

4TH CDA BOARD MEETING FOR THE YEAR-2021 HELD ON 15-03-2021
AGENDA ITEMS

S.No	Items	Presenter
1	Execution of CDA Projects Located Adjacent to Defense Related Installation through Ministry of Defense, Government of Pakistan.	Member Engg.
2	Licensing of Green Restaurant, Café Shops and Kiosks Situated in Fatimah Jinnah Parks.	FA/Member Dir. Env't. Parks (W)
3	Regularization of Daily Wages, Contract and DPL Employees.	Member (Admin)
4	Establishment of Islamabad Metropolitan Police to help citizens and tourists.	Member (Admin)
5	Execution of the project "Conduction of Water from Indus River System at Tarbela Dam to Islamabad & Rawalpindi" under EPC (Engineering Procurement Construction) mode through the Ministry of Defense.	Member Engg.
6	Rehabilitation claim of Muhammad Shafiq Khan S/o Muhammad Hayat Khan (Supreme Court Civil Appeal No. 1124/07 dated 04-12-2015)	Member Estate
7	Development of Low Cost Housing Apartments at Farash Town for Displaced Persons of Katchi Abadis, Beneficiaries of NAPHDA and for public auction.	Member Estate
8	Conversion of Clinic Plot to Commercial Plot on the basis of orders passed by Honorable Islamabad High Court Islamabad.	Member Estate



Capital Development Authority
(Secretary CDA Board Office)

CONFIDENTIAL

No. CDA-1382/BM-SCB/2021/

Islamabad March 15, 2021

Subject: MINUTES OF 4TH CDA BOARD MEETING FOR THE YEAR 2021.

The 4th CDA Board meeting for the year 2021 was held on **March 15, 2021 (Monday) at 04:00 P.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. | 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), CDA. | Executive Member |
| 4. | Sayed Munawer Shah
Member (Engineering.), CDA | Executive Member |
| 5. | Mr. Amer Abbas Khan,
Member (Administration), CDA | Executive Member |
| 6. | Mr. Nayyar Ali Dada,
Architect | Non-Executive Member |
| 7. | Professor Dr. Muhammad Ali,
V.C, QAU, Islamabad | Non-Executive Member |
| 8. | Professor Ifitkhar Hussain Arif (HI) | Non-Executive Member |
| 9. | Mr. Ali Asgher Khan,
Architect | Non-Executive Member |
| 10. | Syed Safdar Ali, | Secretary CDA Board. |

3. Commissioner Rawalpindi as ex-officio member of the Board could not attend the meeting. Chief Commissioner, ICT in addition to the assignment of Chairman, CDA attended the meeting, while Mr. Nayyar Ali Dada, Non-Executive Member attended the meeting via video link.

4. 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:-

4.1 EXECUTION OF CDA PROJECTS LOCATED ADJACENT TO DEFENSE RELATED INSTALLATION THROUGH MINISTRY OF DEFENSE, GOVERNMENT OF PAKISTAN.

11318/1382/BM/21
15-03-'21/4TH

DECISION

The summary was presented by Member (Engineering) CDA, however, during the multimedia presentation, it was apprised to the board that the Margallah Avenue, IJ Principal Road and 10th Avenue projects are huge development projects and its execution require to be accomplished on fast track basis. There are certain strategic / defense communication infrastructure and installations located in various portions of the alignment of these projects. Working close to the vicinity of defense-related installations, private contractor's manpower and machinery could face restrictions, during the shifting of any kind of strategic infrastructure and installations in the sensitive areas.

After due deliberation, the board decided that the matter may be referred to Federal Cabinet for its appropriate decision regarding the execution of these three mega road projects through the Ministry of Defense under the EPC (Engineering Procurement Construction) mode to avoid later controversies, delays in the project as well as to ensure the security and transparency. Board further directed the Engineering Wing to prepare summary for the Federal Cabinet with justified reasons to exempt these projects from the PPRA Rules.

