

14THCDABOARD MEETINGFOR THE YEAR-2023 HELD ON 05-10-2023 at11:00A.M**AGENDA ITEMS**

Sr.#	Items	Presenter
1.	Water Utility Diagnosis- Islamabad CDA Water & Waste Water Strategic & Operational Diagnosis.	Member (Envt)/ DG(WM)
2.	Award of work for consultancy services for detailed design and construction supervision of the project, "Infrastructure Development of Capital Street, 7 th Avenue Project, Islamabad" to Government Entity Under Clause-42(F) of PPRA Rules 2004.	Member (Engg)/DG (Works)
3.	Environmental Impact Assessment (EIA) study for establishment of waste transfer Stations (WTS) adjacent to Sewerage Treatment Plant (STP), Sector I-9/1, Islamabad.	Member Engg/DG (Works)
4.	Allocation of Plots to SIFC to attract Foreign Investment.	Member (P&D)
5.	Shifting of petrol pump plot in Blue Area E-10/F-10.	Member (P&D)
6.	Enhancement of fee for possession of plots.	Member (P&D)
7.	Allotment of Plot to PIDE	Member (P&D)
8.	Construction of Bus Depot and Bus Stops for the Islamabad Bus Service (IBS) project (Feeder Route Network) under PPRA Rule 42(f)	Member (P&D)
9.	Summaries for Naming of Roads/Interchange/ Underpass on the name of National Heroes/ Personages.	Member (P&D)
10.	Overlapping of Boundaries of Rawalpindi Cantonment Board with CDA.	Member (P&D)
11.	Policy for usage of Roof Tops.	Member (P&D)
12.	Policy for allotment of plots to CDA Employees / compliance of Islamabad High Court orders (W.P. No.3426/2019 Muhammad Iqbal versus C.D.A. and others in order of 14 February 2023, presentation of policy for allotment of plots to the cda employees	Member Estate
13.	Introduction of automated parking solution along with regulatory parking framework in Islamabad and allocation of Parking on revenue sharing to companies offering digital solutions	Member (P&D)
14.	Request for Grant of NOC for the Development of Housing Scheme Titled Al-Makkah City, Situated in Zone-V, Islamabad.	Member (P&D)
15.	Request for grant of NOC for the Development of Workers Welfare Fund labour colony, situated in zone-V, Islamabad.	Member (P&D)
16.	Rectification in promotion criteria for Consultant Radiologist (BS-20), in CDA Employees (Services) Regulations, 1992.	Member (Admin)/ DG HRD
17.	Fixation of promotion Criteria of the post of Assistant Documentation Officer (BPS-16).	Member (Admin)/ DG(HRD)
18.	Appointment of Additional Legal Advisors in CDA	Member (Admin)/ DG(HRD)
NON-AGENDA ITEMS		
NA-I	Establishment of Car Bazars.	Member (P&D) /Director (UP)
NA-II	Recommendations of anomaly Committee Regarding Time Scale Promotion of Officers/Officials promoted in same scale.	Member (Admin)/ DG(HRD).
NA-III	Re-Structuring of Prime Minister Assistance Package-Cell as one window for CDA Employees who die in Service.	Member (Admin)/ DG(HRD).
NA-IV	Discontinuation of CDA Internship Policy.	Member (Admin)/ DG(HRD).
NA-V	Approval of SOP For Holding Events in Mega Parks.	Member (Envt)
NA-VI	Approval of TORS of Auction of Different Shops, Food Courts, Coffee Corner, Café etc at Different mega parks on rental lease.	Member (Envt)
NA-VII	Waste Disposal at RWMC Dumpsite in Losar, Rawalpindi.	Member (Engg)/ DG (CM)
NA-VIII	Hiring of Consultant to Augment Directorate General Building & Housing Control – Approval Regime and staged supervision of construction activities of commercial projects under Rule 42(f) of PPRA Rules 2004.	Member (P&D)/ D.G (B &HC)
NA-IX	Accommodation /Hostel Facilities for different plot/building categories.	Member (P&D)/ D.G (B &HC)
NA-X	Board discussed various / other issues.	



Capital Development Authority
(Secretary CDA Board Office)

CONFIDENTIAL

No. CDA-1420/BM-SCB/2023/

Islamabad, October 05, 2023.

