

**8<sup>TH</sup>CDA BOARD MEETING FOR THE YEAR-2021 HELD ON 16-08-2021**  
**AGENDA ITEMS**

<b>S.No</b>	<b>Items</b>	<b>Presenter</b>
1.	Confirmation of 6 <sup>th</sup> and 7 <sup>th</sup> CDA Board Meetings-2021.	
2.	Establishment of Heritage Museum at Quaid-i-Azam University Islamabad.	V.C. QAU
3.	Request for Restoration of Allotment of Plot No.5-C, F-10 Markaz, Islamabad.	Member Estate
4.	Writ Petition No. 1812/2021 titled, "KAMRAN KHAN V/S CDA ETC" regarding Planning of Additional Plots in Sector G-11/3, Islamabad.	Member (P&D)
5.	Request for Allotment of Land for 3 <sup>rd</sup> Muslim Graveyard in Sector H-11/3, Islamabad.	Member (P&D)
6.	Execution of Islamabad Bus Service Project.	Member Engg.
7.	Smart City Projects.	Member Engg.
8.	Acceptance or Rejection of Bids- Auction of Commercial Plots held on 4 <sup>th</sup> to 5 <sup>th</sup> August, 2021.	FA/Member
9.	Rationalization of Pay Scale and Appointment Method for the Post of Building Inspector and Senior Draftsman /CHD/DHD.(Conversion of the Newly created posts of Building Inspector (BPS-16) to Building Inspector (BPS-13) and filling up the posts through 100% Direct Quota)	Member Admin.
10.	Amendment in CDA Employees Service Regulation -1992.	Member Admin.
11.	Increase in Mess & Dress Allowance to all Regular Nurses (BS-16 and above) and Stipend for Diploma Student Nurses working in CARES-1122 Directorate on the analogy of Capital Hospital.	Member Admin.
<b>Non Agenda Items</b>		
NA-I	Austerity measures for financial year 2021-2022.	FA/Member
NA-II	Vaccination in respect of officers/officials and their family members in wake of covid-19 pandemic	Member Admin.
NA-III	Endorsement of summaries transmitted for the consideration and approval of Federal Cabinet, Government of Pakistan.	Member (P&D)
NA-IV	Designation of House No. 20, Street No. 63, Sector F-7/3, Islamabad as "Transit Accommodation& Guest House" for the Officers of CDA.	Member Admin.



Capital Development Authority  
(Secretary CDA Board Office)

CONFIDENTIAL

No. CDA-1386/BM-SCB/2021/

Islamabad August 16, 2021

Subject: **MINUTES OF 8<sup>TH</sup>CDA BOARD MEETING FOR THE YEAR 2021.**

The 8<sup>th</sup> CDA Board meeting for the year 2021 was held on **August 16,2021 (Monday)** at **04:00 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<br>Chairman, CDA and<br>Chief Commissioner ICT | (In Chair)           |
| 2. | Rana ShakeelAsghar,<br>FA/Member ,CDA                             | Executive Member     |
| 3. | Mr. Naveed Ilahi,<br>Member (Estate)/<br>Member (P&D), CDA.       | Executive Member     |
| 4. | Sayed Munawer Shah<br>Member (Engineering.), CDA                  | Executive Member     |
| 5. | Mr. Amer Abbas Khan,<br>Member (Administration), CDA              | Executive Member     |
| 6. | Mr. Nayyar Ali Dada,<br>Architect                                 | Non-Executive Member |
| 7. | Professor Dr. Muhammad Ali (TI),<br>V.C, QAU, Islamabad           | Non-Executive Member |
| 8. | Syed Safdar Ali,  | Secretary CDA Board. |

3. Chairman, CDA also attended the meeting in the status of Chief Commissioner ICT and Commissioner Rawalpindi as Ex-officio Member of the Board could not attended the meeting. Whereas, Mr. Nayyar Ali Dada, Board Member attended the meeting online. Professor: Iftikhar Hussain Arif (HI) and Mr. Ali Asghar Khan, Members of the Board could not attend the meeting.

