

5TH CDA BOARD MEETING FOR THE YEAR-2022 HELD ON 25-04-2022 at 11:00 A.M**AGENDA ITEMS**

S.No	Items	Presenter
1.	Arrangement between Punjab Metro Authority and CDA	Member Engg. PB (BRT)
2.	Standardized Policy / Planning Parameters of convenience store adjacent to existing / new petrol pumps on Islamabad Highway & Srinagar Highway for CDA owned petrol pumps/private owned petrol pumps.	Member (P&D)
3.	Restoration of Properties	Member Estate Legal Advisor
4.	Double Bench Direction Case: Summary for the CDA Board for Confirmation of the Minutes of Meeting of Allotment Scrutiny Committee held on 24 February 2022 N Pursuance of Honorable Islamabad High Court Directions in Criminal Original No. 315/2021in ICA No.367/2015 (Double Bench) : CDA Vs Mrs. Ameer Fatima.	Member Estate
5.	Appeal before CDA Board of M/S APCO under Regulation 22 of Islamabad Land Disposal Regulations 2005 against order of the Deputy Director Estate Management-II, CDA dated 17-8-2021	Member Estate
6.	Case for Eid Allowance at Full running Basic pay to all CDA Employees (instead of Half running Basic) at par with Non Gazetted Staff to remove disparity.	FA/Member
7.	Establishment of Model Forestry Park Malpur.	FA/ Member
8.	Regularization of Daily Wages Officers BPS-16 & 17	Member Admin.
9.	Recruitment and Promotion Criteria for the Post of Web Administrator (BPS-18)	Member Admin.
10.	Amendment in criteria for appointment against the posts of senior assistant (BPS-16), Sub-Assistant (BPS-14) and Junior assistant (BPS-11) in executive cadre.	Member Admin.
NON AGENDA ITEMS		
NA-I	Grant of risk allowance to healthcare workers performing COVID-19 related duties in the government hospitals/entities.	FA/ Member
NA-II	Award of janitorial and housekeeping services for metro bus service from Peshawar Mor to New Islamabad International Airport(NIIA)to government entity under rule 42 (f) of PPRA rules 2004.	Member Engg. Director MBS
NA-III	Review of rates /charges for additional covered area/ F.A.R for motels/economy hotel in accordance with amendment in the Building Control Regulations-2020.	FA/ Member
NA-IV	Proposal for revision in the regulations of amendment in Layout Plans, 2019.	Member (P&D)
NA-V	Request of allottee of plot M Industrial Triangle Kahuta Road Islamabad for change of land use from Industrial To Commercial.	Member Estate
NA-VI	Resignation from CDA Board.	Secretary CDA Board
NA-VII	Time scale promotion method in CDA on the analogy of Ministry of Communication, Government of Pakistan Notification dated 19.09.2019 issued in the Gazette of Pakistan vide s.r.1404(i)/2019 dated 19.09.2019.	Member Admin.
NA-VIII	Revision of appointment / promotion criteria of mosque staff i.e. Khadim, Moazzan, NaibKhateeb / Pesh Imam And Khateeb.	Member Admin.
NA-IX	Revision of allowances/grant of increase in various existing allowances and additional allowances for all CDA employees.	FA/ Member
NA-X	Correction of Typographical Error in 2 nd Board Meeting Minutes Regarding Hajj Quota.	Member Admin.



Capital Development Authority
(Secretary CDA Board Office)

CONFIDENTIAL

No. CDA-1394/BM-SCB/2022/

Islamabad, April 25, 2022.