Subject: **MINUTES OF 14TH CDA BOARD MEETING FOR THE YEAR 2023.**

The 14th CDA Board meeting for the year 2023 was held on **October 05, 2023 (Thursday)** 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) Muhammad Anwar ul Haq
Chairman, CDA and
Chief Commissioner ICT | (In Chair) |
| 2. | Syed Mazhar Hussain,
FA/Member ,CDA | Executive Member |
| 3. | Mr. Amir Abbas Khan,
Member (Administration), CDA | Executive Member |
| 4. | Mr. Waseem Hayat Bajwa,
Member (P&D), CDA | Executive Member |
| 5. | Mr. Tariq Salam
Member (Estate) | Executive Member |
| 6. | Mr. Nauman Khalid
Member (T&D) | Executive Member |
| 7. | Mr. Nayyar Ali Dada | Non-Executive Member |
| 8. | Professor Iftikhar Husain Arif (H.I) | Non-Executive Member |
| 9. | Professor Dr. Muhammad Ali,
V.C BZU | Non-Executive Member |
| 10 | Syed Safdar Ali, | Secretary CDA Board. |

3. The Chairman, CDA also attended the meeting in capacity of the Chief Commissioner, ICT.ADC (G) on behalf of Commissioner Rawalpindi Ex-officio Member attended the meeting, However, Mr. Nayyar Ali Dada and Prof. Dr. Muhammad Ali (H.I)(S.I) Non-Executive Members attended the meeting online.

4. Meeting commenced with the recitation of "Holy Quran" by Captain (R) Muhammad Anwar ul Haq, Chairman, CDA. Thereafter agenda item was taken up for discussion and following decisions were made:-

14.1 WATER UTILITY DIAGNOSIS- ISLAMABAD CDA WATER & WASTE WATER STRATEGIC & OPERATIONAL DIAGNOSIS..
 11850/1420/BM/'23
 05-10-'23/14th

DECISION

The summary along with multimedia presentation was presented by the DG (Water Management), CDA and Mr. Mansoor Ahmed, Representative of AFD. They briefed the board regarding Technical Assistance (TA) History & Background, Diagnostics & Recommendations of TA – Phase I, Priority area for TA - Phase II, Institutional assessment and reform options of water and sewerage services and Infrastructure Gap and Services Improvement Action Plan. They proposed that Institutional Reform is imperative to address strategic and operational issues. Also emphasized upon areas for further investigations and provision of Master plan for Water and wastewater, including design standard review.

After due deliberation and input of the summary and presentation the board directed to re-submit the case in the forthcoming meeting of the board with detailed information and updated position.

*Action by: Member (Environment), CDA
 D.G (W.M)*

14.2 AWARD OF WORK FOR CONSULTANCY SERVICES FOR DETAILED DESIGN AND CONSTRUCTION SUPERVISION OF THE PROJECT, "INFRASTRUCTURE DEVELOPMENT OF CAPITAL STREET, 7TH AVENUE PROJECT, ISLAMABAD" TO GOVERNMENT ENTITY UNDER CLAUSE-42(F) OF PPRA RULES 2004.
 11851/1420/BM/'23
 05-10-'23/14th

DECISION

The summary was presented by the Member (Finance) and Member (P&D), CDA. After due deliberation and information / input on the summary along with assurance that process has been finalized as per law/PPRA Rules, the board accepted the bid of the Consultant M/s ECSP amounting to Rs. 59,972,500/- (Rupees fifty-nine million nine hundred seventy two thousand five hundred only) for the work, "Consultancy and Design Services for the project Infrastructure Development of Capital Street, 7th Avenue Project, Islamabad". However, the Board further directed that Engineering wing must ensure to obtain the Performance guarantee from the successful bidder.

*Action by: Member (Engineering), CDA
 D.G (Works)*

14.3 ENVIRONMENTAL IMPACT ASSESSMENT (EIA) STUDY FOR ESTABLISHMENT OF WASTE TRANSFER STATIONS (WTS) ADJACENT TO SEWERAGE TREATMENT PLANT (STP), SECTOR I-9/1, ISLAMABAD.
 11852/1420/BM/'23
 05-10-'23/14th

DECISION

The summary was presented by the Member (Finance) and Member (P&D), CDA. After due deliberation and information / input on the summary along with assurance that process has been finalized as per law/PPRA Rules, the board accepted the bid of M/s. Project Procurement International (PPI) amounting to Rs. 1,725,000/- (Rupees One million seven hundred twenty five thousand only) for the work, "Environmental Impact Assessment (EIA) Study for Establishment of Waste Transfer Station (WTS) Adjacent to Sewerage Treatment Plant (STP), Sector I-9/1, Islamabad". However, the Board further directed that Engineering wing must ensure to obtain the Performance guarantee from the successful / lowest bidder.

