

6TH CDA**BOARD MEETING FOR THE YEAR-2021 HELD ON 09-07-2021****AGENDA ITEMS**

S.No	Items	Presenter
1.	Confirmation of previous minutes of the Board meeting i.e. 4 th & 5 th BM-2021.	
2.	Request for issuance of NOC for Housing Scheme Namely Paradise city in sector F-16, F-17 and G-17, Zone-II Islamabad.	Member (P&D)
3.	Request for issuance of NOC for senate avenue housing scheme, Zone-V, Islamabad sponsored by M/S Senate (Sectt). Employees Cooperative Housing Society (SSECHS).	Member (P&D)
4.	Amendment in Layout Plan of Sector I-11/1&2 Islamabad Due to Re-positioning of Graveyard.	Member (P&D)
5.	Request for implementation of CDA Board decision dated 03-04-2013 regarding planning of plots for CDA employees BPS-1 to 16 including retired and CDA Employees widows.	Member (P&D)
6.	Allotment of exchange of land in sector E-11 (Criminal Original in Writ Petition No. 114/2021 Titled case "Syed Nasir Hussain"	Member (Estate)
7.	Privatization of Jinnah Convention Center, Islamabad	Member (Estate)
8.	Construction of Grade Separation facility at Intersection of 7 th Avenue with Srinagar Highway and Underpass along Khayban-e-Suharwardy, Islamabad. (Award of work to Government Entity) /Award of work of rehabilitation & widening of IJP road,islamabad to government entity under rule 42 (f) of PPRA rules 2004.	Member (Engineering)
9.	Improvement / Widening of IJP Road (Award of work to Government Entity)	Member (Engineering)
10.	Engagement / appointment of Consultant for construction of Slaughter House/ hiring of consultants for feasibility study , design and detailed construction supervision of the project " construction of slaughter house in sector i-11/4, Islamabad"	Member (Engineering)
11.	Hearing of the case of Safa Gold Mall in compliance of PAC directive.	
NON-AGENDA ITEMS		
NA-I	Amendment in ratio of appointment for the post of director (security) bs-19 in the security cadre.	Member Admin
NA-II	Appointment as additional legal advisors in capital development authority.	Member Admin
NA-III	Award of work "Establishment of 93-No District Courts in Mauve Area G-11/4, Islamabad to Government Entities under rule 42 (f) of PPRA rules 2004.	Member (Engineering)



Capital Development Authority
(Secretary CDA Board Office)

CONFIDENTIAL

No. CDA-1384/BM-SCB/2021/

Islamabad July 09, 2021

Subject: **MINUTES OF 6TH CDA BOARD MEETING FOR THE YEAR 2021.**

The 6thCDA Board meeting for the year 2021 was held on **July 09 2021 (Friday) at 02:30 PM** 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 ShakeelAsghar,
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. | Mr. Nayyar Ali Dada,
Architect | Non-Executive Member |
| 7. | Professor Dr. Muhammad Ali (TI),
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 attended the meeting. Chairman, CDA also attended the meeting in the status of Chief Commissioner ICT. While, Mr. Naveed Ilahi and Mr. Nayyar Ali Dada Members of the Board attended the meeting online.

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:-

5. Moreover, Rana Abdul Qayum, owner of the Safa Gold Mall attended a special hearing before the CDA Board, in compliance with the directions of PAC.

6.1 CONFIRMATION OF PREVIOUS MINUTES OF THE BOARD MEETING I.E. 4TH& 5TH BM-2021.

DECISION

The board confirmed / endorsed the previous board minutes / decisions of meeting (i.e. 4th and 5th BM-2021).

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

6.2 REQUEST FOR ISSUANCE OF NOC FOR HOUSING SCHEME NAMEDLY 11348/1384/BM/'21 PARADISE CITY IN SECTOR F-16, F-17 AND G-17, ZONE-II ISLAMABAD. 09-07-'21/6TH

DECISION

The summary was presented by Member (P&D) CDA. The case was discussed in detail and during the discussion, it was pointed out that the matter had also been reported in media that the land of the subject scheme was scattered. The Board was of the view that the sale and marketing of any housing scheme should be restricted during the processing of LOP and NOC. The members of the Board highlighted that the aspect of Audit Para has not been incorporated in the summary, whereby the audit Para was settled by the PAC with the directions to the Authority that if the sponsors of the scheme fulfill the requisite conditions / formalities their case may be considered under the prevailing rules and regulations.

It was further pointed out by Director (HS) that the provision of ROW for principal roads and transfer of its 145 kanals land ownership in favor of CDA is a mandatory requirement for the sponsors of the scheme.

After due deliberation and on the basis of information/inputs of the summary, the board was of the view that observations mentioned in the list have not yet been fulfilled. Planning Wing is, therefore directed to explain as to whether the sponsors have to fulfill the said requirements. In case the same are mandatory then Planning Wing may ensure their compliance and submit before the Board after completing all requisite formalities. In case the same are not mandatory conditions, a certificate to the effect may be issued. The subject case would be presented to the board within a week's time.