Subject: **MINUTES OF 5THCDA BOARD MEETING FOR THE YEAR 2022.**

The 5th CDA Board meeting for the year 2022 was held on April 25, 2022(**Monday**) 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 Shakeel Asghar,
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 | Non-Executive Member |
| 7. | Professor Iftikhar Hussain Arif (HI) | Non-Executive Member |
| 8. | Professor Dr. Muhammad Ali (TI),
V.C, QAU, Islamabad | Non-Executive Member |
| 9. | Syed Safdar Ali, | Secretary CDA Board. |

3. The Chairman, CDA also attended the meeting in capacity of the Chief Commissioner, ICT and Representative of Commissioner Rawalpindi Ex-officio Member of the Board attended the meeting. Mr. Nayyar Ali Dada, Non-Executive Member attended meeting online. While, Mr. Ali Asghar Khan, Non-Executive Members did not attend the meeting he forwarded his resignation on 14-04.2022

4. In addition to the above, DG (HR), Legal Advisor, CDA, Director HRD-II, Director MBS and representative of M/S APCO attended the relevant agenda items 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:-

5.1 ARRANGEMENT BETWEEN PUNJAB METRO AUTHORITY AND CDA.

The subject agenda item could not be discussed, for want of coherent information.

5.2 STANDARD POLICY/PLANNING PARAMETERS OF EXISTING/NEW PETROL PUMPS IN THE ROW OF ISLAMABAD HIGHWAY AND SRINAGAR HIGHWAY, ISLAMABAD FOR CDA/PRIVATELY OWNED PETROL PUMPS.

11492/1394/BM/'22
25-04-'22/5th

DECISION

The Summary was presented by Member (P&D). CDA Board in its 3rd meeting, had directed planning wing that the Board decision, dated 28-04-2020, needs to be reexamined in order to make a comprehensive policy. The Private Board Members observed that enhancing commercial usage to 70% would tantamount to conversion of land of petrol pump into a commercial construction project which would defeat the purpose. Moreover, petrol pump sites are not just the exclusive domain of CDA but are also dealt under the Petroleum Act, 1934 and by other departments such as Department of Explosives and Ministry of Petroleum. In this context the existing dispensation may be adhered to. Moreover, it should be ensured that even in CDA owned sites the same laws are applicable.

Action By: Member (P&D)

5.3 RESTORATION OF PROPERTIES /PROGRESS ON RESTORATION OF PROPERTIES IN LINE WITH CDA BOARD DECISION NA-II (CDA BOARD MEETING OF 16 MARCH 2022) AND RECOMMENDATIONS FOR CHANGES IN RESTORATION POLICY-2014

11493/1394/BM/'22
25-04-'22/5th

DECISION

The summary was presented by the Member (Estate). The Board after detailed deliberations decided that the Restoration Policy of 2014 is clear and the same has to be adhered to unless a new policy is formulated. Any plot falling under the restoration policy will be dealt accordingly.

Action By: Member Estate

5.4 DOUBLE BENCH DIRECTION CASE: SUMMARY FOR THE CDA BOARD FOR CONFIRMATION OF THE MINUTES OF MEETING OF ALLOTMENT SCRUTINY COMMITTEE HELD ON 24 FEBRUARY 2022 N PURSUANCE OF HONORABLE ISLAMABAD HIGH COURT DIRECTIONS IN CRIMINAL ORIGINAL NO. 315/2021 IN ICA NO. 367/2015 (DOUBLE BENCH): CDA-VS-MRS. AMEER FATIMA.

11494/1394/BM/'22
25-04-'22/5th

DECISION

The summary was presented by the Member (Estate). After due deliberation and on the basis of information / inputs of the summary, the board approved that the recommendations of the Allotment Scrutiny Committee held on 24 February 2022 be placed before the Honorable Double Bench of the Islamabad High Court. Moreover, it needs to be ensured that all necessary verification pertaining to affectees is carried out in this regard.

Action By: Member Estate

5.5 APPEAL BEFORE CDA BOARD OF M/S APCO UNDER REGULATION 22 OF ISLAMABAD LAND DISPOSAL REGULATIONS 2005 AGAINST ORDER OF THE DEPUTY DIRECTOR ESTATE MANAGEMENT-II, CDA DATED 17-8-2021.

