

4THCDA BOARD MEETING FOR THE YEAR-2022 HELD ON 31-03-2022 at 11:30 A.M**AGENDA ITEMS**

S.No	Items	Presenter
1.	Confirmation of minutes of 3 rd Board meetings.	
2.	Hiring of Consultants for the Beautification of Islamabad Highway.	FA/Member
3.	Budget Estimates 2022-23 and Revised Estimates 2021-22.	FA/Member
4.	Revision of Allowances.	FA/Member
5.	Lease Extension Charges / Renewal of lease of amenity plots.	Member Estate
6.	Writ Petition No. 2016/2021 titled as Mst. Kaniz Fatima Vs Federation of Pakistan. (Member (P&D) and Legal Advisor will present its Final Report)	Member P&D Legal Advisor
7.	Structural adjustments of Master Plan in Sectors West of G.T. Road, Islamabad	Member P&D
8.	Nilore Heights, Farash Islamabad	Member Engg.
Non Agenda Items		
NA-I	Traffic management solution for Rawal Chowk and Park Road, Islamabad. (Option of opening of escrow account as financial seed money assistance for procurement of construction material.	Member Engg.



Capital Development Authority
(Secretary CDA Board Office)

CONFIDENTIAL

No. CDA-1393/BM-SCB/2022/

Islamabad, March 31, 2022.

Subject: **MINUTES OF 4TH CDA BOARD MEETING FOR THE YEAR 2022.**

The 4TH CDA Board meeting for the year 2022 was held on **March 31, 2022 (Thursday)** at **11:30 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 Commissioner Rawalpindi Ex-officio Member of the Board did not attend 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.

4. In addition to the above, Dy. Financial Advisor-I and Director H.S 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:-

4.1 CONFIRMATION OF MINUTES OF 3RD BOARD MEETINGS.

The board confirmed / endorsed the previous Board minutes / decisions of meeting (i.e. 3rd Board Meetings -2022).

4.2 HIRING OF CONSULTANTS FOR THE BEAUTIFICATION OF ISLAMABAD HIGHWAY.

11484/1393/BM/'22
31-03-'22/4th

DECISION

No summary was presented to the board. However, Financial Advisor/ Member appraised to the Board that CDA already focusing on the upkeep of road infrastructure and beautification of main roads and highways across the city. The work involves installation and repair/maintenance of street lights & curbstone, road carpeting, lane marking, tree plantation, Green belts, medians and repairing & painting of the curbstone & sidewalks. The beautification of the Islamabad Highway from Rawat to Faizabad is dysfunctional and not up to the mark. It was discussed during the meeting that this corridor also serves as a gateway to the capital city and there is a dire need to improve the beautification and upkeep of the Green areas aligning Islamabad highway. After due deliberation, the board principally approved the hiring of the consultant for the beautification of the Islamabad Highway from Rawat to Faizabad subject to completion of all codal formalities. The consultant would survey the Islamabad highway from Rawat to Faizabad and submit its report to the Member Concerned.

Action By: Member Finance

4.3 BUDGET ESTIMATES 2022-23 AND REVISED ESTIMATES 2021-22.

11485/1393/BM/'22
31-03-'22/4th

DECISION

The summary was presented by the Financial Advisor/ Member and Deputy Financial Advisor-I, CDA. It was appraised to the Board that first time in history, sources from the auction were minimized and auction will not be made for budgetary purposes, but only for regulatory purposes. The board appreciated the performance of all CDA wings for transforming CDA in to a financially vibrant organization from bankruptcy and observed that CDA should give back to society and residents and the board recommended free of cost bus service for women to make travel in Islamabad. The board further desired that CDA may identify more initiatives to benefit residents as well as to plan for green energy, hiring a consultant for an independent generation of energy. The board after due deliberation approved the followings.

- Proposed Budget Estimates for the financial year 2022-23 and Revised Budget Estimates for the financial year 2021-22 along with annexures as highlighted in Para 1 along with proposals in Para 2 of the summary.
- Request will be made to Federal Government for the transfer of available funds approximately Rs.2,000.000 million from the account of MCI to the account of CDA.
- Budget Estimates, in terms of Section 43 of CDA Ordinance, 1960 would be submitted to the Federal Cabinet for approval through the Ministry of Interior.

Action By: Member Finance

4.4 REVISION OF ALLOWANCES/GRANT OF INCREASE IN VARIOUS EXISTING ALLOWANCES AND ADDITIONAL ALLOWANCES FOR ALL CDA EMPLOYEES.

11486/1393/BM/'22
31-03-'22/4th

DECISION

The summary was presented by the Financial Advisor/ Member and Deputy Financial Advisor-I, CDA. It was appraised to the board that these special allowances have not been

reviewed during last many years whereas inflation has increased many fold. After due deliberation and on the basis of information /inputs of the summary, the Board approved the followings:-

a) Existing various allowances

- i. Rate of allowances increased @ 100%, where existing allowances are up to Rs.1000/-.
- ii. Rate of allowances increased @ 50%, where existing allowances are above Rs.1000/-.

b) Additional various allowances

Except for the Security Allowance approved by the board @ Rs. 5000/ per month, a two members committee will be constituted, which comprises the Member Finance and Member Administration to evaluate and examine the additional allowances demanded by the General Secretary, CBA for various formations of the CDA. The committee will present its recommendations to CDA Board for decision.

