

**6<sup>TH</sup> CDA BOARD MEETING FOR THE YEAR-2023 HELD ON 10-04-2023 at 11:00 A.M****AGENDA ITEMS**

<b>Sr.#</b>	<b>Items</b>	<b>Presenter</b>
1.	Establishment of Building Control & Housing Control Wing.	Member (P&D)
2.	Establishment of the Capital Mass Transit Dte with Regulations.	Member (P&D)
3.	Condominium/ Regulations for High Rise Buildings. (Promulgation of CDA Multi-Storey Buildings (Rights of ownership and maintenance) Regulations-2023).	Member (P&D)
4.	Revised Layout Plan of Sector C-16, And C-17 (Partial) Islamabad.	Member (P&D)
5.	Review of Islamabad Capital Territory Building Control Regulations-2020 (ICT BCR-2020)	Member (P&D)
6.	Matter relating to – Plot No 71, Blue Area, Sector F-7/G-7 allotted to Government of Baluchistan.	Member (P&D)/ Member Estate
7.	School Policy- Rental lease of educations sites to private sectors.	Member (P&D)
8.	Request for grant of NOC for the development of Housing Scheme titled AGOCHS –II, situated in Zone-V, Islamabad.	Member (P&D)
9.	Approval of site of Vending Points, Parks, Play Grounds, Picnic Points, Bus Stations, Bus Terminals, Markets , Business Marakaz.	Member (P&D)
10.	Approval of LOP/Auction of Capital Street plots (measuring 1 Kanal) for Food Category (International food brands), Café Shops, Local Café and Restaurant, etc.	Member (P&D)
11.	Restoration of NOC Alhamrah Avenue, Zone-IV, Islamabad.	Member (P&D)
12.	National Bus Terminal, I-11, Islamabad.	Member (P&D)
13.	Renaming of Cultural Complex Shakarparian as Alhamrah	Member (P&D)
14.	Re-naming of Islamabad Gymkhana as Citizen Centre in Sector G-10 Islamabad.	Member (P&D)
15.	Establishment of EPH Wing with Regulations.	Member Envt.
16.	Establishment of SWM Wing with Regulations.	Member Envt.
17.	Establishment of Green Fund for Environment Wing, CDA	Member Envt.
18.	Hiring of Procurement Specialist in Sanitation Directorate.	Member Envt.
19.	Hiring of Consultancy Services for Sanitation Directorate.	Member Envt.
20.	Implementation of Court Orders dated 04-08-2022 in Writ Petition No. 4337/2021 titled Naem Zafar & others Versus Chairman CDA Islamabad & others.	Member Envt.
21.	Revised Budget Estimates 2022-23 & Actual Budget 2021-22.	FA/Member
22.	Criminal Original No. 30/2023 in Islamabad High Court Islamabad titled Ibrar Hussain Vs Chairman CDA regarding Restructuring of service cadre of Store Supervisor.	Member Admin.
23.	Decision on restoration of plots in accordance with the Restoration Policy-2014.	Member Estate
24.	Matter relating to Parking Plaza.	Member Estate
25.	Hiring of Consultancy services for detailed Design and construction supervision of the Project “Construction of Rawat T-Chowk Flyover” through direct contracting with State owned Organization under Public Procurement rules amendment for Rule 42(F)- Direct contracting with state owned entities.	Member Engineering
26.	Hiring of Consultants under Rule 42(F) of PPRA for Detailed Design, Estimation, EIA, Bidding Documents and Resident Construction supervision for the project of extension of Margalla Avenue from N-5 to M-1, Islamabad.	Member Engineering
27.	Matter relates to International Foot Ball Stadium	Member (P&D)/ Member Estate
28.	Matter relates to International Cricket Stadium	Member (P&D)/ Member Estate
<b>NON –AGENDA ITEMS</b>		
NA-I	Waste disposal at RWMC Dumpsite in Losar, Rawalpindi	Member (Envt)
NA-II	Hiring of consultancy services for supervision of development of infrastructure facilities in rural areas of Islamabad.	Member (Engg)
NA-III	Draft bill Islamabad Solid Waste Management Act, 2023	Member (Envt)
NA-IV	Incorporation of additional plots in the auction of commercial and allied plots scheduled in may 2023	Member Estate
NA-V	Outsourcing of Primary and Secondary Solid Waste Management in ICT through International Bidding as a long-term Solid Waste Management Plan.	Member (Envt) DDG(C.M)
NA-VI	Regulations For Planning And Development Of Private Housing/Farm Housing , Apartments/Commercial Schemes/Projects In Zones-2, 4 & 5 Of Islamabad Capital Territory(2023)	Member (P&D)



Capital Development Authority  
(Secretary CDA Board Office)

CONFIDENTIAL

No. CDA-1412/BM-SCB/2023/

Islamabad, April 10, 2023.

Subject: **MINUTES OF 6<sup>TH</sup> CDA BOARD MEETING FOR THE YEAR 2023.**

The 6<sup>th</sup> CDA Board meeting for the year 2023 was held on **April 10, 2023 (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:

- |     |  |                      |
|-----|--|----------------------|
| 1.  | Captain (R) Noor-ul-Amin Mengal<br>Chairman, CDA and<br>Chief Commissioner ICT | (In Chair)           |
| 2.  | Syed Mazhar Hussain,<br>FA/Member ,CDA   | Executive Member     |
| 3.  | Sayed Munawer Shah<br>Member (Engineering.), CDA                               | Executive Member     |
| 4.  | Mr. Waseem Hayat Bajwa,<br>Member (P&D), CDA                                   | Executive Member     |
| 5.  | Capt.( R) Anwar Ul Haq,<br>Member Environment, CDA                             | Executive Member     |
| 6.  | Mr. Muhammad Afnan Alam<br>Member (Estate)                                     | Executive Member     |
| 7.  | Mr. Nayyar Ali Dada  | Non-Executive Member |
| 8.  | Prof. Dr. Muhammad Ali (TI)(SI),   | Non-Executive Member |
| 9.  | Professor Iftikhar Husain Arif (H.I)   | Non-Executive Member |
| 10. | Syed Safdar Ali,   | Secretary CDA Board. |

2. The Chairman, CDA also attended the meeting in capacity of the Chief Commissioner, ICT, Commissioner Rawalpindi Ex-officio Member did not attend the meeting. Mr. Nayyar Ali Dada Non-Executive Member attended the meeting online.