4. In addition to above, Kamran Khan(applicant) along with counsel attended the meeting in the light of IHC directions Writ Petition No. 1812/2021. Moreover, DDG (Planning), Director Urban Planning, Director EM-II and PD BRT were also attended the meeting.

5. Meeting commenced with the recitation of "Holy Quran" by Sayed Munawer Shah Member (Engineering), CDA. Thereafter agenda items were taken up for discussion and following decisions were made:-

## 8.1 CONFIRMATION OF 6<sup>TH</sup> AND 7<sup>TH</sup> CDA BOARD MEETINGS-2021.

### DECISION

The board confirmed / endorsed the previous board minutes / decisions of meeting (i.e. 6<sup>th</sup> and 7<sup>th</sup> BM-2021).

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

## 8.2 ESTABLISHMENT OF HERITAGE MUSEUM AT QUAID-I-AZAM UNIVERSITY

11369/1386/BM/'21 ISLAMABAD.

16-08-'21/8<sup>TH</sup>

### DECISION

No summary was presented to CDA Board. However, Vice-Chancellor Quaid-e-Azam University (QAU) / CDA Board Member presented PC-I regarding the establishment of a heritage museum at Quaid-e-Azam University, Islamabad and appraised the Board that the proposed museum at Quaid-e-Azam University (QAU) is in line with the Government's priorities for promoting tourism, culture heritage, improvement and expansion of Higher Education Sector and for strengthening academic and research activities with the country on multiple dimensions. The project is proposed to be funded through the Corporate Social Responsibilities (CSR) and funding from CDA.

After due deliberation, the board constituted a three members committee comprising of the Member Finance, CDA, Vice-Chancellor Quaid-e-Azam University (QAU) / Board Member and Member Engineering, CDA for examination of PC-I and committee will present its outcome/reports to the CDA Board.

**Action By: Member Finance**  
**Member (Engineering)**  
**V.C.QAU (Member Board)**

## 8.3 REQUEST FOR RESTORATION OF ALLOTMENT OF PLOT NO.5-C, F-10 MARKAZ, ISLAMABAD.

11370/1386/BM/'21

16-08-'21/8<sup>TH</sup>

### DECISION

The summary was presented by the Director Estate Management-II. After due deliberation, the board observed that CDA board had already constituted a scrutiny/recommendatory committee for restoration of plots. All cases are to be placed before the said committee which will make its recommendations to the CDA Board for final decision in this regard. Board further directed that cases should not be selected on pick and choose basis and the instant case should also be placed before the scrutiny/recommendatory committee for its scrutiny, examination and recommendations before the same is placed before the Board.

**Action By: Member (Estate)**

**8.4 WRIT PETITION NO. 1812/2021 TITLED, "KAMRAN KHAN V/S CDA ETC" REGARDING PLANNING OF ADDITIONAL PLOTS IN SECTOR G-11/3, ISLAMABAD.**

11371/1386/BM/'21  
16-08-'21/8<sup>TH</sup>

**DECISION**

The summary was presented by the Director Urban Planning, CDA who appraised the Board about the background of the case. In pursuance of the judgement of the Honorable Islamabad High Court, dated 10.06.2021 the petitioner Mr. Kamran Khan was afforded an opportunity to appear before the Board. The petitioner appeared along with his legal Counsel 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 decided the following subject to technical evaluation.

- a) Public notice for the information of General Public should also be published in the leading newspapers in addition to being uploaded on CDA Website. Strict compliance be ensured by the concerned formation.
- b) Plot No 133-M measuring (25'X40') earmarked in the Amendment in the Layout Plan of Sector G-11/3, Islamabad be deleted henceforth, if the same has been not allotted to anyone.
- c) Urban Planning Directorate, Planning Wing will conduct a physical survey / technical evaluation of the site along with pictorial /snaps and will present its report to the CDA Board for further submission before the Honorable Islamabad High Court.

