

2ND CDA BOARD MEETING FOR THE YEAR-2022 HELD ON 16-02-2022 at 02:30 P.M**AGENDA ITEMS**

S.No	Items	Presenter
1.	Confirmation of 1 st Board Meeting-2022	
2.	Rectification of anomalies in CDA employees service regulations, 1992	Member Admin
3.	Enhancement of Hajj quota for CDA Employees.	Member Admin
4.	Request for allotment of land for National University of Pakistan	Member (P&D)
5.	Admitted Resolutions List No.1 (Chand Tara Chowk as Commander Nauman Akram Shaheed Chowk).	Member (P&D)
6.	Naming of road in the name of Air Commodore Truwicz (Poland).	Member (P&D)
7.	Request for issuance of NOC for supreme Court employees cooperative Housing Scheme Sponsored by Supreme Court employees cooperative Housing Society, in Sector G-17, Zone-2 Islamabad.	Member (P&D)
8.	Request for Issuance of NOC for Grace Valley Housing Scheme, Mouza Rawat, Zone-5, Islamabad.	Member (P&D)
9.	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)
10.	Traffic Management Solution for Rawal Chowk and Park Road, Islamabad. (Option of opening of Escrow Account as Financial Seed Money Assistance for Procurement of Construction Material)	Member Engg.
11.	Allocation of Funds out of CDA Source for Government Buildings	FA/Member
12.	Privatization of Jinnah Convention Centre- JCC ("Transaction")	Member Estate
Non Agenda Items		
NA-I	Summary regarding adaption of Changes made in Accommodation Allocation Rules, 2002 by Federal Government vide S.R.O. 737(I)/2019 dated July 08, 2019.	Member Admin
NA-II	Revision of payment plan for installment of Park Enclave Scheme Phase-III, Islamabad.	Member Estate
NA-III	CDA's Farash Town Low Cost Apartments Projects	FA/Member



Capital Development Authority
(Secretary CDA Board Office)

CONFIDENTIAL

No. CDA-1391/BM-SCB/2022/

Islamabad, February 16, 2022.

Subject: **MINUTES OF 2ND CDA BOARD MEETING FOR THE YEAR 2022.**

The 2nd CDA Board meeting for the year 2022 was held on **February 16, 2022 (Wednesday) 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.	Sayed Munawer Shah Member (Engineering.), CDA	Executive Member
4.	Mr. Amer Abbas Khan, Member (Administration), CDA	Executive Member
5.	Mr. Nayyar Ali Dada Architect	Non-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.	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 Commissioner Rawalpindi Ex-officio Member of the Board did not attend the meeting. Mr. Naveed Elahi, Member (Estate) / (P&D) did not attend the meeting. Mr. Nayyar Ali Dada attended the meeting online

4. In addition to the above, Director TE&TP, Director H.S and, Director Road (South) 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:-

2.1 CONFIRMATION OF MINUTES OF 1ST BOARD MEETINGS.

The board confirmed / endorsed the previous board minutes / decisions of meeting (i.e. 1st Board Meetings -2022).

2.2 RECTIFICATION OF ANOMALIES IN CDA EMPLOYEES SERVICE REGULATIONS, 1992

11471/1391/BM/'22
16-02-'22/2nd

DECISION

The summary was presented by Member (Admin) CDA. It was appraised to the Board that over a period of time, amendments in isolation were made in several clauses/regulations of CDA Employees (Service) Regulations, 1992 without realizing their impact on other provisions of the regulations. Besides, certain issues are not covered under CDA ESR, 1992. These anomalies need rectifications/amendments in CDA ESR, 1992. After due deliberation and on the basis of information/inputs of the summary, the board approved the proposal made at Para 3 of the summary along with TORs. However, the board further directed that representation of CBA (CDA Union) must be incorporated in the Committee composition.

Action By: Member (Admin)

2.3 ENHANCEMENT OF HAJJ QUOTA FOR CDA EMPLOYEES.

11472/1391/BM/'22
16-02-'22/2nd

DECISION

The summary was presented by Member (Admin) CDA. After due deliberation and on the basis of information/inputs of the summary, the board did not agree with the proposal of the summary. However, Board upheld the Hajj Quota 50 (48 males + 02 females without Mehram) for (Non-Gazetted) Muslim employees in (BPS-01 to 16), as per previous practice.

Action By: Member (Admin)

2.4 REQUEST FOR ALLOTMENT OF LAND FOR NATIONAL UNIVERSITY OF PAKISTAN.

Agenda item deferred, and the Board took serious notice of non-provision of subject summary by the concerned formation.