3. In addition to the above, Member (Inspection), Mr. Iftikhar Ahmed Mian (Advocate Supreme Court), DG (Environment), DDG (Civic Mang't), DDG(BCW), Director BC(South), Director BC(City), DFA-I/ (HOT), Director Housing Society and Mr. Naqeeb Ullah (Comptroller) attended the relevant agenda item of the meeting.

4. Meeting commenced with the recitation of "Holy Quran" by Captain (R) Noor-ul-Amin Mengal, Chairman, CDA and Chief Commissioner ICT. Thereafter agenda items were taken up for discussion and following decisions were made:-

**6.1 ESTABLISHMENT OF BUILDING CONTROL & HOUSING CONTROL WING / RESTRUCTURING OF BUILDING CONTROL WING.**

11719/1412/BM/'23  
10-04-'23/6<sup>th</sup>

**DECISION**

The details of the summary were presented through a multimedia presentation by the Member (P&D), CDA. It was apprised to the Board that to regulate the development of Capital City in the best planned manner, there is dire need of enhancement of capability of Building control and Housing control formations. It will also help in discharging the functions of regulating, implementing and monitoring of Building bylaws already extended in the entire ICT limits. In this regard, a full equipped Wing is required to supervise Building Control& Housing Control functions. After due deliberation and information / input of the summary as well as the presentation made in this regard, the Board decided the following:-

- a) Approved the creation of Building Control & Housing Control Directorate General in the CDA, in exercises of the power conferred u/s 37 of Ordinance, 1960.
- b) Approved the creation of one post of Director General of Building Control & Housing Control (BS-20/ Civil), who will be overall in-charge of this Directorate General and will work under the supervision of Member (P&D).
- c) Approved the creation of the one post of Director Housing Monitoring & Evaluation (BS-19).
- d) Eliminated the 6 additional posts of Deputy Director as proposed in the summary /organogram, while existing 06 posts of Deputy Director will remain intact.
- e) Approved the Job Description of the both posts viz. DG (BC&HC) and DDG (BC).

**The Director General Building Control shall perform the following duties:**

- i. He shall monitor the working of DDG (Building Control), DDG (Enforcement) & DDG (Enforcement & Housing Enforcement) for enforcement of building bylaws and to facilitate general public.
- ii. He shall be responsible and empowered to issue approvals as per delegation of powers.
- iii. He shall provide necessary advice, guidance, and clarification to all sections in the light of enforced building bylaws.
- iv. He shall prepare and submit the cases to Authority for decision on major policy matters.
- v. He shall attend the DAC/ PAC meetings, other parliamentary/ miscellaneous proceedings and ensure the compliance of the Audit directives.

**The Deputy Director General Building Control shall perform the following duties:**

- i. He shall monitor the working of all Directorates for enforcement of building bylaws and to facilitate general public.
- ii. He shall be responsible and empowered to issue approval as per delegation of power.
- iii. He shall provide necessary advice, guidance and clarification to all sections in the light of enforced building bylaws.
- iv. He shall assist the DG in preparing and submitting the cases to Authority for decision on major policy matters.
- v. He shall attend the DAC/ PAC meetings, other parliamentary/ miscellaneous proceedings and ensure the compliance of the Audit directives.
- f) Initially approved the constitution of 50 Building Control Teams (BCT) that will work under BC & HC Directorate General for entire ICT Limits. Number of teams will be increased in future, if required. Each team will be headed by an Assistant Director (BS-17) with Two Surveyors (BS-16).
- g) Approved the creation/transfer/re-designation of the posts of Assistant Director (BS-17) and Field Surveyors (BS-16) in the following manners.

Sr #	Name of Post	BPS	Post Required	Current Working Strength	New posts to be created
1	Assistant Director	BPS-17	50	08	42
2	Field Surveyor	BPS-16	100	*25	75

- h) Approved to engage 100 internees with the fixed remuneration @ Rs.40,000/- per month. Criteria for recruitment of internees will be approved by the Chairman, CDA on the recommendations of Member P & D.
- i) Approved the procurement of 05 No of Trucks and 25 No of Suzuki Wagoner for Building Control Teams (BCT). One vehicle will be shared between two teams.
- j) Approved the procurement of 50 PCs& Printers, 05 A3 A4 Printer, 100 Distance Meters, 50Concrete Cutter and 10 Electric Grinder.
- k) Board further directed that the cases involving finances indicated at Para (h) & (j) be referred to Finance Wing for early procurement.

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

## **6.2 ESTABLISHMENT OF CAPITAL MASS-TRANSIT WING WITH REGULATIONS.**

11720/1412/BM/'23

10-04-'23/6<sup>th</sup>

### **DECISION**

The details of the summary were presented through a multimedia presentation by the Member (P&D), CDA. After due deliberation and information / input of the summary as well as presentation made in this regard, the Board decided the following:-

- Approved the creation of "Capital Mass Transit Directorate General"
- Approved the Capital Mass-Transit Regulations 2023" along with the functions.
- Collection of fare will be determined by the Authority.
- Non-fare revenue (NFR) avenues will be explored by the Authority.
- Private sector both national / international will be facilitated to participate.
- Outsourcing will be determined by the Authority.
- Third party collection of rent will be determined by the Authority.
- Planning and operation of public transport in ICT limits will be determined by the Authority.
- Fine on any violation will be determined by the Authority.
- Fare will be increased, gradually, after every three years @ 10%.
- SOP in this regard will be introduced and decided by the Member (P&D) at his level.

