

**7<sup>TH</sup> CDA BOARD MEETING FOR THE YEAR-2021 HELD ON 26-07-2021**  
**AGENDA ITEMS**

S.No	Items	Presenter
1	Request for allotment of a Plot (size 100'x300') by CDA adjacent to the West side of the existing of the NHMP CPO building for establishment of "SAFER ROADS" Project Command and Control Centre.	Member (P&D)
2	Application of uniform Policy in Zone-II,IV,V for smaller plots in approved Housing Projects.	Member (P&D)
3	Establishment of CDA REIT on existing available dysfunctional framework.	FA/Member
4	Re-designation of post of Nursing Tutor (BPS-17) as Head Nurse (BPS-17) in Capital Hospital.	Member Admin.
5	Hearing opportunity to Syed Nasir Hussain, in compliance with the directions of the Honorable Islamabad High Court, Islamabad with respect to Crl. Original No. 114/2021.	Member Estate
<b>NON-AGENDA ITEMS</b>		
NA-I	Privatization of Jinnah Convention Center, Islamabad.	Member Estate
NA-II	Adoption of 05 no. Office Memos regarding Pay & Allowances And Pension for Civil Employes of the Federal Government (2021)	FA/Member



Capital Development Authority  
(Secretary CDA Board Office)

CONFIDENTIAL

No. CDA-1385/BM-SCB/2021/

Islamabad July 26, 2021

Subject: **MINUTES OF 7<sup>TH</sup>CDA BOARD MEETING FOR THE YEAR 2021.**

The 7<sup>th</sup> CDA Board meeting for the year 2021 was held on **July 26,2021 (Monday) 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<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.  | Professor Ifitkhar Hussain Arif (HI)                              | Non-Executive Member |
| 9.  | Mr. Ali Asgher Khan,<br>Architect                                 | Non-Executive Member |
| 10. | 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, Professor:Ifitkhar Hussain Arif (HI),Members of the Board could not attend the meeting.

4. In addition to above, Syed Ghulam Fareed (applicant) along with counsel attended the meeting Moreover, DG (Privatization Commission), Ministry of Privatization, Privatization Division along with Consultant also attended 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:-

**7.1 REQUEST FOR ALLOTMENT OF A PLOT (SIZE 100'X300') BY CDA ADJACENT TO THE WEST SIDE OF THE EXISTING OF THE NHMP CPO BUILDING FOR ESTABLISHMENT OF "SAFER ROADS" PROJECT COMMAND AND CONTROL CENTRE.**  
11362/1385/BM/'21  
26-07-'21/7<sup>TH</sup>

**DECISION**

The summary was presented by Member (P&D), CDA. After due deliberation and on the basis of information and inputs in summary, the board principally agreed with the request for the allocation of plot for establishment of "safer roads" project command and control centre to National Highway & Motorway Police (NH&MP), Islamabad. It was, however, desired by the Board that alternate suggestion other than Mauve Area be sought from NH&MP. The alternate proposal obtained from NH&MP may be placed before the CDA Board in the forthcoming Board meeting.

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

**7.2 APPLICATION OF UNIFORM POLICY IN ZONE-II,IV,V FOR SMALLER PLOTS IN APPROVED HOUSING PROJECTS.**  
11363/1385/BM/'21  
26-07-'21/7<sup>TH</sup>

**DECISION**

The summary was presented by Member (P&D), CDA. After due deliberation and on the basis of inputs of the summary, the board approved the following amendments in the ICT BCR -2020:

- a) In clause 7.2 necessary changes where required be made for deletion of requirement of presentation of a building project (Category III & IV). Therefore, Plots less than 500 square yards or covered area of building less than 1000 sq.ft shall not be presented before Design Vetting Committee (DVC). The concerned office of Building Control will process and approve such cases.
- b) Stair / Lift Tower, Mumty, Water Tanks area on roof tops of any building will not be included in the FAR.
- c) In clause 4.1.16(b), LIFT shall be required for all type of buildings having more than 04 floors (Ground + 03).