Action By: Member (Engg)

4.2 LICENSING OF GREEN RESTAURANT, CAFÉ SHOPS AND KIOSKS SITUATED IN FATIMAH JINNAH PARKS.

11319/1382/BM/21
15-03-'21/4TH

DECISION

The summary was presented by FA/Member CDA. It was discussed during the meeting that F-9 Park was a state-of-the-art Park in the Capital city of Islamabad with extraordinary landscape features to provide facilities to citizens. The existing Green Restaurant, Café shops and Kiosks were part of the master plan of the park. Its buildings were constructed during the year 2007 but the venture of this Park could not be completed. In order to ensure smooth and effective services delivery in the capital city, CDA has been assigned the administrative control of all directorates of Environment Wing from MCI after four years, in the light of a recent Ministry of Interior (MOI), Government of Pakistan Notification No.6-14/2020-CDA, dated 05-10-2020.

After due deliberation, the board principally approved the outsourcing of Green Restaurant and decided that one of the Non-Executive Board Members; Mr. Nayyar Ali Dada, who also pioneered architecture/designer of the Park will oversee the process and develop it in its true spirit. However, the board further directed that Terms of Reference (TORs) would be structured in the following manners, to make the already constructed Green Restaurant, Café shops, and Kiosks functional, as per its original approved design.

- a) Auction would be made "As and Where" basis through open bidding.
- b) Auction would be made under PPRA rule, Two-stage two envelopes basis.
- c) Number system be devised for technical and financial bids, whosoever, take highest marks will be successful.
- d) Pre-bid conference should be invited.
- e) There should be a defined timeline for a successful bidder to complete it and make it functional.

It was further decided to have a dedicated Park Mangers to perform all functions with a holistic approach. The revenue collected from the Park be kept in a separate account and would be utilized for the Park maintenance.

**Action By: FA/Member
Member (Admin)**

4.3 REGULARIZATION OF DAILY WAGES, CONTRACT AND DPL EMPLOYEES.

11320/1382/BM/'21
15-03-'21/4TH

DECISION

The summary was presented by Member Administration CDA. After due deliberation, the board decided to approve the recommendations of respective DSCs / DRCs in respect of daily wages, DPL and contract employees in pursuance of Islamabad High Court's judgments / decisions 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 and the CDA Board's decisions dated 13 & 19-09-2019 and dated 29-09-2020 subject to the following conditions:-

- a) The services of daily wages, DPL and contract employees (Except BS-16 & above) recommended for regularization are regularized with immediate effect, on the recommendations of requisite DSCs / DRCs at annexure **G, H, I, J, K & L** subject to availability of sanctioned vacant posts and fulfillment of initial appointment criteria as laid down in the CDA Employees Service Regulation, 1992. The services of the employees not recommended by respective DSCs / DRCs are dispensed with immediate effect.
- b) No previous service rendered, prior to regularization, on daily wages, contract and DPL basis will be counted toward pension benefit purposes.
- c) Cases of daily wages DPL and contract employees not recommended for regularization by respective DSCs / DRCs on the basis that no initial appointment criteria is available / devised in CDA Employees (Service) Regulation, 1992 but sanctioned posts are available for such employees shall be placed before the CDA Board after devising appointment method / criteria for these posts and re-consideration of such employees by the respective DSCs / DRCs for final decision by the Board.
- d) No new post will be created to accommodate any individual for his / her regularization of services.
- e) Regularization of the services of employees working on daily wages, DPL and contract basis in BS-16 & above are pended, till the finalization of pending inquiry in respect of such appointments, before any investigation agency including FIA. Their cases shall be placed before the Board for decision on conclusion of any such investigation / inquiry.

Action By: Member (Admin)

4.4 ESTABLISHMENT OF ISLAMABAD METROPOLITAN POLICE TO HELP CITIZENS AND TOURISTS.

11321/1382/BM/'21
15-03-'21/4TH

DECISION

The summary was presented by Member Administration and FA/Member CDA. It was discussed during the meeting that initiative for establishment of Metropolitan Police be taken in collaboration with the ICT and Islamabad Police. The concept is to focus on guiding and helping citizens at public places, particularly at parks and other tourist spots. Metropolitan Police will also perform duties and functions such as to educate the citizens of Capital about environment friendly practices, to guide and inform the tourists about places of interest in Islamabad and to coordinate via wireless and telephone

control with all Allied rescue departments. It will also perform Patrolling on bikes and cycles to infuse sense of security in people visiting the Capital.