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

## **6.3 CONDOMINIUM REGULATIONS FOR HIGH RISE BUILDINGS (PROMULGATION OF CDA MULTI-STOREY BUILDING (RIGHTS OF OWNERSHIP AND MAINTENANCE) REGULATIONS -2023.**

11721/1412/BM/'23

10-04-'23/6<sup>th</sup>

### **DECISION**

No summary was presented to the board. However, a multimedia presentation on the subject was presented by the Member (P&D), CDA. After due deliberation and information / input of the presentation, the Board deferred the agenda, as such CDA may not prepare any regulations in pursuance to the RERA, Act - 2017. CDA had already

forwarded a comprehensive reference to Federal Government through MOI against the RERA, Act – 2017. After decision by Federal Government, the regulations may be presented again, if so required.

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

**6.4 REVISED LAYOUT PLAN OF SECTOR C-16 AND C-17 (PARTIAL), ISLAMABAD.**

11722/1412/BM/'23

10-04-'23/6<sup>th</sup>

**DECISION**

After due deliberation and information / input of the summary as well as presentation, the Board approved the proposed revision in the Lay-Out Plan of sector C-16 & C-17 as mentioned in Para 3 & 5, subject to the following conditions:

- 50% of the plots will be reserved for Overseas Pakistanis.
- Diversions of all Nullahs proposed in LOP will be at the cost of the project.
- Revision by P & D Wing shall be wholesome i.e. for entire sector(s) and no partial plan shall be revised, after fulfillment of all codal formalities as per prevailing law/regulations etc.
- Upon approval of the revised LOPs for C-16 & C-17, the (L&R) Estate Wing would address issues of alternate allotment for the affected plots to individual allottees in a transparent manner through computerized balloting by NADRA-

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

**Member Estate**

**6.5 REVIEW OF ISLAMABAD CAPITAL TERRITORY BUILDING CONTROL REGULATIONS 2020 (ICTBCR-2020).**

11723/1412/BM/'23

10-04-'23/6<sup>th</sup>

**DECISION**

The details of the summary were presented through a multimedia presentation by Member (P&D), CDA, who briefed about the contents of the summary and annexed amended BCR-2020 with section wise proposed changes /improvements. Reservations with regard to proposed enhancements in FAR for different areas were raised and need of a comprehensive working along with rationale for such proposed enhancements was asked to be explained to make a considered decision. The need to avoid any arbitrary enhancement of FAR for various areas was stressed upon by Board members. After due deliberation and information / input of the summary/ presentation by Member P & D, the Board approved the proposed recommendations of the committee for revision of building bylaws (**Annexed**), subject to the following conditions:

- Board did not agree to the proposal of enhancement in FAR under Regulations 8.14 and 8.20.
- Enhancement in FAR under Regulations 8.7 & 8.9 (Educational plots), shall only be allowed for institutes higher than secondary level. For schools upto secondary level no enhancement in FAR will be allowed.
- Parking requirements shall be mandatory for all buildings (other than residential houses) measuring more than 900 square yards.
- There will be a rainwater harvesting tank and a small well for recharging the groundwater in residential (500 sq.yds& above) and all commercial, industrial, institutional, hotel, hospital & apartment buildings.
- Installation of at least one solar geyser in residential houses, whereas 10% electricity / energy consumption in all other buildings will be through solar system. This shall be ensured at the time of issuance of completion certificate.
- Internal as well as minimum one external emergency exit staircase will be mandatory for all buildings higher than 4 floors above ground. This shall be applicable to all buildings whether allotted / constructed prior to promulgation of these regulations or in future. A time period of 6 months will be given to all existing buildings for installation / construction of required emergency stairs.

- For all buildings other than residential houses CCTV cameras to be installed for requisite security.
- During construction, the owner / sponsor of all commercial projects shall make available the approved building plans at site at a conveniently accessible location for the officials and public. This information shall also be made available on website of the project.
- **Sale of Units:** Following will be applicable to all commercial saleable projects:
  - a. The sponsor / allottees(s) will mark each unit on building plans submitted to CDA for approval.
  - b. Marketing brochure and booking / sale form will be approved by CDA.
  - c. The sponsor / allottee(s) of project and perspective buyer will be responsible to get the sale proceed of a unit registered with CDA marked on the approved plan.
  - d. Building Plan marked and showing names of buyers against each unit will be made available on website and at site for info of the public.
  - e. Transfer of any unit shall only be made by CDA.
  - f. In no case, building shall be occupied without having obtained completion certificate from CDA.
  - g. After occupation, a management committee comprising of rep of sponsor / developer and residents (through election) will be made to run affairs of the building. This committee shall be registered with SECP and other relevant departments.
- **Set- Backs for Buildings with 100% Coverage:** Minimum 10 feet space on front will be left open for car parking purposes in all those commercial buildings which are:
  - i. Allowed 100% ground coverage
  - ii. Having minimum plot size of 500 sq yards
  - iii. Minimum depth of the plot is 60 feet.
  - iv. The area so left for parking, shall be allowed to be constructed with in building line on upper floors.
- The regulations related to major roads shall not be applicable to ROWs approved under Master Plan of CDA whether acquired or yet to be acquired, thereby, overriding any previous decisions/notifications in this regard.