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

**8.5 REQUEST FOR ALLOTMENT OF LAND FOR 3<sup>RD</sup> MUSLIM GRAVEYARD IN SECTOR H-11/3, ISLAMABAD.**

11372/1386/BM/'21  
16-08-'21/8<sup>TH</sup>

**DECISION**

The summary was presented by the Director Urban Planning, CDA. After due deliberation and on the basis of information / input of the summary, the Board was pleased to approve the proposal contained at Para 8 of the summary.

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

**8.6 EXECUTION OF ISLAMABAD BUS SERVICE PROJECT.**

11373/1386/BM/'21  
16-08-'21/8<sup>TH</sup>

**DECISION**

The summary was presented by the Member Engineering. After due deliberation and on the basis of information / inputs of the summary, the board approved the followings:-

- a. Islamabad Bus Service IBS Project will be commenced on self finance basis.
- b. Pilot phase for the IBS Service would be comprised of the following Three (03) initial routes.
  - i. Sawan Interchange to Faisal Mosque.
  - ii. Barakhau to Aabpara to Faiz Ahmed Faiz Station.
  - iii. Tarnol Railway Station to N-5 Metro Station
- c. CDA will initially bear the capital expenditure of the IBS Project.
- d. Finance Wing will allocate the budget for the Pilot Phase of Islamabad Bus Service IBS Project as per annexure B of the summary.

- e. 64=(13+10+09=32x2)Bus stops adjacent with 64=(13+10+09=32x2)Tuck Shops be established for three routes as per annexure A,
- f. 02 Bus depot along with 02 Gas / Petrol Stations be established on each route.
- g. Cross subsidiary will be coupe by outsourcing and branding of the Bus stops, Tuck Shops and Gas / petrol Stations.
- h. CDA owned subsidiary company will be established and registered with SECP.
- i. A separate office for the company be established and building be hired on rental basis.
- j. A separate summary for the establishment and structure of the CDA owned company along with essential human resource in line with Punjab Metro Bus Authority (PMBA) be presented for consideration by the CDA Board.

**Action By: Member (Engineering)**

### 8.7 SMART CITY PROJECTS.

11374/1386/BM//21

16-08-'21/8<sup>TH</sup>

#### DECISION

The summary was presented by the DDG (Planning). After due deliberation, it was decided to prepare a PC-II feasibility study within 10 days for placement in the upcoming CDA DWP Meeting. Board further directed that the followings initiative / salient features be incorporated in the ToRs for hiring of consultant of the project :-

- a) Electricity usages, monitoring and switching mechanism for Street lights.
- b) Monitoring of Traffic Lights.
- c) Smart Sign Posting.
- d) Valuable Messaging for the General Public through Apps.
- e) Excel Load Management System.
- f) Road Sensor along with Smart Signage.
- g) Residents easily interact for better service delivery.
- h) Solid waste management monitoring system.
- i) Water supply management monitoring system.
- j) Sewerage management monitoring system.
- k) Provision of free internet and Wi-Fi facility at Public places.

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

### 8.8 ACCEPTANCE OR REJECTION OF BIDS- AUCTION OF COMMERCIAL PLOTS

11375/1386/BM//21 HELD ON 4<sup>TH</sup> TO 5<sup>TH</sup> AUGUST, 2021.

16-08-'21/8<sup>TH</sup>

#### DECISION

The summary was presented by the Member (Finance), CDA. The Board was appraised that a record higher participation of investors was observed in this auction and a higher numbers of brochures were sold. The Board appreciated the efforts of auction committee and further directed that appreciation be conveyed to all members of auction committee. After due deliberation and on the basis of information and input of the summary, the board accepted the 22 number bids of commercial plots valuing 37.8 (billion), indicated at serial No. 01, 02 and 04 to 23, Except the bid of commercial plot mentioned at serial No 03 being lower than reserve price, as indicated at Para No. 04 of the summary.