*Action by: Member (Engineering), CDA
 D.G (Works)*

14.4 ALLOCATION OF PLOTS TO SIFC TO ATTRACT FOREIGN INVESTMENT / ALLOCATION OF COMMERCIAL AND HOSPITAL PLOTS IN DIFFERENT SECTORS OF ISLAMABAD FOR SPECIAL INVESTMENT FACILITATION COUNCIL (SIFC).
 11853/1420/BM/'23
 05-10-'23/14th

DECISION

The summary along with multimedia presentation was presented by the Member (P&D), CDA. He apprised the board that the Government of Pakistan has established the Special Investment Facilitation Council (SIFC) to serve as a "one-Window" platform to accelerate decision-making, promote and facilitate foreign direct investments in the country. In this context Mr. Irfan Malik, Consultant Neurosurgeon from Kings College Hospital London, has approached Special Investment Facilitation Council (SIFC) with a proposal for establishment of a world-class state-of-the-art hospital in Islamabad. The proposed hospital will dignify to be a groundbreaking institution that will revolutionize healthcare in Islamabad and the surrounding area. Planning wing has identified Commercial Plots in Blue Area and Hospital Plots in different Sectors/Schemes of Islamabad

After due deliberation and information / input of the summary, the board decided the following:-

- Earmarked two commercial plots (Sr. No. 2 & Sr. No. 5) and two hospital plots (Sr. No. 1 & Sr. No. 4) amongst the tabulated in Para 4 of the summary for intimation to SIFC for further consideration as per law. These plots would not be transferred / handed over to any other entity by SIFC.
- These plots will be disposed of through open auction in collaboration with SIFC for direct foreign investment with the prior approval of the federal government.
- Plot-specifications, planning parameters and terms & conditions of allotment will be publicized.
- Estate Wing CDA will dispose off these plots, as per laid down Regulations/Procedures (Islamabad Land Disposal Regulations (ILDR), 2005), after fulfillment of all codal formalities as well as approval of the Competent Forum.
- Finance Wing, CDA will determine the costing and charges etc.

Action by: Member (P&D), CDA

14.5 SHIFTING OF PETROL PUMP PLOT IN BLUE AREA E-10/F-10/ RE-LOCATION OF PETROL PUMP/CNG STATION IN F-10, BLUE AREA, ISLAMABAD.
 11854/1420/BM/'23
 05-10-'23/14th

DECISION

The summary along with multimedia presentation was presented by the Member (P&D), CDA. After due deliberation and information / input on the summary, the board principally approved the proposal contained in Para 2 of the summary regarding re-location of plot for Petrol Pump/CNG Station in Blue Area F-10 abutting on 360 feet wide Khayaban-e-Iqbal with the same size i.e. 2,500 (225'x100') Sq. yds. The proposed site / plot shall be put to auction afresh. Moreover, Board also directed that a fact finding be initiated to probe the reasons that caused the shifting of site and fix responsibility if any.

Action by: Member (P&D), CDA
 Member (Estate)
 Member Finance

14.6 ENHANCEMENT OF FEE FOR POSSESSION OF PLOTS.
 11855/1420/BM/'23
 05-10-'23/14th

DECISION

The summary along with multimedia presentation was presented by the Member (P&D), CDA. After due deliberation, information / input on the summary and after endorsement of Member Finance regarding the subject proposal, the board principally approved the proposal contained in Para 2 of the summary subject to the following: -

- a) Rates of Blue Area be determined on plots size basis after due process.
- b) Payment of possession fee will also be ensured to be made through online.

Action by: Member (P&D), CDA

14.7 ALLOTMENT OF PLOT TO PIDE.

The agenda item has been withdrawn on the request of the Member (P&D).

14.8 CONSTRUCTION OF BUS DEPOT AND BUS STOPS FOR THE ISLAMABAD BUS SERVICE (IBS) PROJECT (FEEDER ROUTE NETWORK) UNDER PPRA RULE 42(F).
11856/1420/BM/'23
05-10-'23/14th

DECISION

The summary and multimedia presentation was presented by the Member (P&D), CDA. After due deliberation and information / input on the summary, the board principally approved the proposal to extent of award of work of bus depot and bus stops (estimated cost of which is to be determined through due process and competent forum) subject to the fulfillment of all codal formalities, in accordance with the PPRA rule, 2004.

Action by: Member (P&D), CDA

14.9 Summaries for Naming of Roads/Interchange/ Underpass on the name of National Heroes/ Personages.

14.9(a) NAMING OF ROAD IN THE NAME OF AIR COMMODORE TUROWICZ (POLAND).

11857/1420/BM/'23
05-10-'23/14th

DECISION

The summary and multimedia presentation was presented by the Member (P&D), CDA. After due deliberation and information / input on the summary, the board approved the option (1) tabulated in Para 5 of the summary.