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

**6.6 MATTER RELATING TO - PLOT NO. 71, BLUE AREA SECTOR F-7/E-7 ALLOTTED TO GOVERNMENT OF BALUCHISTAN**

11724/1412/BM/'23  
10-04-'23/6<sup>th</sup>

**DECISION**

No summary was presented. However, a joint multimedia presentation was presented by the Member (P&D) and Member Estate, CDA. In the meanwhile, a request has been made to the in charge / caretaker of Baluchistan Government Plaza telephonically to appear before the board to implore their case. Mr. Naqeebullah, Comptroller appeared before the Board and presented the request for commercialization / change of trade. After due deliberation and information / input of the presentation and content presented by the representative of Baluchistan Government, the Board decided the following.

- Primary use allowed in the allotment will not be changed.
- Number of floors permitted in original allotment will be used for activities related to arts & craft and its display.
- A formal request from the Baluchistan Government is required.
- Commercial activities will be allowed on additional floors / FAR permissible for the area under ICT BCR -2020 and subject to fulfillment of all requirements including payment of charges.

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

## 6.7 SCHOOL POLICY – RENTAL LEASE OF EDUCATIONS SITES TO PRIVATE SECTORS

11725/1412/BM/23  
10-04-'23/6<sup>th</sup>

### DECISION

No summary was presented. However, a multimedia presentation was presented by the Member (P&D), CDA. After due deliberation and information / input of the presentation, the Board principally approved a policy for renting out plots to private schools on a 33 years lease subject to the following conditions:-

- Non-mandatory requirements

Sr. No.	INDICATORS	WEIGHTAGE	
		Marks	Max. Marks
1.	<b>Total Number of Students</b>		05
	One Mark per every Hundred Students		
2.	<b>Functioning Period</b>		05
	5 Years		
3.	<b>Fee Structure (Monthly)</b>		25
	Fee upto Rs. 7000	25	
	Fee from RS. 7001 – 9000	15	
	Fee From Rs. 9001 – 15000	10	
4.	<b>Present Student/Teacher Ratio</b>		05
	a. As per PEIRA Approved	05	
	b. Against PEIRA	02	
5.	<b>Status of the Sponsors</b>		05
	Foundation/Trust/NPO	5	
6.	<b>Building Status</b>		20
	a. Conforming Use	10	
	b. Non- Conforming Use - (Established in CDA Sectors only)	20	
7.	<b>Staff Qualifications</b>		10
	a. As per PEIRA Qualifications	10	
	b. Against PEIRA	05	
8.	<b>Concessional Scholarships</b>		10
	a. Offering Min. 25% Scholarship with 50% waiver	10	
	b. Offering Min. 15% Scholarship with 50% waiver	5	
9.	<b>Average Passing Percentage (last 3 years)</b>		10
	a. More than 80%	10	
	b. More than 60%	5	
	c. More than 40%	3	
10.	<b>Transport Facility for at least 1/3<sup>rd</sup> of students and faculty</b>		5
<b>Grand Total</b>			<b>100</b>

- School Management will be bound not to enhance fee by more than five per cent per year.
- Draft agreement to be seen / vetted by Professor Dr. Muhammad Ali Non Executive Member, Director General (Law), CDA and Iftikhar Ahmed Mian, Advocate Supreme Court.
- Financial Model to be finalized by FA / Member.
- Rental lease regulations to be presented by Estate & Finance Wings in next board meeting.

**Action By: Member (P&D)**  
**FA / Member**  
**Member Estate**

**6.8 REQUEST FOR GRANT OF NOC FOR THE DEVELOPMENT OF HOUSING SCHEME TITLED AGOCHS-II, SITUATED IN ZONE-V, ISLAMABAD:**

11726/1412/BM/'23  
10-04-'23/6<sup>th</sup>

**DECISION**

The summary was presented by Member (P&D), CDA. After due deliberation, CDA Board considered the proposal and approved NOC of AGOCHS subject to the verification of fulfillment of all requirements/conditions for said NOC through a physical / ground verification of the scheme to be conducted by a committee headed by Member (Inspection), CDA to ensure, transparency, efficacy and clarity. The rest of members of the committee will be opted by Member (Inspection) with the approval of the Chairman, CDA. The committee is directed to give its findings in one month.

The board further decided that:

- In future aforementioned committee headed by Member (Inspection) will also conduct physical verification of schemes, which have been granted NOC(s).
- In all approved housing societies, the land allocated / earmarked for amenities (i.e. community centers, police stations, dispensaries, Mosque, sports grounds and schools etc will be transferred in the name of CDA and a separate inventory will be made and maintained by Estate Wing, CDA for all these plots / pieces of lands for disposal.

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

**6.9 APPROVAL OF SITE OF VENDING POINTS PARKS, PLAY GROUNDS, PICNIC POINTS, BUS STATIONS, BUS TERMINALS, MARKETS, BUSINESS MARAKAZ.**

11727/1412/BM/'23  
10-04-'23/6<sup>th</sup>

**DECISION**

No summary was presented; however, a multimedia presentation was presented by Member (P&D), CDA. After due deliberation and information / input, the Board approved the policy for vending sites subject to the following:

- Proposed 200 Vending Points in Islamabad (in 1<sup>st</sup> Phase) for outsourcing on license basis with the consent of all other stakeholder organizations viz. MCI & ICT.
- The license will be valid for 10 years.
- Vending points will only be used for activity mentioned in the license and no activity not permissible in the area shall be allowed..
- Size / dimensions of each point will be clearly mentioned.
- Sites will be outsourced through open auction by a committee comprising of CDA, MCI & ICT.
- Revenues earned in the process shall be credited to the relevant head of account of the respective Organization.
- Proposed dates for auction are 15, 16 & 17 May-2023 at Citizen Club, F-9 Park, Islamabad.

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



**6.10** APPROVAL OF LOP / AUCTION OF CAPITAL STREET PLOTS (MEASURING 1 KANAL) FOR FOOD CATEGORY (INTERNATIONAL FOOD BRANDS) CAFÉ SHOPS, LOCAL CAFÉ AND RESTURENTS ETC / AL HAMRA ARTS & CULTURAL VILLAGE/ CAPITAL STREET IN ARTS & CRAFT VILLAGE, SHAKARPARIN SPORTS CENTRE, ISLAMABAD.