Action By: Member (P&D)

6.3 REQUEST FOR ISSUANCE OF NOC FOR SENATE AVENUE HOUSING SCHEME, 11349/1384/BM/'21 ZONE-V, ISLAMABAD SPONSORED BY M/S SENATE (SECTT). EMPLOYEES COOPERATIVE HOUSING SOCIETY (SSECHS). 09-07-'21/6TH

DECISION

The summary was presented by Member (P&D), CDA. After due deliberation, CDA Board approved the proposal made at Para 4 of the summary, subject to the condition that NOC would be issued by the Planning Wing, on completion of due process, physical examination, certification, verification, completion of all pending other investigation/applications (FIA, NAB and etc) and fulfillment of all codal formalities. Moreover, planning wing will submit a certificate that all these requirements are completed in all respect.

It was observed by the Board Members that summaries presented by the planning wing should be complete in all respect. Moreover, they are to be updated with facts and thoroughly examined that all pre-requisites/conditions have been fulfilled. Additionally, specific recommendations/proposals may be incorporated in the Summary. The Board further directed the Planning Wing to place all requirements / check list for issuance of LOP and NOC before the board. The same will also be placed at the CDA website for the convenience of the general public and for ensuring transparency.

Action By: Member (P&D)

6.4 **AMENDMENT IN LAYOUT PLAN OF SECTOR I-11/1&2 ISLAMABAD DUE TO RE-POSITIONING OF GRAVEYARD.**
11350/1384/BM/'21
09-07-'21/6TH

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 05 to 09 of the summary, subject to completion of rules, regulations and fulfillment of all codal formalities, in accordance with the provisions of ILDR, 2005 as well as Regulations of the Amendment in Layout, Plans 2019. The Board further directed that Planning and Estate Wings must ensure fair and transparent allotment process. Moreover, consent of the aggrieved allottees be obtained to avoid any future legal complications.

Action By: Member (P&D)

6.5 **REQUEST FOR IMPLEMENTATION OF CDA BOARD DECISION DATED 03-04-2013 REGARDING PLANNING OF PLOTS FOR CDA EMPLOYEES BPS-1 TO 16 INCLUDING RETIRED AND CDA EMPLOYEES WIDOW.**
11351/1384/BM/'21
09-07-'21/6TH

DECISION

The summary was presented by Member (P&D), CDA. The Board observed that the summary did not contain updated facts and the latest court orders on the subject matter. The Board emphasized that all Wings of CDA should present summaries with updated facts containing clear recommendations. The board further directed the Planning Wing to resubmit the instant summary with revised subject, updated facts and court orders along with clear recommendations /proposals.

Action By: Member (P&D)

6.6 **ALLOTMENT OF EXCHANGE OF LAND IN SECTOR E-11 (CRIMINAL ORIGINAL IN WRIT PETITION NO. 114/2021 TITLED CASE "SYED NASIR HUSSAIN"**
11352/1384/BM/'21
09-07-'21/6TH

DECISION

The summary was presented by Member Estate, CDA. After due deliberation and on the basis of inputs of the summary, the board decided that the applicant along with his counsel be afforded a hearing opportunity in the forthcoming board meeting, in compliance with the directions of the Honorable Islamabad High Court, Islamabad.

Action By: Member (Estate)

6.7 PRIVATIZATION OF JINNAH CONVENTION CENTER, ISLAMABAD.

11353/1384/BM/'21

09-07-'21/6TH

DECISION.

The summary was presented by Member (Estate), CDA. It was apprised to the Board that the Ministry of Privatization, Privatization Division had placed a summary before the Cabinet Committee on Privatization (CCoP). The Cabinet Committee on Privatization (CCoP) vide its decision dated 21.08.2020 approved the transaction structure proposed at Para 2 and recommendations made at Para 5 of the summary dated 13.08.2020. The Decision of the CCoP was subsequently ratified by the Federal Cabinet vide Cabinet Decision No 622/34/2020 dated 01.09.2020. Ministry of Privatization requested Ministry of Interior to submit a formal request to the CDA for making the necessary changes in allotment letter at earliest so that the sale of the JCC property may be undertaken in a timely manner.

After due deliberation, on the basis of information and inputs in summary, the board considered that a briefing on the crux of matter be taken from DG Privatization Commission in the forthcoming meeting of the Board.

Action by: Member (Estate)

6.8 CONSTRUCTION OF GRADE SEPARATION FACILITY AT INTERSECTION OF 7TH AVENUE WITH SRINAGAR HIGHWAY AND UNDERPASS ALONG KHAYBAN-E-SUHARWARDY, ISLMABAD. / EXECUTION OF GRADE SEPARATION PROJECT AT INTERSECTION OF 7TH AVENUE AND SRINAGAR HIGHWAY & KHAYABAN-E-SUHARWARDY, LOCATED ADJACENT TO SENSITIVE OFFICES THROUGH THE MINISTRY OF DEFENSE, GOVERNMENT OF PAKISTAN

11354/1384/BM/'21

09-07-'21/6TH

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 execution of the project of Construction of Grade Separation Facility at Intersection of 7th Avenue with Srinagar Highway and Underpass along Khayaban-e-Suharwardy Islamabad with approved estimated cost of Rs. 1501.89 Million, in accordance with the 42 (f) of PPRA Rules as Notified by the PPRA.

