$\frac{15^{\mathrm{TH}}\text{CDABOARD MEETING FOR THE YEAR-2024 HELD ON 29-10-2024 at 02:30P.M.}{\text{AGENDA ITEMS}}$

Sr.#	Items	Presenter
1.	General discussions / directions & confirmation of minutes of previous issued	
	board meetings (8th, 9th, 10th, 11th BM)	
2.	Approval of NADRA charges for services rendered on account of managing	Member
	Online overseas registration portal and conducting balloting for Nilore	Finance
	Heights.	3.6 1
3.	Proposal for invitation to BID (ITB) for "construction, operation &	Member
	management of filling stations and ancillary facilities at service area on major roads of Islamabad", Package-I "sites for east and west bound service area	Finance
	opposite lake view park, main Murree Road, Islamabad" for a period of 20	
	years extendable for another 5 years on mutual consent	
4.	i. Proposed criteria for fixing of balloting rates for balloting of current and	Member
	future plots.	Finance
	ii. Proposed rates for balance plots of Sector C-14	
5.	Public offer of plots of Sector C-14	Member Estate
6.	Disbursement of land rehabilitation benefits	Member Estate
7.	Draft Land Acquisition Regulation, 2024	Member Estate
8.	To write off the loss/ Non-recovery on account of missing steel of Rs.6.49 (M)	Member
	against the project Dualization of Service Road (South on Mauve Area) G-8 to	(Engg:)
	G-10, Islamabad.) (D4 D)
9.	Amendments in approved layout plan of sector C-14, Islamabad	Member (P&D)
10.	Surprise cancellation of allotment of land for the Pakistan Institute of Development Economics (PIDE), campus in sector H-11/2, Islamabad	Member (P&D)
11.	Establishment of Covered Market	Member (P&D)
12.	Improvement / Amendments in ICT BCR-2020 (Amended-2023)	Member (P&D)
13.	Waste Disposal at RWMC Dump site at Losar, Rawalpindi.	Member (1 &B)
15.	waste Disposar at Kwinic Dunip site at Losar, Kawaipinui.	(Envt:)
14.	i. Appointment of Mr. Sheharyar Tariq Advocate as Legal Advisor, CDA	(21111)
	Islamabad	
	ii. Proposal to grant of upgraded scale BS-16 to Physical Training Instructor,	
	at par with the other Government organizations as well as on the analogy	
	of Ministry of Education and Special Training.	
	iii. Minutes of the meeting scrutiny committee held on 13.09.2024 to discuss	Member
	fixation / amendment of promotion criteria of various posts of low grade	(Admin)
	employee in CDA	
	iv. Proposal to formulate criteria for initial /promotion (Appointment Method) of various posts of Environment Cadre for their career planning	
	and missing criteria.	
	v. Re-organization / Re-structuring of Security Directorate, CDA	
	vi. Restructuring of Orthopaedic Department in Capital Hospital	
	vii. Re-designation and Transfer of dormant various posts to Environment	
	wing.	
	viii. Revised CDA Transport Policy 2024	
	ix. Re-Organization of Enforcement Directorate.	
371 -	Non Agenda Items	
NA-I		Member Engg.
NIA TI	Centre.	M
NA-II	Constitution of Steering Committee for Development of Kuri Enclave Project; A Joint Venture Project of CDA and DHA.	Member (P&D)
NA-II		Member
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CONFIDENTIAL

Capital Development Authority (Secretary CDA Board Office)

No. CDA-1438/BM-SCB/2024/ Islamabad October 29, 2024

Subject: MINUTES OF 15TH CDA BOARD MEETINGFOR THE YEAR 2024.

The 15th CDA Board meeting for the year 2024 was held on **October 29, 2024 (Tuesday) 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. Chaudhary Muhammad Ali Randhawa Chairman, CDA and Chief Commissioner ICT (In Chair)

2. Mr. Talat Mahmood

Member (Administration)/
Member Environment, CDA

Executive Member

3. Dr. Muhammad Khalid Hafiz
Member (Planning & Design)

Executive Member

4. Syed Nafasat Raza

Member Engineering, CDA Executive Member

5. Mr. Tahir Naeem Akhtar,

FA/Member ,CDA Executive Member

6. Mr. Esfandyar Baloch

Member (Estate) Executive Member

7. Mr. Nauman Khalid

Member (T&D) Executive Member

8. Mr. Nayyar Ali Dada Non-Executive Member

9. Prof. Dr. Muhammad Ali (T.I)(S.I) Non-Executive Member

Syed Safdar Ali, Secretary CDA Board.