11728/1412/BM/'23  
10-04-'23/6<sup>th</sup>

**DECISION**

The details of the summary were presented through a multimedia presentation by the Member (P&D), CDA. After due deliberation and information / input of the summary as well as presentation, the Board decided the following subject to outcome of the decision of CDA Board made in 4<sup>th</sup> Board meeting for the year 2023:

- Approved the renaming of Arts & Craft Village as Capital Street.
- Approved the proposed layout plan.
- Approved the proposed features of the project that include Shops for Eateries, Handicraft Shops, Amphitheatre, Indoor Games Area, Children Park, Mosque, Staff Accommodation, Management Office Building, and Parking
- Estate Wing will dispose off the plots as per prevailing law/regulations etc.
- In no case, any activity not permissible in the area will be allowed.

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

**6.11** RESTORATION OF NOC ALHAMRAH AVENUE, ZONE -IV, ISLAMABAD / REQUEST FOR CANCELLATION OF NOTICE FOR WITHDRAWAL OF NOC OF ALHAMRA HILLS AGRO-FARMING SCHEME

11729/1412/BM/'23  
10-04-'23/6<sup>th</sup>

**DECISION**

The Board considered the viewpoint of Member (P&D) and decided to keep the original Board decision dated 30-07-2010 for grant of NOC intact on the same terms and conditions (i.e. Clearance / NOC from SPD) and subject to the verification of fulfillment of all requirements/conditions for said NOC through a physical / ground verification of the scheme to be conducted by a committee headed by Member (Inspection), CDA to ensure, transparency, efficacy and clarity. The rest of members of the committee will be opted by Member (Inspection) with the approval of the Chairman, CDA. The committee to finalize requisite verification in one month.

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

**6.12** NATIONAL BUS TERMINAL I-11, ISLAMABAD.

11730/1412/BM/'23  
10-04-'23/6<sup>th</sup>

**DECISION**

The details of the summary were presented through a multimedia presentation by the Member (P&D), CDA. It was apprised to the board that PC-II was approved and M/s Engineering Consultancy Services of Punjab (ECSP) were engaged. After due deliberation and information / input, the Board decided that Member (P&D) will be the focal person and following timelines shall be adhered to from Expression of Interest to development of Service of infrastructure of the project

- Concept plan & design will be prepared by Member Planning through the consultant and PC-I of Infrastructure development will be prepared by Member Engineering (both within three weeks).
- Member Estate, will prepare the draft Expression of Interest (EOI) within two weeks, after approval of design & PC-1.
- Tenders will be called by the Member Engineering / Engineering Wing.
- Timeline will commence with effect from the date of notification of these minutes.

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

### 6.13 RENAMING OF CULTURAL COMPLEX SHAKARPARIAN AS ALHAMRAH.

11731/1412/BM/'23

10-04-'23/6<sup>th</sup>

#### DECISION

A presentation was made by Member (P&D), CDA to the Board. After due deliberation and information / input, the Board decided the following subject to revision of PC-1 by the competent authority (if so required as per law):

- Approved the renaming of the Cultural Complex Shakarparian as Alhamra Islamabad.
- Mr. Faisal Zaman shall work as Project Director of the subject Project till the time a whole time PD is selected by the concerned wing through a competitive process with the approval of the competent authority.
- Approved to resume the abandoned and residual work of the project.
- In first instance, the consultant and contractor of the Project will be asked to complete the balance works in line with the terms & conditions of Contract Agreement, FIDIC, PEC and PPRA rules.
- Liabilities must be defined and BOQ will also be refreshed or New BOQs will be made.
- Fresh Tendering for remaining / residual Works be made, if so required-

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

### 6.14 RENAMING OF ISLAMABAD GYMKHANA AS CITIZEN CENTRE IN SECTOR G-10, ISLAMABAD.

11732/1412/BM/'23

10-04-'23/6<sup>th</sup>

#### DECISION

No summary was presented; however, a multimedia presentation was presented by Member (P&D), CDA to the Board. It was apprised to the board that instant matter has already been discussed and approved by the CDA Board in its 5<sup>th</sup> Board meeting held on 10.03.2023. However, after due deliberation and information / input, the Board approved the following subject to revision of PC-1 by the competent authority / forum (if so required as per law):

- The renaming of the Islamabad Gymkhana (Ladies Club) as Citizen Centre,G-10.
- Approved to resume the abandoned and residual work of the project.
- F.A / M shall be the Administrator.
- Mr. Faisal Zaman shall work as Project Director of the subject Project till the time a whole time PD is selected by the Administrator through a competitive process with the approval of the competent authority.
- In first instance, the consultant and contractor of the Project will be asked to complete the balance works in line with the terms & conditions of Contract Agreement, FIDIC, PEC and PPRA rules.
- Liabilities must be defined and BOQ will also be refreshed or New BOQs will be made.
- Fresh Tendering for remaining / residual Works be made, if so required-

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

### 6.15 ESTABLISHMENT OF EPH WING WITH REGULATIONS

11733/1412/BM/'23

10-04-'23/6<sup>th</sup>

#### DECISION

A presentation was made by the DG (Environment) and Member (Environment), CDA to the Board. After due deliberation and information / input of presentation, the Board approved the establishment of Environment, Parks and Horticulture Wing in CDA along with its Regulations. Board authorized the Chairman, CDA to fix the rates of fine/punishment on contravention / violation of the subject regulations.