Action By: Member Finance

4.5 LEASE EXTENSION CHARGES / RENEWAL OF LEASE OF AMENITY PLOTS.

11487/1393/BM/'22

31-03-'22/4th

DECISION

The summary was presented by the Member (Estate), CDA After due deliberation and on the basis of information /inputs of the summary, the Board principally agreed for revision of renewal / extension of lease charges of non-commercial organizations that were allotted land by the government to construct their offices based on the government's special recommendation subject to condition that no conversion of land use will be made. However, to rationalize the lease renewal charges /rates, a two member's committee is constituted comprising of Member Estate and Member Engineering. The Committee will present its proposal before the Board.

Action By: Member Estate

4.6 WRIT PETITION NO. 2016/2021 TITLED AS MST. KANIZ FATIMA VS FEDERATION OF PAKISTAN. (MEMBER (P&D) AND LEGAL ADVISOR WILL PRESENT ITS FINAL REPORT)

11488/1393/BM/'22

31-03-'22/4th

The matter was discussed in detail in the 1st Board meeting held on 03.01.2022 and the board directed that matter be referred to Legal Advisor, CDA to examine the instant case and come up with its draft report. Legal Advisor, CDA presented a detailed brief on the legal points in Writ Petition No. 2016/2021 Titled Mst Kaniz Fatima Vs Federation of Pakistan before the CDA board on 01.03.2022 which endorsed the report already submitted by the Authority before the Honorable Islamabad High Court. The board directed the Legal Advisor and Member (P&D) to present its final report covering all legal aspects of the case to the CDA Board in its next meeting.

Member (P&D) presented a final reply/report to the Board for approval and onward submission to the Honorable Islamabad High Court. The board endorsed the report already submitted before the Honorable Islamabad High Court and directed that the same maybe submitted before the Honorable Court.

Action By: Member (P&D)

4.7 STRUCTURAL ADJUSTMENTS OF MASTER PLAN IN SECTORS WEST OF G.T. ROAD, ISLAMABAD

11489/1393/BM/'22

31-03-'22/4th

DECISION

The summary was presented by Member (P&D) and Director Housing Society, CDA. Board discussed the proposed Structural adjustments for the implementation of the master plan in its spirit and safeguarding the future course of development by

channelizing its compliance to the regulatory framework. After due deliberation and on the basis of information /inputs of the summary, the Board principally agreed that major policy changes in the structural adjustment of the master plan in sectors west of Grand Trunk Road, Islamabad are essential. Therefore, the Board directed that the matter may be referred to the Master Plan Commission for its input and endorsement on the said proposals.

Action By: Member (P&D)

4.8 CONSTRUCTION OF NILORE HEIGHTS FARASH, ISLAMABAD.

11490/1393/BM/'22
31-03-'22/4th **(DEVELOPMENT OF LOW-COST HOUSING AT ALI PUR FARASH, ISLAMABAD)**

DECISION

Summary was presented to the board by Member Engineering regarding this project being executed by FWO subsequent to Cabinet decision therein. After due deliberation and on the basis of information /inputs of the summary, the Board endorsed the rates i.e. Rs.6950/- per SFT as recommended by the committee against rates claimed by FWO Rs. 7938.12/- per SFT subject to law. A letter of Award may be processed for FWO under rules accordingly.

Action By: Member (Engg.)

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

11491/1393/BM/'22
31-03-'22/4th

No summary was presented. Member Engineering briefed that due to escalation of steel prices contractors work is delayed. He also briefed that in Punjab a benefit of steel escalation is given, however, the board observed that it cannot be recommended in instant case. This is a policy matter which is for government to decide for all departments and not just for CDA. Decision has to be taken in current situation. Minutes of board meeting held on 16.02.2022 are placed before board.

Meanwhile a meeting was held at HQ 10 Corp on 14.03.2022 chaired by E-in-C and Commander 10 Corp to review the progress of development projects of Rawalpindi and Islamabad. The minutes of the meeting were issued vide No. 9200/11/A/Gar-P7PTHBA dated 21.03.2022 wherein it was decided:

“to complete the Korang Bridge and Rawal Chowk Flyover within stipulated time frame. CDA will make arrangements for transfer of these projects to a reputed agency as discussed during the IHD by 15.04.2022. Both projects will be completed in three months after the completion of paper formalities for transfer of the projects through the newly hired agency by 15.04.2022”.

Consequently, under legal framework the work may be assigned to FWO (with no change in cost and prices) and Member Engineering is tasked to complete the formalities after a joint measurement, adjustment of payments/advances in accordance with the minutes of HQ 10 Corp meeting referred above. The work may start immediately so that work is started before 15th April and completed in a timely fashion. Failing which Authority is left with no other option but to process closure of the contract and go for bidding under rule 42(f) of PPRA Rules for the remaining work under risk and cost or any other enabling provision therein. Moreover, any advance to the contractor is to be adjusted with securities and guaranties available.

Action By: Member (Engg.)

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