- 3. The Chairman, CDA also attended the meeting in capacity of the Chief Commissioner, ICT. No Representative of Commissioner Rawalpindi Ex-officio Member attended the meeting. While Prof. Dr. Muhammad Ali (T.I)(S.I) and Mr. Nayyar Ali Dada, Non-Executive Members attended the meeting online. Mr. Talat Mahmood, Member Administration attended meeting on behalf of Member (Envt). While, D.G (Planning) attended the meeting for their respective agenda item.
- 4. Meeting commenced with the recitation of "Holy Quran" by Chaudhary Muhammad Ali Randhawa, Chairman, CDA and Chief Commissioner ICT.

Thereafter agenda items were taken up for discussion and following decisions were made:-

15.1 GENERAL DISCUSSIONS / DIRECTIONS & CONFIRMATION OF MINUTES OF PREVIOUS ISSUED BOARD MEETINGS (8TH, 9TH, 10TH, 11TH BM)

- The Board confirmed the minutes of 8th, 9th, 10th and 11th Board Meetings for the year 2024.
- During the meeting, the Board reiterated & authenticated the dismissal of CDA's
 officers and officials, who were involved in the massive forged payments to
 illegal affecties / landowners.
- It was discussed during the meeting that a mandatory on-job training is essential
 for excellence in public service delivery through capacity building and
 inculcation of skills and values for Good Governance, therefore, the officers of all
 cadre of the authority should be nominated for such trainings. The officers who
 are working or holding professional qualifications must also be nominated for on
 job training during their service.

12111/1438/BM/'24 29-10-'24/15th

15.2 APPROVAL OF NADRA CHARGES FOR SERVICES RENDERED ON ACCOUNT OF MANAGING ONLINE OVERSEAS REGISTRATION PORTAL AND CONDUCTING BALLOTING FOR NILORE HEIGHTS.

DECISION

The summary was presented by the Member (Finance), CDA and Member (Estate). After due deliberation and information / input on the summary, CDA Board principally agreed to the stance that commitment undertaken by CDA has to be fulfilled and Board decided that processing fees deposited by overseas Pakistanis for Nilore Heights Housing project would be fully refunded. The board further decided that plots in C-14 would be allocated through balloting. It was also decided that offer will be floated among overseas and Pakistani nationals in general. However, overseas Pakistanis will be given first preference. Board further directed that the Finance & Estate Wings to go ahead for negotiation with the NADRA for signing MOU for the Project (C-14).

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

15.3

12112/1438/BM/'24 29-10-'24/15th PROPOSAL FOR INVITATION TO BID (ITB) FOR "CONSTRUCTION, OPERATION & MANAGEMENT OF FILLING STATIONS AND ANCILLARY FACILITIES AT SERVICE AREA ON MAJOR ROADS OF ISLAMABAD", PACKAGE-I "SITES FOR EAST AND WEST BOUND SERVICE AREA OPPOSITE LAKE VIEW PARK, MAIN MURREE ROAD, ISLAMABAD" FOR A PERIOD OF 20 YEARS EXTENDABLE FOR ANOTHER 5 YEARS ON MUTUAL CONSENT.

DECISION

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

- a) Approved the re-advertisement / re-biding of the project.
- b) Invitation of BID for both sites, (North and South Bounds) of Petrol Pump / Filling Station Sites/ on upfront premium basis and rental Model shall be made
- c) Lease of petrol pump / filling station sites will be for a period of 30 years.
- d) Payment of upfront premium will be recovered in equal (04) installments of total amount.
- e) Successful bidder will have to clear the upfront payment of guaranteed amount as per following schedule:-