Action By: Member (Engineering)

6.9 IMPROVEMENT / WIDENING OF IJP ROAD (AWARD OF WORK TO GOVERNMENT ENTITY) / AWARD OF WORK OF REHABILITATION & WIDENING OF IJP ROAD, ISLAMABAD TO GOVERNMENT ENTITY UNDER RULE 42 (f) OF PPRA RULES 2004.

11355/1384/BM/'21

09-07-'21/6TH

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 execution of the project and award of the work of Rehabilitation and Widening of IJP Road, Islamabad, in accordance with the 42 (f) of PPRA Rules, as notified by the PPRA.

Action By: Member (Engineering)

6.10 HIRING OF CONSULTANTS FOR FEASIBILITY STUDY , DESIGN AND DETAILED CONSTRUCTION SUPERVISION OF THE PROJECT “CONSTRUCTION OF SLAUGHTER HOUSE IN SECTOR I-11/4, ISLAMABAD”
11356/1384/BM//21
09-07-'21/6TH

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 summary regarding Consultancy Services of the feasibility study through M/S NFSPAK, being the lowest bidder with the following condition:-

- Quoted rates with bid value Rs. 6,920,000/- reduced from Rs. 7,500,000 on voluntarily basis for design phase of the project.

Action By: Member (Engineering)

6.11 HEARING OF THE CASE OF SAFA GOLD MALL IN COMPLIANCE OF PAC DIRECTIVE.
11357/1384/BM//21
09-07-'21/6TH

DECISION

The matter was discussed at length by the Board members in compliance to the PAC directions and after due deliberation, the Board observed that the Authority cannot proceed ahead in the instant matter as the same is sub-judice in the Islamabad High Court and NAB Court.

Action By: Member (Estate)

NA-I AMENDMENT IN RATIO OF APPOINTMENT FOR THE POST OF DIRECTOR (SECURITY) BS-19 IN THE SECURITY CADRE.
11358/1384/BM//21
09-07-'21/6TH

DECISION

The summary was presented by Member (Admin) CDA. After due deliberation and on the basis of inputs of the summary, the board observed that present proposal regarding ratio of initial recruitment / appointment against the posts of Director Security may be examined and re-submitted before the Board with regard to such ratio for all posts in BS-19 in CDA.

Action By: Member (Admin)

NA-II APPOINTMENT AS ADDITIONAL LEGAL ADVISORS IN CAPITAL DEVELOPMENT AUTHORITY.
11359/1384/BM//21
09-07-'21/6TH

DECISION

No summary was presented in the Board. However, it was appraised to the Board that in the light of directions of 5th Board meeting dated 02.06.2021, consent of the Barrister Saad Rasual was obtained on 08.07.2021, in response to the CDA letter dated 07.07.2021. The Board further directed that formal letter for engagement of Mr. Khurram Mahmood Qureshi, Advocate High Court and Barrister, Saad Rasual as Additional Legal Advisor will be issued on terms and conditions already in vogue and copy of the same will also be forwarded to Ministry of Law & Justice, Government of Pakistan.

Action By: Member (Admin)

NA-III AWARD OF WORK "ESTABLISHMENT OF 93-NO DISTRICT COURTS IN MAUVE AREA G-11/4, ISLAMABAD TO GOVERNMENT ENTITIES UNDER RULE 42 (F) OF PPRA RULES 2004.
11360/1384/BM/'21
09-07-'21/6TH

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 execution of the project and award of the work of "Establishment of 93-No District Courts in Mauve Area G-11/4, Islamabad in accordance with the 42 (f) of PPRA Rules, as notified by the PPRA.

Action By: Member (Engineering)

NA-IV AMENDMENT IN PROMOTION RULES OF THE POSTS OF ASSOCIATE PHYSICIANS (MEDICAL & ALLIED ASSOCIATE SURGEONS (SURGICAL & ALLIED) BS-18 AND OTHER EQUIVALENT TO THE POSTS OF PHYSICIAN/SURGEON (BS-19)-REMOVAL OF ANOMALY.
11361/1384/BM/'21
09-07-'21/6TH

DECISION

No summary was presented in the Board. However, it was appraised to the Board that in the 5th Board meeting dated 02.06.2021; the board approved that the minimum length of service for promotion on regular basis to the post in BS-19 shall remain to be 12 years in BS-17 and above wherein the service requirement in BS-18 shall be five (5) years. However, the board did not decide about proposal that 5 years services in BS-18 should be in the relevant specialty / field. The board therefore, decided that for promotion on regular basis to BS-19 posts of any specialty / specialized field, the service in BS-18 shall be mandatory in that specialty / specialized field. All other requirements/conditions of eligibility for promotion shall remain the same.

Action By: Member (Admin)

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