Action By: Member (P&D)

2.5 ADMITTED RESOLUTIONS LIST NO.1 (CHAND TARA CHOWK AS COMMANDER NAUMAN AKRAM SHAHEED CHOWK).

11473/1391/BM/'22
16-02-'22/2nd

DECISION

The summary was presented by Director TE&TP, CDA. The Board recognized the extraordinary services of WG CDR Nauman Akram Shaheed, who have laid down his life for the defense as well as rendered invaluable services for Pakistan. During the discussion, it was reiterated by Board that the CDA board in its earlier meetings had recommended the naming of three roads of the capital city on the eminent legend personalities of Pakistan i.e. Josh Malihabadi, Jameelud-Din Aali, and Hafeez Jalandhri, the subject recommendations are still held good and Ministry of Interior be responded, accordingly.

After due deliberation, The Board unanimously endorsed the proposal that the Chand Tara Chowk be named WG CDR Nauman Akram Shaheed Chowk and the Board further directed that all these recommendations be referred to the Cabinet Division for soliciting approval through MOI.

Action By: Member (P&D)

2.6 NAMING OF ROAD IN THE NAME OF AIR COMMODORE TRUWICZ (POLAND).

11474/1391/BM/'22

16-02-'22/2nd

DECISION

The summary was presented by Director TE&TP, CDA. The Board acknowledged that there is no debate on the subject issue because Air Commodore Turowicz (Poland) is our National Hero and he rendered invaluable services for Pakistan. After due deliberation, the Board unanimously approved the proposal that the Service Road (East) F-10 be named Air Commodore Turowicz (Poland) Road. The Board further recommended that the subject case be referred to the Cabinet Division for soliciting approval through the Ministry of Interior.

Action By: Member (P&D)

2.7 REQUEST FOR ISSUANCE OF NOC FOR SUPREME COURT EMPLOYEES

11475/1391/BM/'22

16-02-'22/2nd

COOPERATIVE HOUSING SCHEME SPONSORED BY SUPREME COURT EMPLOYEES COOPERATIVE HOUSING SOCIETY, IN SECTOR G-17, ZONE-2 ISLAMABAD.

DECISION

Agenda item could not be discussed in the absence of Member (P&D), however, Board directed the Planning Wing to come up with revised summary with clear cut recommendations along with proper check list and certification by the Director concerned that all pre-requisite requirements /formalities /conditions / status are completed in all respect.

Action By: Member (P&D)

2.8 REQUEST FOR ISSUANCE OF NOC FOR GRACE VALLEY HOUSING SCHEME,

11476/1391/BM/'22

16-02-'22/2nd

MOUZA RAWAT, ZONE-5, ISLAMABAD.

DECISION

Agenda item could not be discussed in the absence of Member (P&D), however, Board directed the Planning Wing to come up with revised summary with clear cut recommendations along with proper check list and certification by the Director concerned that all pre-requisite requirements /formalities /conditions / status are completed in all respect.

Action By: Member (P&D)

2.9 REQUEST FOR ISSUANCE OF NOC FOR HOUSING SCHEME NAMELY PARADISE

11477/1391/BM/'22

16-02-'22/2nd

CITY IN SECTOR F-16, F-17 AND G-17, ZONE-II ISLAMABAD.

DECISION

Agenda item could not be discussed in the absence of Member (P&D), however, Board directed the Planning Wing to come up with revised summary with clear cut recommendations along with proper check list and certification by the Director

concerned that all pre-requisite requirements /formalities /conditions / status are completed in all respect.

Action By: Member (P&D)

2.10 TRAFFIC MANAGEMENT SOLUTION FOR RAWAL CHOWK AND PARK ROAD, ISLAMABAD. (OPTION OF OPENING OF ESCROW ACCOUNT AS FINANCIAL SEED MONEY ASSISTANCE FOR PROCUREMENT OF CONSTRUCTION MATERIAL.

11478/1391/BM/'22
16-02-'22/2nd

DECISION

The summary was presented by Member (Engineering) through Director Road (South), CDA. After due deliberation and on the basis of information/inputs of the summary, the Board observed that contractor even though still has time under contract agreement yet has not achieved desired performance goals. Besides this project, the performance of contractor on other CDA projects has also been found to be not up to the mark, therefore, the proposal at Para 7 of the summary without achieving the set goals cannot be a refer to. Rather, the Engineering wing should, proceed to undertake the requisite legal action against the contractor on his violation of the contract agreement. Meanwhile, if Engineering Wing deems appropriate, the contractor may be given last opportunity to undertake that work would be completed within given time frame. Alternate legal means may also be explored to complete the work within given time frame and cost including the option in terms of the clause 42 (f) of PPRA Rules.

