN.

11446/1390/BM/'22
03-01-'22/1ST

DECISION

The summary was presented by Member (P&D), CDA. After due deliberation and on the basis of inputs of the summary, the board directed that matter be referred to Legal Advisor, CDA to examine the instant case and come up with its draft report, which is to be submitted to Honorable Islamabad High Court. L.A, CDA may present his report in the next CDA Board meeting for consideration, before submission to Islamabad High Court.

Action By: Member (P&D)

N.A-I GRANT OF RISK ALLOWANCE ALL THE HEALTHCARE WORKERS AND SUPPORTING STAFF.

11447/1390/BM/'22
03-01-'22/1ST

DECISION

The summary was presented by Executive Director (C.H) CDA. After due deliberation and on the basis of information / inputs of the summary, the board decided to grant Risk Allowance (Five and half basic pay) only to Clinical Employees of the CDA Hospital at par with the Federal Government hospital/entities, in pursuance to the Prime Minister's office U.O. No. 1505/SPM/2021 dated 20.08.2021 read with Ministry of National Health Services Regulations & Coordination letter No. F.4-32/2020-21 Budget dated 30.08.2021.

Action By: Member (Admin)

N.A-II INCREASE / ENHANCEMENT IN EXITING STRENGTH-NUMBERS OF SEATS / SLOTS OF HOUSE JOB OFFICER AND POSTGRADUATE TRAINEES IN CAPITAL HOSPITAL

11448/1390/BM/'22
03-01-'22/1ST

DECISION

The summary was presented by Executive Director (C.H), CDA. After due deliberation and on the basis of information/inputs of the summary, the board approved the proposal made at Para 4 & 5 of the summary, regarding increase/enhancement in exiting strength-numbers of seats/slots of House job officers and Postgraduate Trainees, in Capital Hospital.

Action By: Member (Admin)

N.A-III DEVELOPMENT OF SIGNAL FREE & CONTROLLED ACCESS CORRIDOR OF ISLAMABAD EXPRESSWAY FROM ZERO POINT TO (T-CHOWK) G.T ROAD, ISLAMABAD.

11449/1390/BM/'22
03-01-'22/1ST

DECISION

The summary was presented by Member (Engineering), CDA. After due deliberation and on the basis of inputs of the summary, the board approved the proposal contained in Para 8 of the summary, regarding the award of the project "Development of Islamabad Expressway from R.D 1+300 to R.D 3+250 including Railway Bridge (Between Korang bridge & PWD underpass)" to Government Entity, in accordance with the 42 (f) of PPRA Rules 2004, as notified by the PPRA.

Action By: Member (Engineering)

N.A-IV ADVISORY COMMITTEE FOR THE ESTABLISHMENT OF ISLAMABAD GALLERY IN SECTOR F-9.

11450/1390/BM/'22

03-01-'22/1ST

DECISION

No summary was presented to the CDA Board. However, it was discussed during the meeting that there are three places in F-9 Park which are required to be converted into historic parkland; F-9 Park provides beautiful green spaces right in the heart of the capital, where people can escape the hustle and bustle of the city. This place should for peoples to relax and unwind, exercise and clear their mind. History and architecture of the peoples are after, buildings, statues and memorials, giving a fascinating insight into Islamabad's heritage. Out of these places, the Green Restaurant situated in F-9, Park has been converted / recognized as Islamabad Gallery on the resemblance of Hyde Park. It was further discussed that there should be an advisory board for the establishment of Islamabad Gallery in Sector F-9 and advisory board should be headed by a CDA Board Member. The following names for the nomination of Islamabad Gallery Advisory Board members were also discussed during the meeting (i) Uxi Mufti, (ii) Khiswer Naheed, (iii) Mansoor Rahi, (iv) Getti Ara, (v) Jamal Shah, (vi) Abbas Shah, (vii) Dr. Marium Anees, Quaid Azam University. After due deliberation, the board decided and approved the following:-

- Establishment of the Islamabad Gallery in Sector F- 9.
- Formulation of Islamabad Gallery Advisory Board
- Mr. Iftikahar Hussain Arif (HI) will be the Chairman of Islamabad Gallery Advisory Board,
- Rana Shakeel Asgher, Financial Advisor / CDA will be Member of Islamabad Gallery Advisory Board.
- Both of the CDA Board Members will recommend the others members of the Islamabad Gallery Advisory Board
- However, CDA Management will decide to nominate three members from the corporate sector (i.e. C.E.O of Bank of Punjab, C.E.O of J.S Bank and C.E.O of Ufone) for the members of Islamabad Gallery Advisory Board.
- A formal notification in this regard will be issued by Director F-9 Park after finalizing the names of Board Members through their consent and approved by the Chairman, CDA.

**Action By: Member (Finance)
Member (Estate)**

N.A-V PROPOSAL ABOUT THE PARK ENCLAVE HEIGHTS (OVERSEAS ENCLAVE PROJECT) TO BE SUBSCRIBED THROUGH ROSHAN DIGITAL ACCOUNTS.

11451/1390/BM/'22

03-01-'22/1ST

DECISION

No summary was presented to CDA Board. However, Resolution No. 2 dated 03.01.2022 of the Board of Directors / Members of Islamabad Development Funds Limited (IDFL), as received along with a draft summary for Federal Cabinet on the subject above to be placed by CDA Board before the Federal Government through proper channel, is duly considered by Board. The draft summary contains detailed layout plan of Park Enclave Heights (Overseas Enclave) project along with proposed selection criteria for marketing companies to be engaged under PPRA rules for marketing / advertisement / sale of the said project, process of applications and payment through Rosahn Digital Accounts facility, subsequent allocation of apartments through balloting by NADRA and execution of the same through FWO for timely completion of the project.

After due deliberation, the board endorsed the proposal about Park Enclave Heights (Overseas Enclave) project to be subscribed through Roshan Digital Accounts and further directed that matter be referred to Federal Cabinet for soliciting approval.

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

N.A-VI REQUEST FOR ALLOTMENT OF LAND FOR ESTABLISHMENT OF MULTIPURPOSE COMPLEX BY FWO IN SHAKARPRIAN COMPLEX AREA, ISLAMABAD.

11452/1390/BM/'22

03-01-'22/1ST

DECISION

The summary was presented by Member (P&D), CDA. It was discussed during the meeting that the Frontier Works Organization (FWO) is working actively on various new projects with Capital Development Authority (CDA) within Islamabad. FWO intends to develop a multipurpose complex by establishing a state-of-the-art museum displaying modern construction technologies. Therefore it requires a piece of land adjacent to the Sports Complex on Garden Avenue for said purpose. This multipurpose complex would comprise of; an information center, an auditorium, a training institute with some administrative offices along a state-of-the-art sports complex. FWO shall pay the levy /charges /rates as applicable, being a government entity, in accordance with Islamabad Land Disposal Regulations, 2005.

After due deliberation and on the basis of inputs of the summary, the board approved the allocation of land measuring 18,500 Sq.Yards near Sports Complex to Frontier Works Organization (FWO), as per their requirement and the Board further directed that

- a) Planning Wing may incorporate the allocated land in the layout plan; however, surrounding area will remain as open space /green area or as prescribed by CDA.
- b) Estate Wing may dispose of the subject land as per laid down regulations /procedures and fulfillment of all codal formalities as per provisions of ILDR-2005/ Policy of CDA.
- c) Finance Wing may determine the cost of land in the first instance.

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

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