Action by: Member (P&D), CDA

14.10 OVERLAPPING OF BOUNDARIES OF RAWALPINDI CANTONMENT BOARD (RCB) AND CAPITAL DEVELOPMENT AUTHORITY (CDA).
11858/1420/BM/'23
05-10-'23/14th

DECISION

The summary along with multimedia presentation was presented by the Member (P&D), CDA. He apprised the background & history of the case and referred the existing documents e.g. Ministry of Defense Gazette Notification No. 169/57 dated 01-02-1957, CDA Ordinance, 1960, Islamabad Master Plan, "Capital of the Republic (Demarcation of Area) Ordinance, 1963, SRO No. 983(1)81, dated 03-09-1981 and ICT Zoning Regulations 1992. He further briefed that a number of meetings of the inter-ministerial committee comprising Minister for Interior, Minister of Defense, and Minister of Law, were held in April & May, 2023 wherein it was concluded that boundary of ICT to remain intact in accordance with the Capital of the Republic (Determination of Area) Ordinance 1963. However, with regard to the Municipal Jurisdiction in the overlapping area, the committee comprising of MLC and CDA proposed a solution, accordingly. A joint site visit of the said area was conducted by Member P&D CDA, Director Lands ML&C and CEO RCB along with their team. The team proposed Municipal Jurisdiction and changes, jointly. Member Administration was of the view that at first, the instant matter be referred to Master Plan Commission on Review of Master Plan of Islamabad. After due deliberation and information / input on the summary, the board decided that the matter will be referred to Federal Government for its final decision, however, these combined proposals / recommendations, prepared by the joint team would be en-routed to Ministry of Law & Justice as well as Ministry of Defense through Ministry of interior by incorporating their informed inputs for onward submission to Federal Government.

Action by: Member (P&D), CDA

14.11 POLICY FOR USAGE OF ROOF TOPS OF COMMERCIAL BUILDINGS

11859/1420/BM/'23

05-10-'23/14th

DECISION

The summary and multimedia presentation was presented by the Member (P&D), CDA. After due deliberation and information / input on the summary, the board considered and approved a policy, which allows selected commercial activity on rooftops of commercial buildings, wherein rooftops of these building will be utilized for dining areas along with some sports related activities (Futsal, swimming pool, mini-golf, tennis, badminton). Board further decided that this policy shall be applicable to commercial (General) and hotel buildings in Blue Area, Marakaz, Shopping Center Class-III ,I&T Centers with following conditions.

- i). Such permissions shall be allowed for only those businesses (restaurant or sports related) that are established and functional within permissible / legal constructed building and no stand-alone setup / business will be allowed on rooftop.*
- ii). Maximum area of roof (except Mummy and Water tanks) will be allowed for such activity.*
- iii). Permission shall be on temporary basis for a period of 01 year and subject to renewal after expiry of time.*
- iv). Authority shall have the right to cancel / withdraw the permission on breach of any of the condition(s) by giving a notice of removal / vacation within one week period.*
- v). In case of restaurant, no kitchen / allied activity will be allowed on roof top rather permission will be given for dining setup only.*
- vi). A service platform and 02 Washrooms (male / female) having combined covered area not more than 60 sft will be allowed only.*
- vii). No permanent / temporary structure / cemented construction will be permissible in any case.*
- viii). Structure stability report / certificate shall be provided.*
- ix). Fire Safety Provisions as per ICT BCR -2020 amended 2023 and FSP – Building Code of Pakistan 2016.*
- x). Provision of Lift for emergency access or emergency stairs / stair case will be mandatory.*
- xi). Protection / safety measures against wind pressures, parapet / rail of appropriate height with glass, netting assembly below the exterior side of rail / parapet, noise mitigation measures etc shall be required.*
- xii). In case of sports / gaming activities, netting will be allowed.*
- xiii). No inflammable material will be allowed.*
- xiv). Approval for use of rooftop will be given through the owner(s) of the property as per share as defined in Clause Notes (xi) – Page 116 of ICT – BCR 2020 amended 2023.*
- xv). NOC from the residents / occupants of top floor will be required.*
- xvi). An indemnity bond indemnifying CDA.*
- xvii). Finance Wing may calculate proposed charges of payment on per square foot for restaurants, sports and green separately on monthly or annual basis.*
- xviii). The applicant (through owner) shall apply for such permissions to Building Control along with all required plans, certificates and charges.*
- xix). Empowered the Director General (B & HC) to allow such permission on the recommendations of the concerned Director within a period of 15 days, and must ensure transparency and all codal formalities.*
- xx). In case of any discrepancy found, the same shall be notified, in writing, to the applicant within the same period.*
- xxi). Min 10% of the rooftop area shall be developed & maintained as green area.*

Board further directed that the subject policy shall be made part of ICT BCR – 2020 amended 2023 and accordingly be published in the Gazette of Pakistan in accordance with the procedure practice in vogue.