- i) 1st installment of the total upfront payment within 30 days of acceptance of offer.
- ii) 2nd installment of the total upfront payment within Six months of acceptance of offer.
- iii) 3rd installment of the total upfront payment within nine months of acceptance of offer.
- iv) 4th installment of the total upfront payment within twelve months of acceptance of offer.
- f) Technically qualified applicants / firms will be invited for an open bidding of monthly rent and highest offer of rent will be selected.
- g) Delayed/non-payment of outstanding installment (s) of upfront amount interest/fine/penalty will be charged as under:
 - i) Within one month delay, @ 1% per month of the due amount.
 - ii) More than one month and less than two months delay, @ 2% per month of the due amount.
 - iii) More than two months and less than three months delay, @ 3% per month of the due amount.
 - iv) After three months delay, an eviction notice will be issued to the defaulter on his own, risk and cost.

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

15.4

12106/1438/BM/'24 29-10-'24/15th i. PROPOSED CRITERIA FOR FIXING OF BALLOTING RATES FOR BALLOTING OF CURRENT AND FUTURE PLOTS.

ii. PROPOSED RATES FOR BALANCE PLOTS OF SECTOR C-14

FRAME WORK FOR CONDUCTING BALLOTING FOR CDA PLOTS AND APPROVAL OF BALLOTING RATE FOR BALANCE PLOTS IN SECTOR C-14, ISLAMABAD.

DECISION

A presentation on the subject was made by the Member (Finance), CDA. After due deliberation and information / input on the summary, the board considered the complete frame work for conducting balloting and the board decided the following:

- First preference will be accorded to Overseas Pakistani abroad.
- Approved the steps /procedure to be followed while planning balloting in any sector or any area as defined Para 3 of the summary.
 - Approved the disposal of plots through balloting as per Quota mentioned in ILDR 2005 Clause- 5-1 (i)
 - Approved the constitution of three member committee for balloting of plots (Member Planning Chairman of the committee and comprising of two others members i.e. DG (Planning) and Director Estate Management-I.
 - Approved the proposed rules / procedure to be followed while planning balloting.
 - Approved the constitution of Price Authentication / Oversight committee for balloting
 - Approved the terms of "Prevalent market Price"
- Approved the criteria for fixation of balloting rate for balloting of plots for upcoming and future balloting as described in Para 4 of the summary.
- Approved the balloting rate for remaining balloting plots in sector C-14, as mentioned in Para 5 of the summary.
- Approved the proposed rate of Rs. 60 (million) for a residential plot measuring 500 Sq.Yd including Development Charges.

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

15.5 PUBLIC OFFER OF PLOTS OF SECTOR C-14/ BALLOTING OF PLOT OF SECTOR C-14, ISLAMABAD FOR OVERSEAS PAKISTANI'S.

DECISION

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

- Approved the E-Brochure.
- Approved that the offer will be floated for Overseas as well as Pakistani Nationals who have applied. However first right of preference will be accorded to Overseas Pakistanis abroad.
- Approved that the computerized balloting shall be made through NADRA.
- Approved the payment schedule contained in the Para 4 of the summary.
- Allowed that 10% rebate will be allowed in case the successful applicant pays the remaining total price of the plot in US Dollar within one month of issuance of intimation letter.
- Board directed that a waiting list, one for overseas Pakistanis and one for Pakistani
 nationals, will also be computed through e-ballot so that in case any successful client
 declines the offer, the next in chronological order of ballot can be offered that same.
 First preference will again be accorded to waiting list of Overseas Pakistanis abroad.

Action by: Member (Estate)

Member (Finance)

Member (P&D)

12108/1438/BM/'24 29-10-'24/15th 15.6 <u>DISBURSEMENT OF LAND REHABILITATION BENEFITS/</u>
WORKING PAPER FOR BOARD - REGARDING GRANT OF
REHABILITATION BENEFITS TO AFFECTEES OF ISLAMABAD

DECISION

After due deliberation and information / input on the summary, the board decided to devise the followings procedures:

