



Capital Development Authority  
(Secretary CDA Board Office)

CONFIDENTIAL

No. CDA-1366/BM-SCB/2020/

Islamabad July 24, 2020

Subject: MINUTES OF 9<sup>TH</sup> CDA BOARD MEETING FOR THE YEAR 2020.

The 9<sup>th</sup> CDA Board meeting for the year 2020 was held on **July 24, 2020 (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. Mr. Amer Ali Ahmed, (In Chair)  
Chairman, CDA-  
(Additional Charge),  
Chief Commissioner ICT
2. Rana Shakeel Asghar,  
FA/Member ,CDA/  
Member (Admin),CDA.  
(Look after charge)
3. Dr. Shahid Mehmood,  
Member (P&D), CDA  
Member (Engg.), CDA  
(Look after charge)
4. Mr. Naveed Ilahi,  
Member (Estate),CDA.  
(Look after charge)
5. 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 Member Finance / Member Admin, Member Estate and Member Planning & Design / Member Engineering were present in the meeting.

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 made following decisions:-

9.1 **ACCEPTANCE/REJECTION OF BIDS. AUCTION OF COMMERCIAL PLOTS HELD FROM 15<sup>TH</sup> JULY TO 17<sup>TH</sup> JULY, 2020..**

11186/1366/BM/'20  
24-07-'20/9<sup>th</sup>

**DECISION**

The summary was presented by Member Finance, CDA. After due deliberation, Board accepted the 12 bids of plots from Serial No. 1 to 6 and 8 to 13, except the bid of Plot No. 10 at Serial No. 07 as contained in Para 4 of the summary. Board discussed that CDA recent commercial auction remained successful and investors and developers showed their confidence in policies of the government as well as CDA and offered record bids. This would promote the construction industry leading towards enhanced economic activity and employment generation. Therefore, the Board directed that the concerned formations be planned next auction in the month of September 2020 for the remaining / balance plots of residential area, commercial area and Blue areas of the city.

**Action By: Member (Finance)**

**Action By: Member (Estate)**

**DFA-II**

9.2 **RISK ALLOWANCE FOR ALL HEALTHCARE WORKERS PERFORMING DUTIES RELATED TO COVID-19**

11187/1366/BM/'20  
24-07-'20/9<sup>th</sup>

**DECISION**

The summary was presented by Member Admin, CDA. After due deliberation, CDA Board principally agreed with the proposal considering Corona Pandemic. However, the proposed implication and incidence needs to be re-scrutinized on the basis of duty actually performed, so that transparency can be ensured. The allocation should not be arbitrary rather should be evidence based. So that only those employees are considered who were actually exposed to the risk.

**Action By: Member (Admin)**

9.3 **DISCUSSION ON REQUEST FOR CHANGE IN THE LND USE OF MAUVE AREA SECTORS G-13 & G-14, ISLAMABAD.**

11188/1366/BM/'20  
24-07-'20/9<sup>th</sup>

**DECISION**

Member P&D presented a letter of Director General FGEHA vide No. F.No.20 (02)/2020-G-12, 13 and G-14/DPHA dated 01.07.2020 along with a draft summary prepared by the FGEHA for approval of the Federal Cabinet regarding the change in land use of Mauve Area of Sectors G-12, G-13 and G-14. Board was apprised with the back ground of the case along with CDA Board decisions dated 16.04.2019 and 20.03.2020.

After due deliberation, the Board reviewed the matter and point of view of Board is that the Cabinet has already decided in the matter vide Case No 374/15/2019 dated 09.04.2019. However it was observed that the input of CDA may also be taken. CDA referred the matter to decide the Cabinet being competent authority that the change in land use requires changes in Master Plan. The same was again returned with the correction and correction of Cabinet decision was received for implementation. The decision of the cabinet is final; however, CDA would request the Cabinet to consider the facts that this 4 Kilometer strip is originally reserved for the Government / Attached Departments /Autonomous & Semi Autonomous bodies' offices etc. If the same is handed over directly to Housing Authority to utilize for residential & commercial purposes there will be negligible space available for future utilization for Govt. offices. This factor may very kindly be considered while disposing off the matter. FGEHA be informed

with the updated comments of CDA Board to incorporate in the current summary, accordingly, before submitting to Federal Cabinet through Ministry of Housing & Works.

