

9THCDA BOARD MEETING FOR THE YEAR-2021 HELD ON 01-10-2021**AGENDA ITEMS**

S.No	Items	Presenter
1.	Confirmation of minutes of 8 th CDA Board Meetings-2021.	
2.	Hiring of Consultancy Services for i) Design Vetting ii) Construction supervision as (AER) Assistant to Employers Representative for an EPC contract for Low Cost Housing Project at Ali Pur Farash, Islamabad.	Member Engg.
3.	Consultancy Services for planning, detailed Engineering Design and Construction supervision of Grade Separation facility at Intersection of 7 th Avenue with Khayabane-e- Suharwardy, Islamabad.	Member Engg.
4.	Hiring of Consultancy services for construction supervision of Project "Rehabilitation and Widening of IJP Road, Islamabad."	Member Engg.
5.	Construction Shahdara and Chinot Dams.	Member Engg.
6.	Ladies Club at G-10 Markaz, Islamabad.	Member Engg.
7.	Rate of Mark up on State Provident Fund i.e. General Provident Fund for Fiscal Year 2020-2021.	FA/Member
8.	Non Implementation of Wafaqi Mohtasib Findings (Plot No. 12, St. 26, F-6/2).	Member Estate
9.	Wafaqi Mohtasib case regarding waiver of delay charges on plot No. 925 Sector, E-12.	Member Estate
10.	Request for Restoration of plots cancelled on account of non conforming use and nonpayment of Dues.	Member Estate
11.	Withdrawal of cancellation letter of property No.47, School road Sector F-7/1, Islamabad.	Member Estate
12.	Report of Director Land Rehabilitation in compliance with agenda No.7.5 refer to 1136/1385/BM-21- 26 July 2021 circulated vide CDA 385/BM-SCB/20211372 12.08.2021	Member Estate
13.	Appeal before CDA Board on behalf of Ms/APCO under Regulation 22 of ILDR 2005	Member Estate
14.	Directions of honorable Mr. justice Baber Sattar of Islamabad High Court Islamabad in WP No.384/2021 against plot No. 4 Sector F-8 / G-8 Blue Area, Islamabad	Member Estate
15.	Integration plan of Ghandhara Heritage and Cultural Centre with Citizen Club Building F-9 Park, a project by CDA.	Member (P&D)
16.	Writ Petition No. 2035/2021, titled Jamia Masjid Ashab-E-Suffah Vs CDA.	Member (P&D)
17.	Amendment in Layout Plan of Sector I-16, Islamabad.	Member (P&D)
18.	Request for Allotment of land to the office of Controller General Accounts (CGA).	Member (P&D)
19.	Approval of Lay out Plan Markaz I-15, Islamabad.	Member (P&D)
20.	Personal Up-gradation / Out of Turn promotion in CDA- in compliance of Islamabad High Court order dated 25.09.2020 in Writ petition No. 34/2020 titled "Yasir Litif Gill Others".	Member Admin
21.	Amendment in ratio of appointment for the posts of director BS-19 in CDA.	Member Admin
22.	Incorporation of new rules for streamlining the procedure of Re-imburement and Referral.	Member Admin
23.	Considering condonation of delay in time period in filling of appeals / representations against GWLs of categories D, E and F of residential accommodation.	Member Admin
24.	Adopting of Proposals for Austerity Measure in Capital Development Authority.	Member Admin
25.	Engagement of additional Legal Advisor in CDA	Member Admin
Non Agenda Items		
NA-I	Award of infrastructure Development work of Sector C-14, C-15and C-16 to Government entity under Rule 42-F of PPRA Rules, 2004.	Member Engg.
NA-II	Ratification/ Correction of CDA Board Decision dated 02-06-2021 in case titled Revision of Payment Plan for Installments of Park Enclave Phase-III, Islamabad.	Member Estate
NA-III	Uniform Policy for Approvals / Regularization of Commercial Buildings.	Member (P&D)

NA-IV	Transfer of Land for the Construction of Shelter Homes (Panahgahs) in Islamabad.	Member (P&D)
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CONFIDENTIAL

Capital Development Authority
(Secretary CDA Board Office)

No. CDA-1387/BM-SCB/2021/

Islamabad, October 01, 2021

Subject: MINUTES OF 9TH CDA BOARD MEETING FOR THE YEAR 2021.