11495/1394/BM/'22
25-04-'22/5th

DECISION

The summary was presented by Member (Estate). The Board observed that on basis of the argument presented by the applicant regarding letter and charges issued on 12.08.2021, thereby emerges an another situation which was not put before the authority at time of cancellation. This needs to be considered by the estate management wing and finance wing subject to any dispensation by court in favour or otherwise.

Action By: Member Estate

5.6 CASE FOR EID ALLOWANCE AT FULL RUNNING BASIC PAY TO ALL CDA EMPLOYEES (INSTEAD OF HALF RUNNING BASIC) AT PAR WITH NON GAZETTED STAFF TO REMOVE DISPARITY.

11496/1394/BM/'22
25-04-'22/5th

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 proposal made at Para 5 of the summary regarding granting benefit of full month's running basic pay on regular basis as Eid Allowance on the both festivals (Eid-ul-Fiter & Eid-ul-Azha) to all Gazetted Officers- Regular, Regular-P, Contract & Daily wages Officers from BPS-16 and above at par with the same benefit already granted to No-Gazetted employees, to address the existing disparity.

Action By: Member Finance

5.7 ESTABLISHMENT OF MODEL FORESTRY PARK MALPUR.

11497/1394/BM/'22
25-04-'22/5th

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 following

- a) Entire land will be declared as park site.
- b) 32 acres land will be vacated from affectees and encroachers without demolishing the BUP for demonstration and to promote local culture for tourism and to make part of this park through Directorate of Land & Rehabilitation & Directorate of Enforcement, CDA.
- c) Plan for displacement of invasive species after consultation with IWMB.
- d) 100 acres vacant land will be part of this park.

Action By: Member Finance

5.8 REGULARIZATION OF DAILY WAGES OFFICERS BPS-16 & 17

11498/1394/BM/'22
25-04-'22/5th

DECISION

The Summary was presented by the DG (HRD) and Director HRD-II. After due deliberation and on the basis of information/ inputs of the summary, the board observed that findings & recommendations of the Departmental Recruitment Committees (DRCs) regarding regularization or termination of services of contract / daily wage etc. employees (on case to case basis) of BS-16 & above, as presented before the Board, are more than one year old and require scrutiny afresh w.r.t their eligibility for regularization in the light of I.H.C decisions as well as CDA Board decisions on the subject. The Board, therefore, decided to set aside the earlier findings & recommendations of previous DRCs w.r.t said employees (BS-16 & above) and constituted a new DRC specifically for the instant purpose. The said DRC shall comprise of Member (Estate) as Chairman and Member (Engineering), Director General (HRD), Director General (Law) and Director General

(Audit & Accounts) as Members along with Director (HRD-1) as Member-cum-Secretary. The said newly constituted DRC shall scrutinize the record of cases of Contract, Daily Wages, DPL etc. employees of BS-16 & above afresh and shall adjudge their eligibility for regularization or otherwise (i.e termination) of their services keeping in view the decisions of I.H.C & apex court as well as CDA Board on the subject. The DRC shall complete said exercise within a month's time and shall present its findings & recommendations (individual case wise) for regularization or otherwise, for consideration / decision by the CDA Board.

Action By: Director General (HRD)

5.9 RECRUITMENT AND PROMOTION CRITERIA FOR THE POST OF WEB ADMINISTRATOR (BPS-18)

11499/1394/BM/'22
25-04-'22/5th

DECISION

The summary was presented by the D.G (HRD) and Director HRD-II, CDA. After due deliberation and on the basis of information /inputs of the summary, the Board approved recruitment and promotion criteria for the post of Web Administrator (BPS-18) with the condition that after framing the recruitment and promotion criteria and subsequent promotion from the post of Web Administrator (BPS-17) to BPS-18, the feeding post of Web Administrator (BPS-17) shall be deleted from the sanctioned strength as well as omitted from the promotion criteria.