After due deliberation, the board decided to establish, the first ever such Police with the name of Metro Tourist Police and with new uniform in the capital city for helping citizens and tourists at public places. The Board principally approved the utilization of half of the existing strength of police posts including Inspector of Police already available on sanctioned strength of the CDA for the newly established Metro Tourist Police. The Board further directed that ICT police will be requested to fill all the sanctioned vacant posts of police in CDA; in addition to transfer more police employees along with their posts (including one DSP/ASP) to CDA. The number of posts further required to be transferred to CDA shall be mutually determined along with other infrastructure and emoluments requirements by a committee comprising DIG (Operations) ICT Police, FA/Member CDA and Member (Administration) CDA. It was also decided to offer Special Allowance in pay to these Police employees as incentive equal to their basic pay Accordingly, ICT Police will design a course for specialized police training in this regard and new recruits / younger and educated employees of ICT Police will be preferred.

Action By: Member (Admin)

4.5 **EXECUTION OF THE PROJECT "CONDUCTION OF WATER FROM INDUS RIVER SYSTEM AT TARBELA DAM TO ISLAMABAD & RAWALPINDI" UNDER EPC (ENGINEERING PROCUREMENT CONSTRUCTION) MODE THROUGH THE MINISTRY OF DEFENSE.**

11322/1382/BM/'21
15-03-'21/4TH

DECISION

The summary was presented by Member (Engineering) CDA, After due deliberation, the board recommended that the matter may be referred to Federal Cabinet for its final decision in the light of instructions made by the honourable Minister for Planning, Development & Special Initiatives that the project of Conduction of Water from Indus River System at Tarbela Dam to Islamabad & Rawalpindi may be executed through the Ministry of Defense under the EPC (Engineering Procurement Construction) mode. Board further directed the Engineering Wing to prepare summary for the Federal Cabinet with justified reasons to exempt the subject project from the PPRA Rules.

Action By: Member (Engg)

4.6 **REHABILITATION CLAIM OF MUHAMMAD SHAFIQ KHAN S/O MUHAMMAD HAYAT KHAN (SUPREME COURT CIVIL APPEAL NO. 1124/07 DATED 04-12-2015)**

11323/1382/BM/'21
15-03-'21/4TH

DECISION

The summary was presented by Member (Estate) CDA. After due deliberation, the board assigned the matter to the concerned department for disposal of the matter legally and on merit, under the prevailing rules and laws. The board will be informed of the output of the case, accordingly.

Action By: Member (Estate)

4.7 **DEVELOPMENT OF LOW COST HOUSING APARTMENTS AT FARASH TOWN FOR DISPLACED PERSONS OF KATCHI ABADIS, BENEFICIARIES OF NAPHDA AND FOR PUBLIC AUCTION.**

11317/1382/BM/'21
15-03-'21/4TH

The summary was presented by Member (Estate) CDA. It was discussed during the meeting that in order to accommodate a larger number of families as well as settlement

of katachi abadi residents a new low cost housing scheme namely; Model Urban Shelter Project (MUSP) has been planned by the CDA. The construction work will be carried out by Frontier Works Organization (FWO) and CDA would be the executing agency. Formal concept plan has been prepared by the FWO for vertical construction whereby 4,400 apartments are planned on the designated land, allocated for this purpose. However, financial proposal will also be prepared.

After due deliberation, the board approved the proposal made at Para 2 of the summary regarding development of low cost housing apartments at frash town for displaced persons of katchi abadis, beneficiaries of NAPHDA and for public auction. The board further recommended that the matter may be referred to Federal Cabinet for seeking approval of Federal Government through MOI.

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

4.8 CONVERSION OF CLINIC PLOT TO COMMERCIAL PLOT ON THE BASIS OF ORDERS PASSED BY HONORABLE ISLAMABAD HIGH COURT ISLAMABAD.

11324/1382/BM/21
15-03-'21/4TH

DECISION

The summary was presented by Member (Estate) CDA. After due deliberation, the board viewed that matter is already pending with NAB. However, during the pendency of inquiry, investigation or proceedings before the NAB, any transfer of any right; title or interest or creation of a charge on such property cannot be carried out, in terms of NAB's Section-23-a of NAB Ordinance 1999.

Action By: Member (Estate)

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