The 9thCDA Board meeting for the year 2021 was held on **October 01, 2021 (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:

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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. | Mr. Ali Asghar Khan
Architect | Non-Executive Member |
| 9. | Syed Safdar Ali, | Secretary CDA Board. |

3. The Chairman, CDA attended the meeting in capacity of the Chief Commissioner, ICT and Director Development as representative of Commissioner Rawalpindi Ex-officio Member of the Board also attended the meeting. Mr. Nayyar Ali Dada, Board Member attended the meeting online. Professor: Iftikhar Hussain Arif (HI) Members of the Board could not attend the meeting due to his illness.

4. In addition to above, Chairman, of the Masjid Committee namely; Mr. Khalid Khan, petitioners /applicant attended the meeting in the light of IHC directions Writ Petition No. 2035/2021, titled Jamia Masjid Ashab-E-Suffah Vs CDA.

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:-

9.1 **CONFIRMATION OF 8TH CDA BOARD MEETING-2021.**

DECISION

The board confirmed / endorsed the previous board minutes / decisions of meeting (i.e. 8th BM-2021).

9.2 **HIRING OF CONSULTANCY SERVICES FOR I) DESIGN VETTING II) CONSTRUCTION SUPERVISION AS (AER) ASSISTANT TO EMPLOYERS REPRESENTATIVE FOR AN EPC CONTRACT FOR LOW COST HOUSING PROJECT AT ALI PUR FARASH, ISLAMABAD.**

11384/1387/BM/'21
01-10-'21/9TH

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 engagement/appointment of Consultant M/S NFSPAK, (being the highest rank) for Design Vetting and Construction Supervision as (AER) Assistant to Employers Representative for Low-Cost Housing Project at Ali Pur Farash, Islamabad, subject to the condition that the consultancy cost would not exceed the provisions contained in the PC-I.

Action By: Member (Engineering)

9.3 **CONSULTANCY SERVICES FOR PLANNING, DETAILED ENGINEERING DESIGN AND CONSTRUCTION SUPERVISION OF GRADE SEPARATION FACILITY AT INTERSECTION OF 7TH AVENUE WITH KHAYABANE-E- SUHARWARDY, ISLAMABAD.**

11385/1387/BM/'21
01-10-'21/9TH

DECISION

The summary was presented by Member (Engineering), CDA. It was discussed during the meeting that Engineering Wing would ascertain the willingness of the consultant of the project, the consultancy firm shall be allowed to continues the supervision of work of the project, if it agrees to continue on pervious terms/percentage of the cost of the project, otherwise the Engineering Wing would take up the supervision work of the project, departmentally. After due deliberation and on the basis of inputs of the summary, the board approved the proposal contained in summary subject to the condition that cost of the consultancy services would not exceed the 1 % (Percent) of the cost of PC-I of the project.

Action By: Member (Engineering)

9.4 **HIRING OF CONSULTANCY SERVICES FOR CONSTRUCTION SUPERVISION OF PROJECT "REHABILITATION AND WIDENING OF IJP ROAD, ISLAMABAD."**

11386/1387/BM/'21
01-10-'21/9TH

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 engagement/appointment of Consultant M/S NFSPAK, (being the lowest bidder) for Construction Supervision of Project "Rehabilitation and Widening of IJP Road, Islamabad, subject to the condition that the consultancy firms would not exceed the provision contained in the PC-I.