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

8.9 **RATIONALIZATION OF PAY SCALE AND APPOINTMENT METHOD FOR THE POST OF BUILDING INSPECTOR AND SENIOR DRAFTSMAN /CHD/DHD.(CONVERSION OF THE NEWLY CREATED POSTS OF BUILDING INSPECTOR (BPS-16) TO BUILDING INSPECTOR (BPS-13) AND FILLING UP THE POSTS THROUGH 100% DIRECT QUOTA)**

11376/1386/BM/'21  
16-08-'21/8<sup>TH</sup>

**DECISION**

The summary was presented by the Member Administration. After due deliberation and on the basis of information / inputs of the summary, the board approved the following:-

- a) Already created 15 Number posts of Building Inspector (BPS-16) vide HRD Directorate Notification dated 10.03.2021 be converted into (BPS -13) and renamed as Building Inspector Grade-I (BPS-13).
- b) Out of Twelve (12) Numbers posts of Building Inspector (BPS-11) created in the year 2006 (06 for Revenue Directorate and 06 for Planning Wing) which posts were upgraded as Building Inspector (BPS-16) vide Notification dated 25.02.2010, Six (06) numbers of posts of Building Inspector (BPS-16) be renamed as Building Inspector Grade-II (BPS-16) for Planning Wing and remaining Six (06) numbers of posts Building Inspector (BPS-16) be converted into (BPS-13) and renamed as Building Inspector Grade-I (BPS-13), under Planning Wing, CDA.
- c) Share of all posts of Building Inspector Grade-I (BPS-13) fall under the initial recruitment quota to be filled through 100% initial appointment with the following lay down criteria:-

S#	Serial Number and cadre post with basic pay scale	Maximum age (in year)	Minimum qualification, experience and other conditions
1.	Building Inspector Grade-I (BPS-13)	25 years	Matric with diploma in draftsmanship / Civil engineering

- d) Share of all posts of Building Inspector Grade-II (BPS-16) fall under the promotion quota to be filled through 100% promotion with the following lay down criteria:-

S#	Cadre post with basic pay scale	Person eligible for promotion	Minimum qualification, experience and other conditions
1.	Senior Building Inspector Grade-II (BPS-16)	Building Inspector Grade-I (BPS-13)	Five year service in the post specified in column 2

- e) Notification dated 25.02.2010, whereby all Building Inspector were upgraded to BPS-16 shall not be applicable to Building Inspector Grade- I (BPS-13).

**Action By: Member (Admin)**

8.10 **AMENDMENT IN CDA EMPLOYEES SERVICE REGULATION -1992.**

11377/1386/BM/'21  
16-08-'21/8<sup>TH</sup>

**DECISION**

The summary was presented by the Member Administration. After due deliberation and on the basis of information / inputs of the summary, the board approved the following proposals:

- i) under captions Para 03 (a) modification of appointing authority in clause 4.01 and Authority in chapter 8 (Discipline), CDA Employees (Service) Regulations, 1992 for employees working on regular basis.

- ii) under captions Para 03 (b) on daily wages basis to be deleted in compliance of IHC order dated 21.06.2018.
- iii) under captions Para 03 (c) on Muster role basis to be deleted in compliance of IHC order dated 21.06.2018.
- iv) Para 4 of the summary.

**Action By: Member (Admin)**

**8.11 INCREASE IN MESS & DRESS ALLOWANCE TO ALL REGULAR NURSES (BS-16 AND ABOVE) AND STIPEND FOR DIPLOMA STUDENT NURSES WORKING IN CARES-1122 DIRECTORATE ON THE ANALOGY OF CAPITAL HOSPITAL.**  
11378/1386/BM/'21  
16-08-'21/8<sup>TH</sup>

**DECISION**

The summary was presented by the Member Administration, After due deliberation and on the basis of information / inputs of the summary, the board extended this benefit “**increase the Mess & Diet allowances and stipend of diploma student nurses**” to all regular Nurses (BS-16 & above) of CARES-1122 Directorate, MCI w.e.f 01.07.2019 to bring at par with the Capital Hospital, CDA and in line with the CDA Board decision dated 29.09.2020, vide Notification No CDA/FW(G)-44(28)/Mess & Dress Allowance/2020-21/93 dated 11.11.2020 issued by Finance Wing, CDA.