- Validated the job descriptions and responsibilities of officials at Land Directorate have already been notified vide no. CDA-7(01)HRD-III/2024 dated 12.09.2024(Annex-I).
- Approved that the QR coded note portion pages provided and replenished by IT Directorate be made mandatory for use (Annex-II).
- Approved that the personal appearance of affectees along with GPA / SPA holder before Deputy Director (Land & Rehab) in term of Chapter 7 of Property Manual as applicable
- Approved that the cases of land rehabilitation to be examined for reports as per procedure and matured for consideration of Approving Forum.
- Combined case verification on minimum pages format from all formations/ sections concerned of Land & Rehabilitation Directorate (Annex-III).
- Approved the Committee comprising of Land & Rehabilitation Officers and other CDA formations for sanction of cases/rehabilitation claims as the Approving Forum:

Director (L&R)
 Director (UP), CDA.
 DFA Finance-I
 Director (Law)
 Director (Security)
 DC, CDA
 Chairperson
 Member
 Member
 Member
 Member

7. DD (L&R) Member-cum-Secretary

- Approved the committee comprising the following officers. The committee will conduct Third Party Validation (TPV) of approved cases/rehabilitation claims by Approving Forum above within 7 (seven) days:
 - 1. DG (Planning)

Chairperson

DDG (L&R) Member
 Director (Audit) Member
 Dy. Director (I.T) Member

- Approved that the cases/claims approved and cleared will follow Framework SRO issued vide dated 09.01.2023 for ballot as per its Clause 5.
- In supersession of Clause 4 of SRO dated 09.01.2023, approved that the post ballot of approved claims, a public notice inviting objections or otherwise will be published through Public Relations Directorate. Dy. Director IT will also publish the approved list on official CDA website.
- Approved that the right of appeal against Approving Forum will be entertained against any claim against which a land rehabilitation benefit is actualized within 30 days of offer of allotment of rehabilitation benefit as per policy before Member (Estate), CDA, who will decide the appeal within one month period.

Action by: Member (Estate)

12113/1438/BM/'24 29-10-'24/15th

15.7 <u>DRAFT LAND ACQUISITION REGULATION, 2024 / THE CAPITAL DEVELOPMENT AUTHORITY LAND ACQUISITION REGULATION, 2024</u>

DECISION

No summary was presented however, after due deliberation and information / input during the meeting the board decided to constitute a committee comprising upon the Member Administration, CDA and Deputy Commissioner, ICT to review the draft of CAPITAL DEVELOPMENT AUTHORITY LAND ACQUISITION REGULATIONS-2024 and the same shall be placed before the Board in the forthcoming Board meeting for consideration and approval.

Action by: Member (Estate) Member (P&D) Member Administration

12114/1438/BM/'24 29-10-'24/15th

15.8 TO WRITE OFF THE LOSS/ NON-RECOVERY ON ACCOUNT OF MISSING STEEL OF RS.6.49 (M) AGAINST THE PROJECT. DUALIZATION OF SERVICE ROAD (SOUTH ON MAUVE AREA) G-8 TO G-10, ISLAMABAD.

DECISION

The summary was presented by the Member (Engineering), CDA. After due deliberation and information / input on the summary, the board decided to write off loss of Rs.6.49 (M) being the deceased person under clause 45(i) (a) of Financial & Administrative power 2007 to comply with the directions of DAC.

Action by: Member (Engineering)

12109/1438/BM/'24 29-10-'24/15th

15.9 <u>AMENDMENTS IN APPROVED LAYOUT PLAN OF SECTOR C-14, ISLAMABAD</u>

DECISION

The summary was presented by the Member (P&D), CDA. Member (P&D) briefed the Board that during re-planning of Sector C-14, three allotted residential plots bearing Nos. 297,298 & 299 have been deleted. In this connection, it is proposed appropriate residential plots may be allotted in lieu thereof through e-balloting by NADRA. After due deliberation and information / input on the summary, the board approved the proposal made at Para 2 & 3 alongside briefing of Member (P&D).

Action by: Member (P&D)

15.10 SURPRISE CANCELLATION OF ALLOTMENT OF LAND FOR THE PAKISTAN INSTITUTE OF DEVELOPMENT ECONOMICS (PIDE), CAMPUS IN SECTOR H-11/2, ISLAMABAD

DECISION

The summary was presented by the Member (P&D), CDA. After due deliberation and information / input on the summary, the board approved the proposal made at Para 3 of the summary.