However, amendment must be incorporated at the relevant regulations of CDA Employees (Service) Regulations, 1992 and concerned Director HRD will ensure that draft must be vetted by law Wing before forwarding it to publication through PCP.

Action By: Director General (HRD)

5.10 AMENDMENT IN CRITERIA FOR APPOINTMENT AGAINST THE POSTS OF ADMIN OFFICER (BPS-16), SENIOR ASSISTANT (BPS-16), SUB-ASSISTANT (BPS-14) AND JUNIOR ASSISTANT (BPS-11) IN EXECUTIVE CADRE.

11500/1394/BM/'22
25-04-'22/5th

DECISION

The summary was presented by the D.G (HRD) and Director HRD-II, CDA. After due deliberation and on the basis of information /inputs of the summary, the Board approved the proposal made at Para 11 of the summary with a modification that posts in BS-16 shall not be filled under P.M Assistance Package and P.M Assistance Package as adopted by CDA shall be implemented in true letter & spirit.

However, amendment must be incorporated at the relevant regulations of CDA Employees (Service) Regulations, 1992 and concerned Director HRD will ensure that draft must be vetted by law Wing before forwarding it to publication through PCP.

Action By: Director General (HRD)

NA-I GRANT OF RISK ALLOWANCE TO HEALTHCARE WORKERS PERFORMING COVID-19 RELATED DUTIES IN THE GOVERNMENT HOSPITALS/ENTITIES.

11501/1394/BM/'22
25-04-'22/5th

DECISION

The summary was presented by Member Finance, CDA. After due deliberation and on the basis of information / inputs of the summary, the board decided to grant Risk Allowance (Five and half basic pay) only to the Officers/Officials of DHS, CARES-1122, Sanitation Directorate and Environment Directorate (who performed their duties beyond duty hours in Corona virus emergency situation) at par with the Federal Government

hospital/entities, in pursuance to the Prime Minister's office U.O. No. 1505/SPM/2021 dated 20.08.2021 read with Ministry of National Health Services Regulations & Coordination letter No. F.4-32/2020-21 Budget dated 30.08.2021. The DG Health Services shall certify on the basis of available record /evidence the names of employees of said Directorate who remained on /performed duties during entire period of that pandemic and allowance shall be disbursed after financial approval by the FA/M.

Action By: Member (Finance)

NA-II AWARD OF JANITORIAL AND HOUSEKEEPING SERVICES FOR METRO BUS SERVICE FROM PESHAWAR MOR TO NEW ISLAMABAD INTERNATIONAL AIRPORT(NIIA)TO GOVERNMENT ENTITY UNDER RULE 42 (F) OF PPRA RULES 2004.

11502/1394/BM/'22
25-04-'22/5th

DECISION

The summary was presented by the Member (Engineering), CDA. After due deliberation and information / input of the summary, the Board approved the proposal made at Para 7(i) of the summary.

Action By: Member (Engineering)

NA-III REVIEW OF RATES /CHARGES FOR ADDITIONAL COVERED AREA/ F.A.R FOR MOTELS/ECONOMY HOTEL IN ACCORDANCE WITH AMENDMENT IN THE BUILDING CONTROL REGULATIONS-2020.

11503/1394/BM/'22
25-04-'22/5th

DECISION

The summary was presented by the Member (Finance), CDA. After due deliberation and information / input of the summary, the Board approved the proposal of Finance Wing (Costing Section) contained in the summary at para 4 to review the rates for additional storey/ F.A.R for motels and economy hotels at par.

Action By: Member (Finance.)

NA-IV PROPOSAL FOR REVISION IN THE REGULATIONS OF AMENDMENT IN LAYOUT PLANS, 2019.