**Action By: Member (Environment)  
DG (Environment)**

**6.16 ESTABLISHMENT OF SWM WING WITH REGULATIONS**

11734/1412/BM/'23

10-04-'23/6<sup>th</sup>

**DECISION**

A presentation was made by the DDG (C.M) and Member (Environment), CDA to the Board. After due deliberation and information / input of presentation, the Board approved the establishment of Directorate General Solid Waste Management in CDA along with its Regulations. Board authorized the Chairman, CDA to fix the rates of fine/punishment on contravention / violation of the subject regulations.

**Action By: Member (Environment)  
DDG (C.M)**

**6.17 ESTABLISHMENT OF GREEN FUNDS FOR ENVIRONMENT WING CDA**

11735/1412/BM/'23

10-04-'23/6<sup>th</sup>

**DECISION**

After due deliberation and information / input of the summary, the Board approved the following subject to fulfillment of all codal formalities:-

- a) Approved the Green Fund under the direct control of Member Environment.
- b) All donations from private sectors regarding plantations and other work related to Horticulture and forestry will be deposited in this Fund.
- c) Member Environment shall be the authority to spend these funds on different schemes of Environment Wing in accordance with law.
- d) The fund will be operated with a separate head of account by Member Environment and Director Accounts, CDA will also be co-signatory of the bank account of said Fund.

**Action By: Member (Environment)  
DG (Environment)**

**6.18 HIRING OF PROCUREMENT SPECIALIST IN SANITATION DIRECTORATE.**

11736/1412/BM/'23

10-04-'23/6<sup>th</sup>

**DECISION**

The summary was presented by the DDG (C.M) and Member (Environment), CDA. After due deliberation and information / input of the summary, the Board approved the proposal made at Para 3 of the summary along with Scope of work and TORs.

**Action By: Member (Environment)  
DDG (C.M)**

**6.19 HIRING OF CONSULTANCY SERVICES FOR SANITATION DIRECTORATE /  
HIRING OF FINANCIAL AND LEGAL CONSULTANCY FIRM FOR OUTSOURCING  
OF PRIMARY AND SECONDARY WASTE COLLECTION IN ICT**

11737/1412/BM/'23

10-04-'23/6<sup>th</sup>

**DECISION**

The summary was presented by the DDG (C.M) and Member (Environment), CDA. After due deliberation and information / input of the summary, the Board approved the proposal contained at Para 01 of the summary along with Scope of work and detailed TORs.

The Board further decided to constitute a committee for hiring of consultant, comprising of the following officers; the committee will decide the cases of up to 10.000(million), while cases above 10.000(million) will be referred to CDA Board.

- a. Member (P&D)
- b. Member Concerned

c. A BS-19 officer as representative of Finance Wing  
The Board directed Finance wing to issue subject notification in this regard and proposed amendments be incorporated in the Revised Admin / financial Powers – 2007.

**Action By: Member (Environment)**  
**Member Finance**  
**DDG (C.M)**

**6.20 IMPLEMENTATION OF COURT ORDERS DATED 04.08.2022 IN WRIT PETITION NO. 4337/2021 TITLED NASEEM ZAFAR & OTHERS VERSUS CHAIRMAN, CDA ISLAMABAD & OTHERS.**

11738/1412/BM/'23  
10-04-'23/6<sup>th</sup>

**DECISION**

The summary was presented by the DDG (C.M) and Member (Environment), CDA. It was discussed that the previous contractor M/S Nisar Jan refused to work further. Therefore, another contractor, M/s Amjad Ali has been engaged on emergency basis for transportation of the waste on same rate. The terms and conditions of agreement with new contractor will remain same except for the one condition of oil fluctuation adjustment which has been added and which was not previously part of the agreement. The price escalation/deflation formula and the baseline oil price have been adopted from the same type of agreement made by RWMC with the contractor. Moreover, it was also brought into the knowledge of the Board that per ton rate of Rs. 925/- was agreed upon due to the fact that it was being offered by RWMC to its contractor for secondary waste. Despite the fact that the distance between I-11/4 transfer station to Lossar landfill site is comparatively greater than the distance between Rawalpindi to Lossar site still the same rate has been offered. After due deliberation and information / input of the summary, the Board approved the proposal made at Para 8 of the summary.

**Action By: Member (Environment)**  
**DDG (C.M)**

**6.21 REVISED BUDGET ESTIMATES 2022 & 2023 AND ACTUAL BUDGET 2021-2022. /PROPOSED REVISED BUDGET ESTIMATES FOR FINANCIAL YEAR 2022-23 AND ACTUAL ESTIMATES FOR FINANCIAL YEAR 2021-22.**

11739/1412/BM/'23  
10-04-'23/6<sup>th</sup>

**DECISION**

The summary was presented by the DFA-I and Member (Finance), CDA. After due deliberation and information / input of the summary, the Board approved the proposal made at Para 5 of the summary. Board further decided to establish / create Pension Fund and Endowment Fund in the CDA, respectively. 2.5 % of the amount received from open auction of residential and commercial plots will be transferred in each Fund. Pension Manger will be the ex-offico Member Finance.

**Action By: Member (Finance)**

**6.22 CRIMINAL ORIGINAL NO. 30/2023 IN ISLAMABAD HIGH COURT ISLAMABAD TITLE IBRAR HUSSAIN VS CHAIRMAN, CDA REGARDING RESTRUCTURING THE SERVICE CADRE OF STORE SUPERVISOR.**

11740/1412/BM/'23  
10-04-'23/6<sup>th</sup>

**DECISION**

The summary was presented by the Director HRD-II, CDA. After due deliberation and information / input of the summary, the Board directed that the process of hiring of reputable consultant / firms for removal of anomalies and overall restructuring of CDA including updation of CDA Employees Service Regulations, 1992 be taken up expeditiously. However, board further directed that Time Scale under the prevailing time scale promotion policy may be granted to the petitioners, subject to completion of codal formalities.