**Action By: Member (Admin)**

**NA-I AUSTERITY MEASURES FOR FINANCIAL YEAR 2021-2022.**

11379/1386/BM/'21  
16-08-'21/8<sup>TH</sup>

**DECISION**

The agenda was deferred and it was directed that a committee comprising of Member Administration, CDA, DFA-II, CDA and Director Admin, CDA may formulate, proposals regarding austerity keeping in view the indispensable needs of the authority and be placed before the board for decision.

**Action By: Member (Finance)**

**NA-II VACCINATION IN RESPECT OF OFFICERS/OFFICIALS AND THEIR FAMILY MEMBERS IN WAKE OF COVID-19 PANDEMIC**

11380/1386/BM/'21  
16-08-'21/8<sup>TH</sup>

**DECISION**

The summary was presented by the Member Administration, CDA. After due deliberation, the board directed that before stoppage of salary a last warning be issued to the employees, for their vaccination till 1st September 2021 and concerned directors must ensure the completion of vaccination to all employees working in their respective directorate.

**Action By: Member (Admin)**

**NA-III ENDORSEMENT OF SUMMARIES TRANSMITTED FOR THE CONSIDERATION AND APPROVAL OF FEDERAL CABINET, GOVERNMENT OF PAKISTAN.**

11381/1386/BM/'21  
16-08-'21/8<sup>TH</sup>

**DECISION**

No summary was presented to the board, however, Member (P&D), apprised the board that the following summaries had been submitted for the consideration and approval of Federal Cabinet, Government of Pakistan and requires endorsement/approval of CDA Board:-

- (i) RECONSTITUTION OF THE FEDERAL COMMISSION TO REVIEW THE MASTER PLAN OF ISLAMABAD.
- (ii) RESOLUTION OF THE ISSUE OF SECTOR E-11, ISLAMABAD.
- (iii) EXTENSION OF MANDATE OF CDA TO EXECUTE INTEGRATED CIVIC AMENITIES SYSTEM ACROSS ISLAMABAD IRRESPECTIVE OF ZONING REGULATIONS.

After due deliberation, the board endorsed/approved the subject summaries submitted before the Federal Cabinet through Ministry of Interior, Government of Pakistan for consideration and approval.

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

**NA-IV** DESIGNATION OF HOUSE NO. 20, STREET NO. 63, SECTOR F-7/3, ISLAMABAD  
11382/1386/BM/'21 AS "TRANSIT ACCOMMODATION& GUEST HOUSE" FOR THE OFFICERS OF  
16-08-'21/8<sup>TH</sup> CDA.

**DECISION**

The summary was presented by the Member Administration, CDA. After due deliberation, the board approved the following:-

- a) Conversion of CDA House No. 20, Street No. 63, Sector F-7/3, Islamabad as "CDA Transit Accommodation".
- b) Transit accommodation shall be primarily for the CDA Board Members and BS-20 officers, who shall be entitled for allotment of standard room subject to payment of Rs. 500/- per day and on the availability of room Rs. 1000/- per day be charged from the guests.
- c) Proposed Operational and Functional method for the CDA Transit Accommodation, as given in Para 3 of the summary.
- d) Proposed premises Management and Maintenance method for the CDA Transit Accommodation, as given in Para 4 of the summary.
- e) Proposed SOPs (Standing Operating Procedures), except serial No (i) and (xxii).
- f) However, payment of all the utilities will be made from the receipts of allottees and will be deposited in the exchequer and due record shall be maintained by Director Maintenance, CDA.

**Action By: Member (Admin)**

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