Action by: Member (P&D), CDA

14.12 POLICY FOR ALLOTMENT OF PLOTS TO CDA EMPLOYEES/ COMPLIANCE OF ISLAMABAD HIGH COURT ORDERS (W.P. NO.3426/2019MUHAMMAD IQBAL VERSUS C.D.A. AND OTHERS IN ORDER OF 14 FEBRUARY 2023, PRESENTATION OF POLICY FOR ALLOTMENT OF PLOTS TO THE CDA EMPLOYEES
 11860/1420/BM/'23
 05-10-'23/14th

DECISION:

After due deliberation and on the basis of information / input of the summary, the Board decided the matter as under:-

- i. The Board reiterated that Memorandum of Settlement of 1987 between CDA Management and the Collective bargaining Agent (CBA) representing CDA employees to provide plots to CDA employees, including officers, is binding on the Authority.*
- ii. The Board approved the revised draft Policy framework along with the statistical framework for the allotment of CDA Employees, containing few amendments, subject to placement of the subject policy framework along with the CDA Board decision for the consideration of the Federal Government in line with the Honorable Islamabad High Court directions.*

Action by: Member (Estate), CDA

14.13 INTRODUCTION OF AUTOMATED PARKING SOLUTION ALONG WITH REGULATORY PARKING FRAMEWORK IN ISLAMABAD AND ALLOCATION OF PARKING ON REVENUE SHARING TO COMPANIES OFFERING DIGITAL SOLUTIONS.
 11861/1420/BM/'23
 05-10-'23/14th

DECISION

The summary along with multimedia presentation was presented by the Member (P&D), Member (T&D and Director Municipal Administration, MCI. After due deliberation and information / input on the summary, the board decided the following:-

- Approved the draft Parking Regulations, 2023.*
- Approved that Parking lots will be auctioned across the board on revenue-sharing basis with companies offering digital solutions and e-payment solutions. A portion /share of amount (to be determined in consultation with Finance Wing) received on account of auction of parking lots shall be deposited with CDA as the ownership of land rests with CDA.*
- Agreed that automated / smart parking with phase wise will be implemented in all parking sites of Islamabad.*
- Approved that rates would be uniform.*
- TORs for the implementation shall be prepared by MCI and CDA Technology Wing and duly vetted from CDA law Wing.*

Action by: Member (P&D), CDA

14.14 REQUEST FOR GRANT OF NOC FOR THE DEVELOPMENT OF HOUSING SCHEME TITLED AL-MAKKAH CITY, SITUATED IN ZONE-V, ISLAMABAD.
 11862/1420/BM/'23
 05-10-'23/14th

DECISION

The summary was presented by DDG (Planning)/ Director Housing Societies, CDA who certified that all the prescribed procedures have been followed and the documents, applicable charges, objections have been addressed. After due deliberation, CDA Board considered the proposal and approved the NOC for the Development of Housing Scheme Titled Al-Makkah City, Situated in Zone-V, Islamabad subject to the condition that NOC would be issued by the Planning Wing, on completion of due process, physical examination, certification, verification, completion of all pending other investigation/applications (FIA, NAB and etc) and fulfillment of all codal formalities for said NOC through a physical / ground verification of the scheme to be conducted by a committee headed by DG (Inspection), CDA to ensure, transparency, efficacy and clarity as per earlier decisions of the Board on the subject.

However, the committee is directed to give its findings within fortnight. Moreover, Director Housing Societies, Planning Wing will submit a certificate that all these requirements are completed in all respect.

Action by: Member (P&D), CDA

14.15
11863/1420/BM/'23
05-10-'23/14th

REQUEST FOR GRANT OF NOC FOR THE DEVELOPMENT OF WORKERS WELFARE FUND LABOUR COLONY, SITUATED IN ZONE-V, ISLAMABAD.

DECISION

The summary was presented by DDG (Planning)/ Director Housing Societies, CDA who certified that all the prescribed procedures have been followed and the documents, applicable charges, objections have been received/addressed. After due deliberation, CDA Board considered the proposal and approved the NOC for the Development of Workers Welfare Fund Labour Colony, Situated in Zone-V, Islamabad subject to the condition that NOC would be issued by the Planning Wing, on completion of due process, physical examination, certification, verification, completion of all pending other investigation/applications (FIA, NAB and etc) and fulfillment of all codal formalities for said NOC through a physical / ground verification of the scheme to be conducted by a committee headed by DG (Inspection), CDA to ensure, transparency, efficacy and clarity as per earlier decisions of the Board on the subject. The committee is directed to give its findings within fortnight. Moreover, Director Housing Societies, planning wing will submit a certificate that all these requirements are completed in all respect.