11504/1394/BM/'22
25-04-'22/5th

DECISION

The summary was presented by the Member (P&D), CDA. After due deliberation and information / input of the summary, the Board approved the following amendment in Para 9 & 10 of the "Regulations for Layout Plan Amendment, 2019"

Para 9.

Any change in the permitted use of plot or plots in developed sectors will be approved by the CDA Board."

Para 10.

Amendment of Layout Plan entailing Minor Changes will be approved as under;

For Developed Sector

i.	Sub-Division / Amalgamation of plots in sectors / schemes	Member (P&D), CDA.
ii.	Involving up to 03% area of the sector/scheme	Member (P&D), CDA.

For Planned and Developing Sector

i.	Sub-Division / Amalgamation of plots in sectors / schemes	Member (P&D), CDA
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ii. Involving up to 05% area of the sector/scheme	Member (P&D), CDA
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However, amendment must be incorporated at the relevant regulations of CDA "Regulations for Layout Plan Amendment, 2019" concerned Director will ensure that draft must be vetted by law Wing before forwarding it to publication through PCP.

Action By: Member (P&D)

NA-V REQUEST OF ALLOTTEE OF PLOT M INDUSTRIAL TRAIANGLE KAHUTA ROAD ISLAMABAD FOR CHANGE OF LAND USE FROM ISDUSTIAL TO COMMERCIAL.

11505/1394/BM/'22
25-04-'22/5th

DECISION

The summary was presented by the Member (P&D), CDA. It was apprised to the board that the possession could not be handed over to the allottee due to litigation by local affectees in the area. After due deliberation and information / input of the summary, the Board approved the proposal contained in para 4(i) of the summary.

Action By: Member (P&D)

NA-VI RESIGNATION FROM CDA BOARD

11506/1394/BM/'22
25-04-'22/5th

DECISION

It was apprised to the CDA Board that Mr. Ali Asghar Khan, Non-Executive Board Member wishes to resign from CDA Board and unable to fulfill his responsibilities, accordingly; he forwarded his resignation on 14-04-2022.

Board recommended that resignation dated 14.04.2022 of Mr. Ali Asghar Khan, Non-Executive CDA Board Member be referred to Cabinet Division / Federal Government through Ministry of Interior for further necessary action in the matter.

Action By: Secretary CDA Board

NA-VII TIME SCALE PROMOTION METHOD IN CDA ON THE ANALOGY OF MINISTRY OF COMMUNICATION, GOVERNMENT OF PAKISTAN NOTIFICATIAON DATED 19.09.2019 ISSUED IN THE GAZETTE OF PAKISTAN VIDE S.R.1404(I)/2019 DATED 19.09.2019.

11507/1394/BM/'22
25-04-'22/5th

DECISION

The summary was presented by the D.G (HRD) and Director HRD-II, CDA. It was apprised to the Board that no time scale promotion method exists in CDA Employees (Service) Regulations, 1992 for CDA employees (BS-01 to BS-20) having line of promotion or having no line of promotion. However, HRD Wing examined the time scale promotion method of Ministry of Communication, Government of Pakistan issued vide SRO dated 19.09.2019 in depth and observed that time scale promotion method of Ministry of Communication could not be adopted in CDA in toto, as the same is devoid of criteria for time scale promotion for employees in certain grades / BPS like BPS-2, 3, 4, 5, 7, 8, 9, 11, 12, 13, and 14. Furthermore, it was further observed that no rationale for requisite length of service for time scale promotion in various grades was given therein. After due examination of the matter, the HRD Wing has recommended the time scale promotion method and criteria with certain necessary amendments contained at Para 6 of the summary for adoption / decision by the CDA Board, keeping in view specific requirements in CDA.

After due deliberation and on the basis of information /inputs of the summary, the Board approved the proposal for introduction of time scale promotion method in principal in

CDA, however, the criteria for the employees working in BPS-01 to BPS-19 only regarding minimum length of service in each scale would be ten (10) years service for being eligible for time scale promotion to next scale/grade. The rest of the proposal at para-6 of the summary, with aforementioned modification, is approved by the board.