**Action By: DG (HR)**

**6.23 DECISION ON RESTORATION OF PLOTS IN ACCORDANCE WITH THE RESTORATION POLICY – 2014.**

11741/1412/BM/'23  
10-04-'23/6<sup>th</sup>

**DECISION**

The subject summaries on the above caption were presented by the Member (Estate), CDA. The Board was informed that an Open Public Hearing (Khuli Kacheri) was arranged in Jinnah Convention Center, Islamabad, on 4 April 2023; the Open Public Hearing was headed by Chairman CDA and Member (P&D), Member (Estate) and DDG (BC) and others relevant CDA officers also attended the subject hearing, while sufficient numbers of bidders/lessees, whose properties were cancelled on account of default in payment of premium or otherwise have attended the subject hearing.

The bidders / lessees in presence alleged certain wrong doings in processing of their cases by the concerned officials/officers of the Authority. Chairman, CDA observed that alleged delinquencies on the part of the CDA officials, inter alia, like undue delay in approval of building plans in one case and misplacement of pay orders submitted by the successful bidder in the other case need thorough investigation in order to take the delinquents to the task.

During said hearings, Chairman, CDA also observed that as per Clause 10(a) of Restoration Policy, 2014, Chairman is the competent authority for cancellation of residential or commercial plots on account of non-payment of installments, premiums, or any other reasons. But, in the past, adverse decisions have been passed against the bidders/lessees including cancellation of the property without affording an opportunity in person or in writing to the applicant/allottee to plead his/her case, on the plea that no such requirements a statutory obligation under the Policy *ibid*. The Chairman was of the view that to ensure the principles of fair play and justice, an opportunity in person or in writing to the applicant/allottee to plead his/her case before concluding/reaching any adverse decision against him/her, including cancellation of his/her property should be provided. Moreover, in case the responsibility falls on the part of the allottee, the allottee should be charged restoration price on current market rates, and if the balance of inconvenience is held on the part of the employees of the authority the cancelled property should be restored from the date of its cancellation. Accordingly, criminal proceedings shall be initiated against the delinquents found responsible in this regard.

Chairman, CDA asked to place the subject matter before the CDA Board for deliberations and decision in this regard. The matter was, therefore, discussed in detail. The need to update the existing Restoration policy-2014 was also discussed since a period of almost nine years has lapsed since the existing policy was promulgated. After due deliberation and on the basis of information/input of the summary, the Board decided as under: -

- a) Member Finance, CDA shall inquire into the cases by conducting a fact-finding inquiry to determine the roles of CDA officers/officials towards alleged non-approval of building plans & misplacing the Pay Orders. Responsibility will be fixed against the delinquents if found in the Inquiry, and the report will be submitted to CDA Board for decision.
- b) Estate Wing shall present a revised Restoration Policy after making required amendments to the existing Policy of 2014. This revision in policy shall be given due diligence considering the rules/regulations, and all stakeholders will be taken on board before its presentation to the CDA Board. The Estate Wing shall also consider the following guidelines while preparing revised Restoration Policy:
  - i) Inclusion of provision of affording a mandatory opportunity of hearing in person or in writing to the allottee(s) of the property/plot by the Chairman CDA before cancellation of property etc.,
  - ii) If the responsibility is on the part of the allottee, the allottee to be charged for restoration price on current market rates, and
  - iii) If the balance of inconvenience is held on the part of the employees of the authority after conducting a proper inquiry and it is established that the cancellation was made with mala fide intent or for want of some undue gain, the cancelled property shall stand restored from the date of its cancellation.

Accordingly, criminal proceedings shall be initiated against the delinquents found responsible in this regard.

**Action By: Member (Estate)  
Member (Finance)**

**6.24 MATTER RELATING TO PARKING PLAZZA  
DECISION**

Agenda item could not be discussed and deferred.

**6.25 HIRING OF THE CONSULTANCY SERVICES FOR DETAILED DESIGN AND  
CONSTRUCTION SUPERVISION OF THE PROJECT CONSTRUCTION OF RAWAT T-  
CHOWK FLYOVER THROUGH DIRECT CONTRACTING WITH STATE OWNED  
ORGANIZATION UNDER PUBLIC PROCUREMENT RULES AMENDMENT FOR  
RULE 42(F) – DIRECT CONTRACTING WITH STATE OWNED ENTITIES.**

11742/1412/BM/'23  
10-04-'23/6<sup>th</sup>

**DECISION**

The summary was presented by the Member Engineering, CDA. After due deliberation and information / input of the summary, the Board approved the proposal regarding hiring of the consultancy services for Detailed Design and construction supervision of the project construction of Rawat T-Chowk Flyover through direct contracting with the consultancy firms M/s NESPAK & M/s DD&C under the provisions of rule 42(f) of PPRA rules 2004 on G2G basis.

**Action By: Member (Engineering)**

**6.26 HIRING OF THE CONSULTANTS UNDER RULE 42(F) OF PPRA FOR DETAILED  
DESIGN & ESTIMATION, EIA, BIDDING DOCUMENTS AND RESIDENT  
CONSTRUCTION SUPERVISION FOR THE PROJECT OF EXTENSION OF  
MARGALLAH AVENUE FROM N-5 TO M-1, ISLAMABAD**

11743/1412/BM/'23  
10-04-'23/6<sup>th</sup>

**DECISION**

The summary was presented by Member Engineering, CDA. After due deliberation and information / input of the summary, the Board approved the proposal of the summary, regarding hiring of the consultancy services of M/s Engineering Consultancy Services Punjab (ECSP) having financial proposal cost of Rs.78.758 Million for Detailed Design & Construction Supervision of Extension of Margallah Avenue from N-5 to M-1 (1.6 Km only falling in ICT limits) in accordance with the rule 42(f) of PPRA – 2004.