Action by: Member (P&D), CDA

14.16
11864/1420/BM/'23
05-10-'23/14th

RECTIFICATION IN PROMOTION CRITERIA FOR CONSULTANT RADIOLOGIST (BS-20), IN CDA EMPLOYEES (SERVICES) REGULATIONS, 1992.

DECISION

The summary was presented by the Member (Administration), CDA. It was discussed during meeting that the post of Radiologist (BPS-19) was missing in the Colum (3) under caption of method of promotion, which had to be considered as Person eligible for promotion to the post of Consultant Radiologist (BPS-20). In order to remove the anomaly and meet the justice to both ends, the insertion of post of Radiologist (BPS-19) in the Colum (3), method of promotion, it will resolve the long-standing issue of senior most doctors of radiology department. After due deliberation and information / input on the summary, the board approved the proposal made at Para 4 of the summary.

Board further directed that the amendment will be incorporated in the CDA Employees (Services) Regulations, 1992 and same will also be published in the Gazette of Pakistan in accordance with the procedure practice in vogue.

*Action by: Member (Administration), CDA
DG (HRD)*

14.17
11865/1420/BM/'23
05-10-'23/14th

FIXATION OF PROMOTION CRITERIA OF THE POST OF ASSISTANT DOCUMENTATION OFFICER (BPS-16).

DECISION

The summary along with multimedia presentation was presented by the Member (Administration), CDA. After due deliberation and information / input on the summary, the board approved the proposal made at Para 04 to 07 of the summary.

*Action by: Member (Administration), CDA
DG (HRD)*

14.18 APPOINTMENT OF ADDITIONAL LEGAL ADVISORS IN C.D.A.11866/1420/BM/'2305-10-'23/14th**DECISION**

The summary was presented by the Member (Administration), CDA. After due deliberation and information / input of the summary, the Board approved the proposal made at Parra 04 of the summary.

*Action by: Member (Admin)
DG (HRD)*

NA-I ESTABLISHMENT OF CAR BAZAARS.11867/1420/BM/'2305-10-'23/14th**DECISION**

The summary along with multimedia presentation was presented by the Member (P&D), CDA. Three sites proposed by the Planning wings were discussed during meeting and it was agreed that no permanent structure will be allowed at the site and Car Parking lot will be allowed purely on Temporary Basis, being falling in the RoW of Srinagar Highway. Uniform Fiber Design and Demountable Structures will only be allowed with 20% Covered Area of the Car Parking Lots. Car Parking Lots will be allocated through open auction on rental lease basis.

After due deliberation and information / input on the summary, the board principally approved the proposals. However, for viable solution a committee under the chairmanship of Member (P&D) will be spearheading, while other members of the committee comprise the following officers Member (T&D) and Member (Finance). The committee will submit its report to CDA Board fortnightly.

Action by: Member (P&D), CDA

NA-II RECOMMENDATIONS OF ANAMOLY COMMITTEE REGARDING TIME SCALE PROMOTION OF OFFICERS/ OFFICIALS PROMOTED IN SAME SCALE.11868/1420/BM/'2305-10-'23/14th**DECISION**

The summary was presented by the Member (Administration), CDA. After due deliberation and information / input on the summary, the board approved the proposal contained in Para 4 of the summary.

*Action by: Member (Administration), CDA
DG (HR)*

NA-III RESTRUCTURING OF PRIME MINISTER ASSISTANCE PACKAGE-CELL AS ONE WINDOW FOR CDA EMPLOYEES WHO DIE IN SERVICE.11869/1420/BM/'2305-10-'23/14th**DECISION**

The summary was presented by the Member (Administration), CDA. After due deliberation and information / input on the summary, the board decided the followings:-

- 1) Approved the creation / establishment of ONE WINDOW for smooth functioning of PMAP-CELL, in HRD Wing.*
- 2) Approved the adjustment/ placement of the posts mentioned at sub-Para (l) of Para 11 of the summary to strengthen the PMAP CELL (one window) by creation / transfer /placement of these posts (whichever needed) which are excessive or lying redundant in other Directorates of CDA with the approval of Chairman, CDA.*
- 3) Approved the proposed Organizational restructure as mentioned at sub-Para (m) of Para 11 of the summary.*
- 4) Adopted the definition / classification of "In-service death" as mentioned at Para 07 of the summary.*