However, these amendments must be incorporated in the ICT BCR -2020 and concerned Director BCS will ensure that draft must be vetted by law Wing before forwarding it for publication through PCP.

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

**7.3 ESTABLISHMENT OF CDA REIT ON EXISTING AVAILABLE DYSFUNCTIONAL FRAMEWORK.**  
11364/1385/BM/'21  
26-07-'21/7<sup>TH</sup>

**DECISION**

The summary was presented by Member (Finance), CDA. It was apprised to the Board that the basic proposal to establish REIT in the CDA is for enhancement of its revenue and rental income generation rather than off loading its current liabilities through sale of plots. CDA already have a company registered with SECP, that had become dysfunctional since 2016 and the offices of the same had become vacant since then. The same will be transformed into REIT Management Company (RMC). By establishing the REIT Management Company (RMC), CDA may generate substantial revenue by

handling this activity in their current investment portfolio. Accordingly, Book value of CDA Assets would also be increased.

After due deliberation and on the basis of inputs of the summary, the board decided the following:-

- a) Principal approval for establishment of REIT by conversion of already existing company through SECP.
- b) No trading will be made in the first instance; CDA will just to explore new avenues.
- c) CDA Board would act as Board of REIT.
- d) Matter relating to REIT would also be decided by the CDA Board.
- e) Member Finance would be the Chief Executive Officer REIT Management Company (RMC).
- f) Secretary CDA would also act as Secretary of the REIT Management Company (RMC).
- g) Necessary actions will be taken in consultation with SECP in this regard.

**Action By: Member (Finance)**

**7.4 RE-DESIGNATION OF POST OF NURSING TUTOR (BPS-17) AS HEAD NURSE (BPS-17) IN CAPITAL HOSPITAL.**

11365/1385/BM/'21  
26-07-'21/7<sup>TH</sup>

**DECISION**

The summary was presented by Member (Administration), CDA. After due deliberation and on the basis of inputs of the summary, the board decided the followings:-

- Abolishing the existing post of Nursing Tutor BS-17 in Capital Hospital.
- Approved the creation of one new post of Head Nurse BS-17 in Capital Hospital;
- Eligibility Criteria and Method of appointment of the newly created post of Head Nurse BS-17 will remain the same as already given in the CDA Employees Service Regulation, 1992. However, created post will be filled through promotion after completion of all codal formalities.

**Action By: Member (Administration)**

**7.5 HEARING OPPORTUNITY TO SYED NASIR HUSSAIN, IN COMPLIANCE WITH THE DIRECTIONS OF THE HONORABLE ISLAMABAD HIGH COURT, ISLAMABAD WITH RESPECT TO CRL. ORIGINAL NO. 114/2021.**

11366/1385/BM/'21  
26-07-'21/7<sup>TH</sup>

**DECISION**

The matter was discussed in detail in the 6th Board meeting held on 09.07.2021 and the board preferred that the applicant along with Counsel be afforded a hearing opportunity in the forthcoming board meeting, in compliance with the directions of the Honorable Islamabad High Court, Islamabad. Accordingly, Syed Ghulam Fareed (Applicant) along with his Counsel appeared before the CDA board on 26.07.2021 and presented their point of view in detail.

After due deliberation and on the basis of inputs of the summary as well as point of view of the applicant and his counsel, the board desired that Syed Ghulam Fareed (Applicant) will submit his stance in writing along with all relevant evidences and documents before the CDA board. The board further referred the matter to Land and Rehabilitation Directorate with the directions to examine all relevant evidences and documents to be provided by the applicant in line with the original revenue record, rules and regulations at the time of land acquisition. After careful and thorough

examination of all relevant evidences, documents, revenue record, rules and regulations, the Land and Rehabilitation Directorate will present its report to the CDA Board along with its recommendations for further submission before the Honorable Islamabad High Court.