Action By: Member (Engg.)

2.11 ALLOCATION OF FUNDS OUT OF CDA SOURCE FOR GOVERNMENT BUILDINGS.

11479/1391/BM/'22
16-02-'22/2nd

DECISION

The summary was presented by Member Finance, CDA. It was appraised to the board that there are eight (08) heads for which Federal Government release Maintenance Grant in their respective assignment accounts for each head. CDA being a Federal Government's department is responsible for the rehabilitation, up-gradation, beautification and modernization of the Capital City to facilitate the resident of Capital City. These buildings are also part of Capital City. CDA has no other option to utilize funds from its own sources to allocate funds for repair/maintenance of above mentioned heads of Other Government Buildings including Pak Secretariat, Jinnah Convention Centre, MNA's Hostel and Faisal Masjid.

After due deliberation and on the basis of information/inputs of the summary, the board principally agreed for the allocation of funds of Rs. 200 million from its own source for rehabilitation, up-gradation, beautification of these prestigious government buildings, subject to the concurrence of Ministry of Finance.

Action By: Member (Finance)

2.12 PRIVATIZATION OF JINNAH CONVENTION CENTRE- JCC ("TRANSACTION").

11480/1391/BM/'22
16-02-'22/2nd

DECISION

The summary was placed before the CDA Board. During discussion, it was observed that in the light of CDA Board decision dated 25-11-2021 the Privatization Commission (PC) had to present all the observations raised therein by CDA Board before the Federal Cabinet, which could not be presented to the Federal Cabinet. The Board reiterated its concerns as already raised vide CDA Board decision dated 26-07-2021 & dated 25-11-2021 regarding privatization of Jinnah Convention Centre (JCC).

After due deliberation and on the basis of information/inputs of the summary, the board decided to request the Federal Cabinet for audience to present Board's view point and concerns regarding JCC's privatization proposal by Privatization Commission. It was further decided that Mr. Nayyar Ali Dada and Mr. Ali Asghar will present the view point and concerns in this context on behalf of CDA Board.

Action By: Member (Estate)

N.A-I SUMMARY REGARDING ADAPTION OF CHANGES MADE IN ACCOMODATION 11481/1391/BM/'22 ALLOCATION RULES, 2002 BY FEDERAL GOVERNMENT VIDE S.R.O. 737(I)/2019 16-02-'22/2nd DATED JULY 08, 2019.

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 adoption of the Federal Government S.R.O. 737(I) dated 08-07-2019, regarding changes in Accommodation Allocation Rules-2002, as proposed at Para 2 of the summary.

Action By: Member (Admin)

N.A-II REVISION OF PAYMENT PLAN FOR INSTALLMENTS OF PARK ENCLAVE 11482/1391/BM/'22 SCHEME PHASE-III, ISLAMABAD. 16-02-'22/2nd

DECISION

The summary was placed before the CDA Board after due deliberations and on the basis of inputs / information of the summary, the board principally agreed to treat Park Enclave Phase-III at par with Park Enclave Phase I & II to the extent of surcharge / late payment fee. However, revised payment plan was approved to the following extent:

S.No	Installment	Due Amount	Existing Date	Proposed Revised Date
1.	2 nd	25%	30-09-2021	30-06-2022
2.	3 rd	25%	31-12-2021	30-09-2022
3.	4 th	20%	At the time of Possession of Plot	At the time of possession of Plot

Action by: Member (Estate)

N.A-III CDA'S FARASH TOWN LOW COST APARTMENTS PROJECTS 11483/1391/BM/'22 16-02-'22/2nd

No summary was presented, however, a draft agreement from Bank of Punjab was presented by FA/Member regarding offer for financing of affordable housing through mortgage financing on the subject. The proposal from BoP was examined. It was observed that 400 flats are being constructed for katchi abadis while rest are low cost category which can be procured by NAPHDA under the cabinet decision. However, CDA cannot sign a bank loan agreement or term sheet since no loan is required by CDA. Therefore, if the NAHPDA intends to procure these flats then they can sign an agreement for purchase with CDA which would be processed under law, however, funding would be responsibility of NAPHDA otherwise CDA can always dispose these flats under its policy and earn revenue directly.

Action by: FA/Member

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