However, the Board observed that amendment must be incorporated at the relevant regulations of CDA Employees (Service) Regulations, 1992 and concerned Director HRD will ensure that draft must be vetted by law Wing before forwarding it to publication through PCP.

Action By: Director General (HRD)

NA-VIII REVISION OF APPOINTMENT / PROMOTION CRITERIA OF MOSQUE STAFF I.E. KHADIM, MOAZZAN, NAIB KHATEEB / PESH IMAM AND KHATEEB. (REVISION OF APPOINTMENT / PROMOTION CREITERIA OF MOSQUE STAFF I.E. KHADIM, MOAZZAN, NAIB KHATEEB: SENATE STANDING COMMITTEE ON INTERIOR DIRECTION'S VIDE LETTER DATED 02-07-2019 FOR GRANT OF TIME SCALE PROMOTION TO KHATEEB (BPS-17) ON THE ANALOGY OF LAHORE HIGH COURT, LAHORE NOTIFICATION DATED 31-07-2017)

11508/1394/BM/'22
25-04-'22/5th

DECISION

The summary was presented by the D.G (HRD) and Director HRD-II, CDA. After due deliberation and on the basis of information /inputs of the summary, the Board approved the following.

- a) Time scale promotion method for the post of Khateeb (BS-17) for further elevation to next higher scale(s) will be on the analogy of the recently approved proposal of time scale promotion method in CDA for all employees working in BPS-01 to BPS-19, having any line of promotion or having no line of promotion.
- b) To re-evaluate and re-examine the rest of the proposal for criteria / method of appointment as well as hierarchy / structure for the career progression for the staff of CDA mosques, a committee be constituted, comprising of the F.A / Member, Member Administration, DG (HRD), DG (Law) & Director (HRD-1). The committee will present its recommendations to CDA Board for decision.

Action By: Director General (HRD)

N.A-IX REVISION OF ALLOWANCES/GRANT OF INCREASE IN VARIOUS EXISTING ALLOWANCES AND ADDITIONAL ALLOWANCES FOR ALL CDA EMPLOYEES.

11509/1394/BM/'22
25-04-'22/5th

DECISION

No summary was presented to the board. However, it was apprised to the Board by F.A / Member that CDA Board in its 4th Board Meeting dated 31.03.2022 had approved the Security Allowance @ Rs. 5000/ per month under caption Additional various allowances to the Security Directorate, which needs more clarification / explanation to the extent that Security Allowance should be extended to all security guards / security staff etc. working in the authority. Moreover, grant of "Danger / Nuisance Allowance" @Rs. 1000/- may be approved for employees of City Sewerage Directorate as they perform similar job as compared to staff of Sanitation Directorate to whom said allowance is already admissible. Moreover, disparity in amount of nuisance allowance as admissible to Sanitation Directorate and City Sewerage Directorate may be removed and eligible staff of both Directorates may be granted same amount, whichever is higher.

After due deliberation, the Board reviewed its earlier decision up to the extent of Security Allowance under caption Additional various allowances that Security Allowance @ Rs. 5000/ per month that would be extended to all security staff working in the authority. Moreover, the proposal w.r.t Danger and Nuisance allowance is also approved on the basis of information /inputs in this regard.

Action By: Member (Finance)

**N.A-X CORRECTION OF TYPOGRAPHICAL ERROR IN 2ND BOARD MEETING MINUTES
REGARDING HAJJ QUOTA.**

11510/1394/BM/'22
25-04-'22/5th

In 2nd Board meeting (16-2-2022) minutes Board decided to upheld the existing quota for Hajj i.e. 48 males and 2 females with their mehrams, however, it was written as "48 males and 2 females without mehrams". The Board approved the corrections as "48 males and 2 females with their mehrams" accordingly.

Action By: Member (Admin.)

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