Action By: Member (Engineering)

9.5 CONSTRUCTION OF SHAHDARA AND CHINOT DAMS.

11387/1387/BM/'21
01-10-'21/9TH

DECISION

The summary was presented by Member (Engineering), CDA, who apprised to the board that on account of increasing population factor, the gap of water supply-demand persists in Islamabad, even utilization of all resources in the ideal situation. After due deliberation and on the basis of inputs of the summary, the board principally approved the proposal regarding the construction of Shahdara and Chinot Dams and award of execution Work to Government Entity in accordance with the 42 (f) of PPRA Rules 2004, as notified by the PPRA. However, the board further decided that the matter may be referred to Federal Government for seeking permission for the construction of Shahdara and Chinot Dams with the request that allocation of funds be made from Public Sector Development Program (PSDP).

Action By: Member (Engineering)

9.6 LADIES CLUB AT G-10 MARKAZ, ISLAMABAD.

11388/1387/BM/'21
01-10-'21/9TH

DECISION

The summary was withdrawn by Member (Engineering), CDA. However, the board observed that due to the prolonging and delaying factors of any project the quality of work and cost of the project is disturbed, in future executing formation of the authority will take remedial steps toward timely completion of the project.

Action By: Member (Engineering)

9.7 RATE OF MARK UP ON STATE PROVIDENT FUND I.E. GENERAL PROVIDENT FUND FOR FISCAL YEAR 2020-2021.

11389/1387/BM/'21
01-10-'21/9TH

DECISION

The summary was presented by the Member Finance, CDA. After due deliberation and on the basis of information/inputs of the summary, the board approved the adoption of the rate of markup on State Provident Fund i.e. General Provident Fund for the fiscal year 2020-2021 in toto, with effect from the date of its issuance of Government of Pakistan, Finance Division (Budget Wing), letter No. F.8(1)GS-I/2018-1338, dated 12.08.2021. It was decided that in future routine matters regarding adoption of Government orders may be decided by FA/Member.

Action By: Member Finance

9.8 NON IMPLEMENTATION OF WAFAQI MOHTASIB FINDINGS (PLOT NO. 12, ST. 26, F-6/2).

DECISION

The above item was withdrawn by the concerned formation/ Wing.

9.9 **WAFaqI MOHTASIB CASE REGARDING WAIVER OF DELAY CHARGES ON PLOT NO. 925 SECTOR, E-12 / IMPLEMENTATION OF HONORABLE WAFaqI MOHTASIB RECOMMENDATIONS AGAINST THE PLOT NO. 925 SECTOR, E-12/1, ISLAMABAD.**

11390/1387/BM/'21
01-10-'21/9TH

DECISION

The summary was presented by the Member (Estate). After due deliberation and on the basis of information / inputs of the summary, the board directed that outstanding premium along with any ancillary charges be charged from the allottee in accordance with prevailing policy as the same has already been charged and deposited by other allottees. The office of Honorable Wafaqi Mohtasib may be informed accordingly.

Action By: Member (Estate)

9.10 **REQUEST FOR RESTORATION OF PLOTS CANCELLED ON ACCOUNT OF NON CONFORMING USE AND NONPAYMENT OF DUES.**

11391/1387/BM/'21
01-10-'21/9TH

DECISION

The summary was presented by the Member (Estate). After due deliberation and on the basis of information / inputs of the summary, the board decided the following: -

- a. Based on field survey, detailed report of BCS and endorsement of Scrutiny Committee regarding restoration of plot No. 5-C, F-10, Markaz Islamabad is approved subject to fulfillment of all codal formalities.
- b. Property / Plots cancelled due to non-payment of outstanding dues i.e. Plot No. 21-C, G-10 Markaz, Plot No. 08, Park Enclave, Plot No. 09, Park Enclave, Plot No. 2-R, Class – III Sector, I-14/2 and Plot No. C-I, Sector G-5 Diplomatic Enclave, the recommendations of the Scrutiny Committee be referred to Legal Advisor for legal opinion in pursuance to the rules, regulations and prevailing policy in the subject matter. Moreover proper scrutiny of record be carried out by Scrutiny Committee to rule out any chances of tempering/ receipt of back dated applications for restoration. While, the applicants of plots mentioned in para-4 of summary be afforded hearing opportunity to explain their point of view before the Scrutiny Committee.