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

NA-1 **WRIT PETITION 1772/2020 TITLED MRS. ZEENAT SALIM VS PAKISTAN NAVY FORMS**

11189/1366/BM/'20  
24-07-'20/9<sup>th</sup>

**DECISION**

Member P&D presented a letter of Section Officer (CDA-II), Ministry of Interior vide No. F.5-22/2020/CDA-II dated 23.07.2020 along with Honorable Islamabad High Court order Sheet dated 23.07.2020 in writ Petition 1772/2020 titled Mrs. Zeenat Salim Vs Pakistan Navy Forms, wherein it was referred that matter may be considered before CDA Board and outcome on the matter may also be shared with the MOI for formal approval of Federal Cabinet.

Board was apprised with the following back ground of the case:-

- The than prime Minister of Pakistan had pleased to direct the water sports centers be developed at various location including Rawal Lake subject to the report to be submitted by the consultant on the environmental impact vide PM'S Sectt U.O No.3(11)-50/ME/92 dated 18.10.1992.
- The than prime Minister of Pakistan had pleased to approve development of water Sports Centre at Rawal Lake and the water related activity in Rawal Lake will be subject to conditions proposed in the EIA study conducted by M/s RCG/Higher Bailey Inc Islamabad vide PM'S Sectt U.O No.5157-AS(FA)/94 dated 9.11.1994.
- Rawal Lake falls under administratively controlled by Small Dams Organization, Rawalpindi; Government of Punjab.
- No formal allotment letter for land issued by the CDA
- No Building Plan had been approved by the CDA.
- Presently, Area of Lake View Parks falls under the jurisdiction of Environment Urban Directorate, Metropolitan Corporation Islamabad.
- CDA Issued Notices on various dates 17.11.2019, 21.02.2020 and 13.07.2020 for the stoppage of illegally unauthorized construction work of Pakistan Navy Sailing Club. Accordingly the same was sealed in response to the above notices.

After due deliberation, CDA Board decided that a summary in this regard be prepared by the Planning Wing focusing on the factual position of the case along with addition the statement of current Director Environment Urban, MCI and latest pictorial view /snaps of the area. Thereafter the same would be transmitted to the Federal Government through MOI for appropriate decision.

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

NA-2 **REVISION OF FEE STRUCTURES / ENCOURAGING VERTICAL CONSTRUCTION**

11190/1366/BM/'20  
24-07-'20/9<sup>th</sup>

**DECISION**

CDA board further deliberated on the item No.8.6 of 8<sup>th</sup> Board meeting dated 09.07.2020 and discussed that CDA had been directed to introduce measures/steps for enhancing the land utility by promoting the construction of multi-story buildings, to enhance and protect the green factor of the capital and

to revisit the rules procedures/fee structures and the same was linked with the auction of plots held on 15 to 17 July 2020.

Now the auction concluded in a successful manner and handsome rates/bids of plots were offered. The board decided that if the federal government necessitates revision of rules, policies, procedures, and rates, etc. Therefore, CDA would however, proposed a revised policy for the approval of Federal Cabinet through MOI to facilitate the construction industry, enhance economic activity for improvement, relaxation in the rules, policy, and increase in the timeline procedure. The board directed that the concerned formations would prepare a comprehensive revised policy and procedure which includes on the issues, complications for revision of rates, audit point of view, precedents and relaxation of rules, policy & procedure etc. The proposed revised policy would also be applicable for all not for individualize. Finance Wing in consultation with Planning Wing and Estate Wing would present a revised policy to CDA Board for consideration.

**Action By: Member (Finance)**

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

**Action By: Member (Estate)**

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