**Action By: Member (Engineering)**

**6.27 MATTER RELATED TO INTERNATIONAL FOOTBALL STADIUM**

11744/1412/BM/'23  
10-04-'23/6<sup>th</sup>

**DECISION**

The summary was presented by the Member (P&D), CDA. It was discussed during the meeting that poor infrastructure is a major contributing factor to the decline of football in Pakistan. Many football stadiums lack proper facilities such as locker rooms, medical centers, and training grounds. This lack of infrastructure makes it challenging for players to hone their skills and compete at a high level. Therefore, a sports area catering the needs for football stadium can also be planned for football players.

After due deliberation and information / input of the summary, the Board decided to allocate / carve out a site measuring 20-40 acres for construction of a football stadium in the concept plan of Kuri Agro Farming Scheme for provision of sports area catering the needs for other active games.

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

**6.28 MATTER RELATED TO INTERNATIONAL CRICKET STADIUM.**11745/1412/BM/'2310-04-'23/6<sup>th</sup>**DECISION**

The summary was presented by the Member (P&D), CDA. It was discussed during the meeting that Rawalpindi Cricket Ground, which is located at the junction point of the twin cities, the construction of a new cricket stadium in Islamabad is not appropriate. Due to strict security measures, safety of the players, access of spectators to the Stadium, provision of emergency services and inconvenience caused to people residing in the neighborhood of the Stadium are the main factors which need to be taken into account for planning a cricket stadium. Previously a cricket stadium was planned in Shakarparian Sports Area, which was cancelled on the orders of Supreme Court of Pakistan.

After due deliberation and information / input of the summary, the Board deferred the summary for cricket ground and decided that matter be taken up with Law Wing for exploring options to file a review petition in the honorable Supreme Court seeking permission to construct a cricket ground in Shakarparian.

**Action By: Member (P&D)****N.A-I WASTE DISPOSAL AT RWMC DUMPSITE IN LOSAR, RAWALPINDI**11746/1412/BM/'2310-04-'23/6<sup>th</sup>**DECISION**

The summary was presented by the DDG (C.M) and Member (Environment), CDA. After due deliberation and information / input of the summary, the Board approved the proposal made at Para 3 of the summary regarding extension of contract agreement between CDA and RWMC for another period of six (06) months w.e.f 04.04.2023 to 03.10.2023 in accordance with clause # 3.3 of Contract Agreement on the same terms & conditions and rate.

**Action By: Member (Environment)****DDG (C.M)****N.A-II HIRING OF CONSULTANCY SERVICES FOR SUPERVISION OF DEVELOPMENT OF INFRASTRUCTURE FACILITIES IN RURAL AREAS OF ISLAMABAD.**11747/1412/BM/'2310-04-'23/6<sup>th</sup>**DECISION**

The summary was presented by Member Engineering, CDA. After due deliberation and information / input of the summary, the Board approved the proposal made at Para 2 of the summary, regarding hiring of Consultancy Services for Construction Supervision of Development of infrastructure facilities in rural areas of Islamabad through Government owned Consultants (G to G basis) in accordance with the rule 42(f) of PPRA – 2004.

**Action By: Member (Engineering)****N.A-III DRAFT BILL ISLAMABAD SOLID WASTE MANAGEMENT ACT, 2023**11748/1412/BM/'2310-04-'23/6<sup>th</sup>**DECISION**

A draft bill was presented by Member Environment, CDA. After due deliberation and information / input, the Board approved the draft bill and recommended that the same be referred to Federal Government for its consideration and approval through MOI.

**Action By: Member (Environment)**

**N.A-IV INCORPORATION OF ADDITIONAL PLOTS IN THE AUCTION OF COMMERCIAL AND ALLIED PLOTS SCHEDULED IN MAY 2023**  
11749/1412/BM/'23  
10-04-'23/6<sup>th</sup>

**DECISION**

The summary was presented by Member Estate, CDA. After due deliberation and information / input of the summary, the board principally approved the incorporation of the following properties in the forthcoming auction in May 2023.

**i. Markaz**

S. No.	Plot No.	Sector	Size (Sq. Yds)	Category
1.	3	D-12	711.11	Commercial

**ii. Blue Area**

S. No.	Plot No.	Sector	Size (Sq. Yds)	Category
1.	9	Blue Area G-8	2666.66	Commercial
2.	10	Blue Area G-8	2666.66	Commercial
3.	56-D	Blue Area F-7 G-7	4888.88	Commercial

**iii. Agro Farms**

S. No.	Plot No.	Sector	Size	Category
1.	53	Orchard Scheme Murree Road	2.5 Acres	Orchard
2.	55	Orchard Scheme Murree Road	2.5 Acres	Orchard
3.	24-A	P&V Scheme-2	2.5 Acres	P&V

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

**NA-V OUTSOURCING OF PRIMARY AND SECONDARY SOLID WASTE MANAGEMENT IN ICT THROUGH INTERNATIONAL BIDDING AS A LONG-TERM SOLID WASTE MANAGEMENT PLAN**  
11750/1412/BM/'23  
10-04-'23/6<sup>th</sup>

**DECISION:**

The summary was presented by the Member (Environment) and D.D.G (C.M), CDA. After due deliberation, the board approved the proposals contained at Para 3 of the summary.

**Action By: Member (Environment)  
 DDG (C.M)**

**NA-VI REGULATIONS FOR PLANNING AND DEVELOPMENT OF PRIVATE HOUSING/FARM HOUSING , APRTMENTS/COMMERCIAL SCHEMES/PROJECTS IN ZONES-2, 4 & 5 OF ISLAMABAD CAPITAL TERRITORY(2023)**  
11751/1412/BM/'23  
10-04-'23/6<sup>th</sup>

**DECISION:**

The summary was presented by the Member (P&D)), CDA. After due deliberation, the board approved the proposals contained at Para 2 to 11 of the summary, subject to vetting of draft regulation (Annexed) by Law Wing.

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

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