Action By: Member (Estate)

9.11 **WITHDRAWAL OF CANCELLATION LETTER OF PROPERTY NO.47, SCHOOL ROAD SECTOR F-7/1, ISLAMABAD.**

DECISION

The above item was deferred.

9.12 **REPORT OF DIRECTOR LAND REHABILITATION INCOMPLIANCE WITH AGENDA NO.7.5 REFER TO 11366/1385/BM-21- 26 JULY 2021 CIRCULATED VIDE CDA 1385/BM-SCB/2021/1372 dated 12.08.2021**

11392/1387/BM/'21
01-10-'21/9TH

DECISION

The summary was presented by the Member (Estate). After due deliberation and on the basis of information / inputs of the summary, the board directed that the position narrated in the report of Director Land be submitted to the Honorable Islamabad high court Islamabad.

Action By: Member (Estate)

9.13 APPEAL BEFORE CDA BOARD ON BEHALF OF MS/APCO UNDER REGULATION 22 OF ILDR 2005.

DECISION

The above item was deferred.

9.14 DIRECTIONS OF HONORABLE MR. JUSTICE BABER SATTAR OF ISLAMABAD HIGH COURT ISLAMABAD IN WP NO.384/2021 AGAINST PLOT NO. 4 SECTOR F-8 / G-8 BLUE AREA, ISLAMABAD.

DECISION

The above item was deferred.

9.15 INTEGRATION PLAN OF GHANDHARA HERITAGE AND CULTURAL CENTRE WITH CITIZEN CLUB BUILDING F-9 PARK, A PROJECT BY CDA.

11393/1387/BM/'21
01-10-'21/9TH

DECISION

The summary was presented by the Member (P&D), CDA. After due deliberation and on the basis of information / inputs of the summary, the board approved the proposal made at Para 5 and 6 of the summary. However it was decided that the private members of the Management Committee will be appointed by the CDA Board. Therefore draft regulations may be amended accordingly before being duly notified.

Action By: Member (P&D)

9.16 WRIT PETITION NO. 2035/2021, TITLED JAMIA MASJID ASHAB-E-SUFFAH VS CDA.

11394/1387/BM/'21
01-10-'21/9TH

DECISION

The summary was presented by the Member (P&D), CDA who appraised the Board about the background of the case. In pursuance of the judgment of the Honorable Islamabad High Court, dated 21.06.2021 the petitioner Mr. Khalid Khan, Chairman of the Masjid Committee was afforded an opportunity to appear before the Board. The petitioner appeared and presented his case in detail.

After due deliberation and on the basis of information / inputs of the summary as well as point of view of the petitioner, the Board observed that the plot No. 249-H at the site is approximately 40 feet away from the approved site of Masjid, hence, the stance of the petitioner does not merit any consideration. The Board also noticed that the management of the Masjid encroached on the CDA Land by establishing pre-fabricated rooms, toilets, and ablution area. Board further directed that Urban Planning Directorate, Planning Wing would submit physical survey report of the site along with pictorial /snaps before the Honorable Islamabad High Court.

Action By: Member (P&D)

9.17 AMENDMENT IN LAYOUT PLAN OF SECTOR I-16, ISLAMABAD.

DECISION

The above item was deferred.

9.18 REQUEST FOR ALLOTMENT OF LAND TO THE OFFICE OF CONTROLLER GENERAL ACCOUNTS (CGA) / REQUEST FOR PROVISION OF LAND FOR CONSTRUCTION OF CONTROLLER GENERAL OF ACCOUNTS COMPLEX AT ISLAMABAD.

11395/1387/BM/'21
01-10-'21/9TH

DECISION

The summary was presented by Member (P&D) CDA. After due deliberation and on the basis of information / inputs of the summary, board approved the proposal made at paras 05 and 07 of the summary and Board further directed that

- a) Planning Wing may incorporate the subject plot in the layout plan.
- b) Estate Wing may dispose off the subject plot / land as per laid down regulations / procedures and fulfillment of all codal formalities as per provisions of ILDR-2005 / Policy of CDA.
- c) Necessary approval may be sought from competent forum.
- d) Finance Wing may determine the cost of land in the first instance.