- 5) *Approved the proposed amendments/additions in Para 6 of the summary under captions: ITEM, IN SERVICE DEATHS, SECURITY RELATED DEATHS, CERTIFIED DOCUMENTS REQUIRED FOR PROCESSING THE CASE and SANCTIONING AUTHORITY essentially required for streamline the early disposal of rightful claims of bereaved families of CDA employees who die in service.*
- 6) *Approved the proposal made at Para 12 & 13 of the summary.*
- 7) *Approved the following Standard Operating Procedure (SOP):-*
 - a) *Admin section of concerned Directorate shall forward the complete service record after issuance of death notification of deceased employees to PMAP-CELL HRD (In case of non-gazetted deceased employees, BPS-01 to BPS-16).*
 - b) *Concerned section of HRD-I shall forward the complete service record after issuance of death notification of deceased employees to PMAP-CELL HRD, (In case of gazetted deceased employees, BPS-16 & above).*
 - c) *After the death of an employee concerned Directorate shall issue the death notification after an-authentic information (application from family and Hospital death certificate) within one week.*
 - d) *After completion of relevant entries i.e. Service Verification & Pay Fixation etc concerned Admin office through its Director shall forward the complete personal file/record of deceased employee to PMAP-Cell through Director-II HRD.*
 - e) *The following are Responsibilities of PMAP-Cell.*
 - i). *PMAP-CELL will facilitate the families of all CDA employees (working with CDA as well as MCI formations), who die in service.*
 - ii). *PMAP-CELL will issue a condolence letter, along with information of all death benefits to the deceased employee's family after receiving the personal file.*
 - iii). *PMAP-CELL will inform the bereaved family regarding all procedure of in service death benefits.*
 - iv). *PMAP-CELL will received applications from family against each claim.*
 - v). *PMAP-CELL will examine the cases as per pre-requisites as mentioned under caption CERTIFIED DOCUMENTS REQUIRED FOR PROCESSING THE CASE.*
 - vi). *PMAP-CELL will seek all admin / financial approval from competent Authorities and thereafter Director-II, HRD will issue office order.*
 - vii). *PMAP-CELL will forward the case to Finance Wing (after getting all admin approvals) for allocation of budget/funds.*
 - viii). *PMAP-CELL will forward the case to DDO PMAP-CELL (after getting all necessary approvals) for disbursement of payment to the family of deceased employee.*
 - ix). *PMAP-CELL will enter all entries in service book of the deceased employee with the verification of DDO PMAP-CELL and up keep the record for future correspondence.*
 - x). *PMAP-CELL will obtain a Certificate of acknowledgment /Checklist of benefits duly signed by beneficiary of deceased employee for record.*

Member Estate's dissenting remarks are as under:

- *Matter may be reexamined & placed before the Board again.*

Member T&D's dissenting remarks are as under:

- *Matter may be re-evaluated & placed in the Board.*

Member (Enot) endorsed the remarks of Member (Estate)

Chairman CDA's dissenting views are reflected as under:

- a. *Change in the PM assistance policy may be brought before the Board separately with justification.*
- b. *Creation of proposed structure needs to be rationalized.*

*Action by: Member (Administration), CDA
DG (HR), CDA*

NA-IV

DISCONTINUATION OF CDA INTERNSHIP POLICY.

11870/1420/BM/'23

05-10-'23/14th

DECISION

The summary was presented by the Member (Administration), CDA. After due deliberation and information / input on the summary, the board decided to discontinue the CDA

Internship Policy on completion of successful six months tenure. However, if any Member deems appropriate that his wing(s) require fresh hiring of very limited number of interns, may bring their case before Chairman CDA for decision.

*Action by: Member (Administration), CDA
DG(HR)*

NA-V APPROVAL OF SOP FOR HOLDING EVENTS IN MEGA PARKS

11871/1420/BM/'23

05-10-'23/14th

DECISION

The summary was presented by the Member (Finance), CDA. After due deliberation and information / input on the summary, the board approved the proposed Policy, SOP, Guideline, restrictions, Terms & Conditions and approving authorities & rent charges for holding events in the following Mega Parks. The Board further directed that Revenue generated in this regard will be transferred to Green funds, CDA.

S#	Name of the Park
1.	Fatima Jinnah Park.
2.	Rose & Jasmine Garden Park.
3.	Ankara Park.
4.	Lake View Park.
5.	Daman-e-Koh Park.
6.	Japanese Park/Play Land Park.

*Action by: Member (Finance), CDA
DG (Environment)*

NA-VI APPROVAL OF TORS OF AUCTION OF DIFFERENT SHOPS, FOOD COURTS, COFFEE CORNER, CAFÉ ETC AT DIFFERENT MEGA PARKS ON RENTAL LEASE.

11872/1420/BM/'23

05-10-'23/14th

DECISION

The summary was presented by the Member (Finance), CDA. After due deliberation and information / input on the summary, the board approved the Lease Proposals for Food Court at Lake View Park, Entertainment Hub at Lake View Park, Lazeez at Daman-e-Koh and Kiosk at Play Land Park as recommended by auction committee. The board further decided:-

- i). Approved the open auction, after expiry of the lease and advertisement will be made, in accordance with PPRA Rules.*
- ii). Approved that after expiry of lease period, the existing allied structure (if any) will be the property of CDA.*
- iii). Approved the lease terms & conditions*
- iv). Approved the Phased Lease Approach.*
- v). Approved the Draft TORs.*

*Action by: Member (Finance), CDA
DG (Environment)*

NA-VII WASTE DISPOSAL AT RWMC DUMPSITE IN LOSAR, RAWALPINDI.