Action by: Member (P&D)

12116/1438/BM/'24 29-10-'24/15th 15.11 <u>ESTABLISHMENT OF COVERED MARKET / PROPOSAL FOR CONSTRUCTION & DEVELOPMENT OF COVERED MARKETS AT 11-8, G-6, AND F-7/4 IN ISLAMABAD.</u>

DECISION

Summary along with multimedia presentation was made by the DG (BC&H) and Member (P&D), CDA. After due deliberation and information / input on the summary, the board decided the following:

• The concept of revival of covered market in sector G-6 closer to its original site was approved. The Board further decided that Planning Directorate will submit detailed plan in consultation with Law Directorate of the Authority

Action by: Member (P&D)

12117/1438/BM/'24 29-10-'24/15th 15.12 <u>IMPROVEMENT / AMENDMENTS IN ICT BCR-2020 (AMENDED-2023) / RECTIFICATIONS / AMENDMENTS/ IMPROVEMENTS IN ICT BUILDING COONTROL REGULATIONS-2020 (AMENDED-2023).</u>

DECISION

Summary along with multimedia presentation was made by the DG (BC&H), CDA. After due deliberation and information / input on the summary, the board directed that Law Wing will oversee legal & technical aspect of the all-proposed amendments and after vetting these amendments the same will be presented to board for approval, whereas, Member (P&D) may further deliberate the amendments of administrative nature.

Action by: Member (P&D)

12118/1438/BM/'24 29-10-'24/15th 15.13 <u>WASTE DISPOSAL AT RWMC DUMP SITE AT LOSAR, RAWALPINDI.</u>

DECISION

The summary was presented by the Director Sanitation, CDA. After due deliberation and information / input on the summary, the board approved the proposal made at Para 3 of the summary.

Action by: Member (Environment)

DDG (C.M)

15.14 i. APPOINTMENT OF MR. SHEHARYAR TARIQ ADVOCATE AS LEGAL ADVISOR, CDA ISLAMABAD

DECISION

The summary was presented by the DG (HR) and Member (Admin), CDA. After due deliberation and information / input on the summary, the board approved the appointment of Mr. Sheharyar Tariq Advocate as Legal Advisor, CDA along with terms & conditions highlighted in the Para 3 of the summary.

Action by: Member (Admin)

DG HR

12120/1438/BM/'24 29-10-'24/15th

15.14 <u>ii. PROPOSAL TO GRANT OF UPGRADED SCALE BS-16 TO PHYSICAL TRAINING INSTRUCTOR, AT PAR WITH THE OTHER GOVERNMENT ORGANIZATIONS AS WELL AS ON THE ANALOGY OF MINISTRY OF EDUCATION AND SPECIAL TRAINING.</u>

DECISION

The summary was presented by the DG (HR) and Member (Admin), CDA. After due deliberation and information / input on the summary, the board approved the proposal contained in the Para 5 of the summary.

Action by: Member (Admin)

DG HR

 $\frac{12121/1438/BM/'24}{29-10-'24/15^{th}}$

15.14 <u>III. MINUTES OF THE MEETING SCRUTINY COMMITTEE HELD ON</u>
13.09.2024 TO DISCUSS FIXATION / AMENDMENT OF PROMOTION
CRITERIA OF VARIOUS POSTS OF LOW GRADE EMPLOYEE IN CDA

DECISION

The summary was presented by the DG (HR) and Member (Admin), CDA. After due deliberation and information / input on the summary, the board approved the proposal contained in the Para 2 of the summary.

Action by: Member (Admin)

DG HR

12122/1438/BM/'24 29-10-'24/15th 15.14 iv. PROPOSAL TO FORMULATE CRITERIA FOR INITIAL PROMOTION (APPOINTMENT METHOD) OF VARIOUS POSTS OF ENVIRONMENT CADRE FOR THEIR CAREER PLANNING AND MISSING CRITERIA.

DECISION

The summary was presented by the DG (HR) and Member (Admin), CDA. It was discussed during the meeting that there is no specific and uniform qualifying length of service for the posts Assistant Director (BS-17), Deputy Director (BS-18) and Director (BS-19) for the promotion of next higher scales in the all cadre.