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

9.19 APPROVAL OF LAY OUT PLAN MARKAZ I-15, ISLAMABAD. / APPROVAL OF LAY OUT PLAN I-15 MARKAZ, ISLAMABAD.

DECISION

The above item was deferred.

9.20 PERSONAL UP-GRADATION / OUT OF TURN PROMOTION IN CDA- IN COMPLIANCE OF ISLAMABAD HIGH COURT ORDER DATED 25.09.2020 IN WRIT PETITION NO. 34/2020 TITLED "YASIR LITIF GILL OTHERS".

DECISION

The above item was deferred.

9.21 AMENDMENT IN RATIO OF APPOINTMENT FOR THE POSTS OF DIRECTOR BS-19 IN CDA.

DECISION

The above item was deferred.

9.22 INCORPORATION OF NEW RULES FOR STREAMLINING THE PROCEDURE OF RE-IMBURSEMENT AND REFERRAL

DECISION

The above item was deferred.

9.23 CONSIDERING CONDONATION OF DELAY IN TIME PERIOD IN FILING OF APPEALS / REPRESENTATIONS AGAINST GWLS OF CATEGORIES D, E AND F OF RESIDENTIAL ACCOMMODATION.

The above item was deferred.

9.24 ADOPTING OF PROPOSALS FOR AUSTERITY MEASURE IN CAPITAL DEVELOPMENT AUTHORITY.

DECISION

The above item was deferred.

9.25 ENGAGEMENT OF ADDITIONAL LEGAL ADVISOR IN CDA

DECISION

The above item was deferred.

NA-I AWARD OF INFRASTRUCTURE DEVELOPMENT WORK OF SECTOR C-14, C-15 AND C-16 TO GOVERNMENT ENTITY UNDER RULE 42-F OF PPRA RULES, 2004.
11396/1387/BM/21
01-10-'21/9TH

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 the summary and board further directed that the execution work of Infrastructure Development in the following sectors C-14, C-15, C-16, E-12 and I-12 be awarded to the Government Entity, in accordance with the 42 (f) of PPRA Rules 2004, as notified by the PPRA.

Action By: Member (Engineering)

NA-II RATIFICATION/ CORRECTION OF CDA BOARD DECISION DATED 02-06-2021 IN CASE TITLED REVISION OF PAYMENT PLAN FOR INSTALLMENTS OF PARK ENCLAVE PHASE-III, ISLAMABAD.
11397/1387/BM/21
01-10-'21/9TH

DECISION

The summary was presented by Member Estate, CDA. After due deliberation and on the basis of information / inputs of the summary, the Board agreed to the proposal contained at Para 7 of the summary.

Action By: Member (Estate)

NA-III UNIFORM POLICY FOR APPROVALS / REGULARIZATION OF COMMERCIAL BUILDINGS.
11398/1387/BM/21
01-10-'21/9TH

DECISION

The summary was presented by Member (P&D) CDA. After due deliberation and on the basis of information / inputs of the summary, it was decided by the board that since change in building bye laws is a technical matter, the matter may be placed before the Master Planning Commission to give its input in this regard.

Action By: Member (P&D)

NA-IV TRANSFER OF LAND FOR THE CONSTRUCTION OF SHELTER HOMES (PANAHAHGS) IN ISLAMABAD.
11383/1387/BM/21
01-10-'21/9TH

DECISION

The summary was presented by Member (P&D) CDA. After due deliberation and on the basis of information / inputs of the summary, board approved the proposal made at paras 02, 03 and 04 of the summary and Board further directed that

- a) Planning Wing may incorporate the subject plots in the layout plan.
- b) Estate Wing may dispose off the subject plots / land as per laid down regulations / procedures and fulfillment of all codal formalities as per provisions of ILDR-2005 / Policy of CDA.
- c) Necessary approval may be sought from competent forum.
- d) An amount of Rs 40,000 per sq yard may be charged for the subject land.

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

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