11873/1420/BM/'23

05-10-'23/14th

DECISION

The summary and multimedia presentation was presented by the Member (Finance), CDA. After due deliberation and information / input on the summary, the board approved the proposal contained in Para 3 of the summary.

*Action By: Member (Env.),CDA
D.D.G (C.M)*

NA-VIII HIRING OF CONSULTANT TO AUGMENT DIRECTORATE GENERAL BUILDING & HOUSING CONTROL – APPROVAL REGIME AND STAGED SUPERVISION OF CONSTRUCTION ACTIVITIES OF COMMERCIAL PROJECTS UNDER RULE 42(f) OF PPRA RULES 2004.
 11874/1420/BM/'23
 05-10-'23/14th

DECISION

The summary was presented by the Member (P&D) and DG (B&HC), CDA. After due deliberation and information / input on the summary, the board decided the followings:-

- a) *Approved the hiring of the services of consultant for augmenting of directorate general building & housing control, for improvement of approval regime and staged inspections of construction activities of commercial projects, in accordance with the PPRA rules 42 (F)*
- b) *Consultant will Scrutinize & process the Building Plans submitted in Building Control.*
- c) *Consultant will carry out staged Inspections of under construction Commercial Projects approved by CDA (more than 03 storeys).*
- d) *Approved that the charges to be paid to consultant on account of inspection shall be chargeable to the owner / sponsor of the project. These charges shall be determined by building control in consultation with Finance Wing.*
- e) *Detailed ToR's shall be made part of PC – II / EOI document and accordingly be approved from the competent forum i.e. CDA – DWP.*
- f) *The Board also decided that a consultant would also be hired for detailed survey of buildings constructed without approval on all major astride roads in Zones 2, 4 & 5 i.e. Islamabad Expressway, G.T Road, IJP Road, Murree Road, Fateh Jang Road, Park Road, Kuri Road, Lehtrar Road, Simly Dam Road. The survey report shall cover status of all constructed / under construction buildings / structures and its comparison with regulations. D.G (B & H.C) shall prepare detailed TORs and process for hiring of consultants amongst the government entities.*

*Action by: Member (P&D), CDA
 DG (B&HC)*

NA-IX ACCOMMODATION /HOSTEL FACILITIES FOR DIFFERENT PLOT/BUILDING CATEGORIES.
 11875/1420/BM/'23
 05-10-'23/14th

DECISION

The summary was presented by the Member (P&D) and DG (B&HC), CDA. After due deliberation and information / input on the summary, the board approved that the hostel facility will be permitted to all educational plots in Zone II, IV & V and Hospital Plots in ICT limits. Board further directed that hostel facility to the extent of hospitals shall be available for those having minimum 20 beds facility. These amendments shall be made part of ICT BCR – 2020 amended 2023 and accordingly be published in the Gazette of Pakistan in accordance with the procedure / practice in vogue.

*Action by: Member (P&D), CDA
 DG (B&HC)*

NA-X BOARD DISCUSSED VARIOUS / OTHER ISSUES.

11876/1420/BM/'23 DIRECTIONS
 05-10-'23/14th

During the meeting the board discussed various / other issues and board directed that

- 1) *Member Administration may present a comprehensive, summary in the next board meeting regarding policy for the recruitment of contract employees against sanctioned posts.*
- 2) *Member (P&D) may present a comprehensive summary in the next board meeting regarding establishment of a committee for matters related to issuance of NOCs to the Housing Societies / schemes. The committee / forum will work under the chairmanship of Member (P&D), while other members of the committee / forum will be amongst the following:*
 - a) *Member Engineering, DG (B&HC), DG (Planning) and DG (Design) .*

- b) *CDA Retired officer having relevant expertise and exposures in the fields of Town Planning, Civil Engineering, Architect, Traffic Engineering Traffic Impact, Environmentalist, Water Management etc*
 - c) *Well reputed / renowned Technical Experts having relevant expertise, exposures in the fields of Town Planning, Civil Engineering, Architect, Traffic Engineering Traffic Impact, Environmentalist, Water Management etc.*
- 3) *The Board directed that the Water & Management Wing may outsource the Simly Dam Rest House (on rental lease basis) through open bidding between the firms having relevant experience in accordance with the PEPPA Rules-2004.*

*Action by: Member (Administration), CDA
Member (P&D), CDA*

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