**Action By: Member (Estate)**

**NA-I PRIVATIZATION OF JINNAH CONVENTION CENTER, ISLAMABAD.**

11367/1385/BM/21  
26-07-'21/7<sup>TH</sup>

**DECISION**

The matter was discussed in the 6<sup>th</sup> Board meeting held on 09.07.202, wherein board desired that DG (Privatization Commission), Ministry of Privatization, Privatization Division may be called for briefing and placing their point of view before the CDA board. DG (Privatization Commission) along with Consultant attended the board meeting held on 26.07.2021 and presented their point of view in detail.

It was discussed during the meeting that the Ministry of Privatization, Privatization Division had placed a summary before the Cabinet Committee on Privatization (CCoP). The Cabinet Committee on Privatization (CCoP) vide its decision dated 21.08.2020 approved the transaction structure proposed at Para 2 and recommendations made at Para 5 of the summary dated 13.08.2020, with particular directions mentioned at Para 5 (iii) of the above summary that CDA to ensure completion of requisite regulatory approvals including amendment in Master Plan, applicable laws, rules and regulations, if so required, to ensure smooth and successful transaction. The Decision of the (CCoP) was subsequently ratified by the Federal Cabinet vide Cabinet Decision No 622/34/2020 dated 01.09.2020. Ministry of Privatization requested Ministry of Interior to submit a formal request to the CDA for making the necessary changes in allotment letter at earliest so that the sale of the JCC property may be undertaken in a timely manner vide letter dated 02.012.2020.

After due deliberation and on the basis of inputs of the summary as well as point of view of the DG (Privatization Commission) and Consultant, the board was of the view that the following points /observations of CDA Board may be placed for the consideration of Federal Cabinet before finalization of the transaction of JCC:-

- a) The existing foot Print area may be kept intact.
- b) Parking area /Amenity area (3.46Acres land) may not be converted from Amenity to Commercial as per CDA regulations.
- c) Existing CDA Regulations / by laws be made applicable.
- d) CDA auctions its own plots on lease basis to successful bidders of commercial auctions; therefore, the instant lease of JCC may be transferred.
- e) Privatization Commission's plan for Sewerage Treatment Plant (STP), Solid Waste Management System (SWMS), Water Supply System, Separate Grid Station / Electric Supply System and Traffic impact survey for future use of J.C.C area may be shared with CDA to avoid any future complications.

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

**NA-II ADOPTION OF 05 NO. OFFICE MEMOS REGARDING PAY & ALLOWANCES AND PENSION FOR CIVIL EMPLOYES OF THE FEDERAL GOVERNMENT (2021)**

11368/1385/BM/21  
26-07-'21/7<sup>TH</sup>

**DECISION**

No summary was presented to the Board. However, Member (Finance) apprised to the Board that Government of Pakistan, Finance Division (Regulation Wing) has pleased to grant/increase in Pay / Allowances & Pension for civil employees with effect from 01.07.2021 and accordingly, issued 05 Office Memorandums on 08.07.2021 in this regard. CDA since its inception follows/obeys all the Federal Government rules &

orders including Pay / Allowances & Pension. These Government orders are also part of the financial benefit for Federal Government Employees and have no procedural/legal hitch to be followed & enforced in the CDA. These 05 Office Memorandums dated 08.07.2021 regarding the increase in pay/allowance & pension may be adopted in toto with effect from 01.07.2021 in the Authority.

After due deliberation, the board decided to adopt the subjected 05 Office Memorandums dated 08.07.2021 in toto with effect from 01.07.2021 issued by the Government of Pakistan, Finance Division (Regulation Wing) regarding the increase in pay/allowance & pension vides O.M. F.No.1(1)Imp/2021-216 dated 08.07.2021, F.No.14(1)R-3/2021-324 dated 08.07.2021, F.No.4(1)-Reg.6/2021-486 dated 08.07.2021, F.No.1(13)Imp/2016-217 dated 08.07.2021 and F.No.6(1)R-5/2005 dated 08.07.2021.

**Action By: Member (Finance)**

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