After due deliberation and information / input on the summary, the board approved the proposal contained in the Para 5 of the summary. While, making uniformity in the all cadres the board decided that qualifying length of 05 years' service would be compulsory for promotion to the next higher posts falling in (BS-18), (BS-19) and (BS-20), however, cases for promotion of those incumbents whose qualifying length of service is less than one year may be considered by the appointing authority for promotion on acting charge basis, on the recommendations of respective Department Promotion committee.

Action by: Member (Admin)

DG HR

15.14 v. RE-ORGANIZATION / RE-STRUCTURING OF SECURITY DIRECTORATE, CDA

The agenda item could not be discussed and deferred.

15.14 vi. RESTRUCTURING OF ORTHOPAEDIC DEPARTMENT IN CAPITAL HOSPITAL

The agenda item could not be discussed and deferred

15.14 vii. RE-DESIGNATION AND TRANSFER OF DORMANT VARIOUS POSTS TO ENVIRONMENT WING./ RE-DESIGNATION / TRANSFER OF POSTS.

The agenda item could not be discussed and deferred

12123/1438/BM/'24 15.14 viii. REVISED CDA TRANSPORT POLICY 2024 29-10-'24/15th

DECISION

The summary was presented by the Member (Admin), CDA. After due deliberation and information / input on the summary, the board directed that Revised CDA Transport Policy 2024 be circulated to all Board Members for their informed input on the subject matter, the same shall be presented to CDA Board for decision.

Action by: Member (Admin)
DG Admin

15.14 ix. RE-ORGANIZATION OF ENFORCEMENT DIRECTORATE.

The agenda item could not be discussed and deferred.

12124/1438/BM/'24 NA-I <u>REVISION OF BOOKING CHARGES & PROVISION OF STAFF OF 29-10-'24/15th</u> JINNAH CONVENTION CENTRE.

DECISION

The summary was presented by the Director Maintenance, CDA. After due deliberation and information / input on the summary, the board decided the followings

- Approved in principal that the Jinnah Convention Center Islamabad may be declared as EXPO CENTER, and all entities be approached through concerned wings to hold / organize all EXPOS at Jinnah Convention Center. Accordingly, the Ministry of Commerce may also be approached for intimation that in future all EXPO would be held / organized at designated place i.e. Jinnah Convention Center, in the Islamabad Territory.
- Board recommended that MOI may be approached that Jinnah Convention Center may be transferred and placed at the disposal of CDA.
- Approved the proposed revised payments schedule for different areas of Jinnah Convention Center.
- Approved to allocate a petty cash amounting to Rs. 01 (Million) for routine Maintenance, Project Director of Jinnah Convention Center is authorized to utilize
- Deputy Director Maintenance-III assigned the duty of DDO in addition to his own duty.

- Approved the revised sanctioned posts for smooth functioning of Jinnah Convention Center in consultation with HR Wing with the approval of Member Administration.
- 50 percent rebate / concession shall be admissible to Public Sector Universities for their convocations, conferences and events etc.
- Board approved that an O&M company may be hired for maintenance of the Jinnah Convention Center.

Action by: Member (Engineering)

Member Admin

Member Finance

12125/1438/BM/'24 29-10-'24/15th NA-II CONSTITUTION OF STEERING COMMITTEE FOR DEVELOPMENT OF KURRI ENCLAVE PROJECT: A JOINT VENTURE PROJECT OF CDA AND DHA

DECISION

• The summary was presented by the Member (P&D). After due deliberation and information / input on the summary, the board nominated following three (03) members from CDA for the Steering Committee:

i. Member (P& D) Dr Muhammad Khalid Hafiz

ii. Member (Estate) Esfandyar Balochiii. Member (Engineering); Syed Nafasat Raza

• The Steering members shall apprise the CDA Board about the progress on the Project.

Action by: Member (P&D)

Member (Estate)

Member Engineering

12126/1438/BM/'24 29-10-'24/15th NA-III <u>SHIFTING AND RE-DESIGNATION OF POST OF</u> DIRECTOR (BS-19) IN HR WING,CDA

DECISION

The summary was presented by the DG (HR). After due deliberation and information / input on the summary, the board approved the proposal made at Para 4 of the summary

Action by: Member (Admin) DG (HR)

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

