



**Capital Development Authority  
(Secretary CDA Board Office)**

**CONFIDENTIAL**

No. CDA-1299/BM-SCB/2016/

Islamabad April 28, 2016

Subject: **Minutes of 5<sup>TH</sup> CDA Board Meeting for the Year 2016.**

5<sup>th</sup> CDA Board meeting for the year 2016 was held on **April 28, 2016 (Thursday) at 12:00 Noon**, in the Conference Room of CDA Headquarter, Executive Block No. V, Khayaban-e-Suhrawardy, Sector G-7/4, Islamabad.

2. Following attended the meeting:

- 1) Mr. Maroof Afzal, (In Chair)  
Chairman, CDA
- 2) Mr. Waseem Ahmed Khan,  
Member (P & D).  
Also look after charge of FA/Member.
- 3) Mr. Sana Ullah Aman  
Member (Environment)  
(Look after charge)
- 4) Mr. Amer Ali Ahmed  
Member (Admin)
- 5) Mr. Shahid Sohail,  
Member (Engineering)
- 6) Mr. Asif J Shahjahan (T.I.),  
Secretary CDA Board.

3. Chief Commissioner ICT and Commissioner Rawalpindi as members of the Board could not attend the meeting, Mst. Noreen Bashir Director(D&F), Rwp attended the meeting as representative of Commissioner Rawalpindi and post of Member Estate is vacant. In addition to the Chairman/ Members, DDG(L&E) (for item No.1,4,5,13, NA-III, IV), DDG(Finance) for item NA-I, DDG(Coord/DDG(HRD) for item No. 8,9,12,14) Director RP (for item No.02) Director MA (for item No. NA-II, NA-V, NA-VI), DD(BC) (for item No.03) Meeting commenced with the recitation of "Holy Quran" by Mr. Asif J Shahjahan (T.I.), Secretary CDA Board. Thereafter agenda items were taken up for discussion and the following decisions were made:-

**5.1 PROVISION OF LAND TO PUNJAB BOARD OF REVENUE.**  
**(REQUEST FOR LEASE OF LAND TO GOVERNMENT OF THE**  
**PUNJAB IN CHAKLALA RAWLAPINDI).**  
10731/1299/BM/'16  
28-04-'16/5<sup>TH</sup>

**DECISION:**

The Board after due deliberation, agreed with the proposal placed at para 10 of the summary in principle to set up Children Hospital by Government of Punjab subject to finalization of terms and conditions as per rules and all mandatory codal formalities.

**Action By: DDG(L&E)**

**5.2 ESTABLISHMENT OF KING HAMAD UNIVERSITY OF NURSING**  
**AND MEDICAL SCIENCES (HOSPITAL)**  
10732/1299/BM/'16  
28-04-'16/5<sup>TH</sup>

**DECISION**

For strengthening bilateral cooperation between Kingdom of Bahrain and Islamic Republic of Pakistan and directive of the Honorable Prime Minister of Pakistan, the Board deliberated on the matter and approved allocation of land in Mouza Chatha Bakhtawar, Park Road, Zone-4, Phase 2 comprising of 237 kanals for the establishment of King Hamad University of Nursing and Medical Sciences (Hospital) as proposed in para 3(i) proposal 1 of the summary after fulfillment of all codal formalities.

**Action By: Member (P&D)/**  
**Member Estate**  
**Director RP**

**5.3 AMENDMENT IN ISLAMABAD RESIDENTIAL SECTORS**  
**ZONING (BUILDING CONTROL) REGULATIONS-2005.**  
10733/1299/BM/'16  
28-04-'16/5<sup>TH</sup>

**DECISION**

The case was presented by Planning wing. The Board after detailed discussion, decided as follows:

- a) Proposed clause placed at para 2(2.3.3) for multiple bifurcation/sub division of plots measuring 1000 sq. yards is rejected.
- b) Keeping in view the justified need of the citizens, the Board granted approval for additional car porch of 150 sft. with maximum length of 15 ft. in the rear set back of corner plots as described in proposed clause para 2(2.12.7-xi).
- c) As far as proposed clause 2(2.12.8-iii) is concerned, the Board approves regularization only to the extent of 20% of violation of mandatory space of buildable block/covered area in setback after imposing fine as

per rates notified vide gazette notification dated 27, 02, 2003, clause 4 of schedule as mentioned in the summary.

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

**5.4      REQUEST FOR NOT DEMANDING OF DELAYED PAYMENT CHARGES- PLOT NO. 1-D, MARKAZ F-7, ISLAMABAD.**  
10734/1299/BM/'16  
28-04-'16/5<sup>TH</sup>

**DECISION**

In the light of facts revealed during briefing, the Board accepted the request of the bidder as the possession was not available due to encroachment of IESCO on the plot. Consequently, para 3 of the summary was approved.

**Action By: DDG(L&E)**

**5.5      REQUEST FOR CONSTRUCTION FOR BASEMENT IN RESPECT OF PLOT NO. 14, MARKAZ G-8, ISLAMABAD.**  
10735/1299/BM/'16  
28-04-'16/5<sup>TH</sup>

**DECISION**

The Board observed that rules in the matter are already available therefore no dispensation further by the Board is warranted. Therefore the matter may be disposed off by BCS and DDG (L&E) as per ground position & existing law.

**Action By: DDG(L&E)/ Director (BC)**

**5.6      WAIVING OFF RISK AND COST AMOUNT OF RS. 370,416/75 DUE TO DEATH OF CONTRACTOR M/S CH. SIDDIQUE BHATTI & CO AGAINST PRINTED PARA NO. 6.17 (1999-2000).**  
10736/1299/BM/'16  
28-04-'16/5<sup>TH</sup>

**DECISION**

In the light of facts narrated in para 4 of the summary, the Board deliberated and approved para 6 that states:

*"In view of foregoing and the direction of PAO CAAD during Pre-DAC meeting on 11, 03, 2016 regarding implementation of PAC directives, the case is placed before the CDA Board for write off of amount to the tune of Rs. 370,416/75 against deceased contractor so that compliance report be submitted to PAC in the upcoming meeting scheduled on 6th April, 2016".*

**Action By: Member Engg.**

**5.7** WAIVING OFF RISK AND COST AMOUNT OF Rs. 1,543,706/- DUE TO DEATH OF CONTRACTOR M/S CH. SARDAR ALI & BROTHERS AGAINST PRINTED PARA NO. 6.10 (1999-2000).  
10737/1299/BM/'16  
28-04-'16/5<sup>TH</sup>

**DECISION**

In the light of facts narrated in the summary, the Board deliberated and approved the prayer placed on page 2 that states:

*"In the light of above explanation, summary is once again resubmitted in front of CDA Board to write off amounting Rs. 928,068/55 in order to comply the directions of Public Account Committee and in recent Pre-DAC meeting held on 11, 03, 2016, PAO CAAD emphasizes to write off on top priority".*

**Action By: Member Engg.**

**5.8** REPRESENTATION AGAINST BOARD'S DECISION DATED 26<sup>TH</sup> MARCH, 2015, REGARDING PROMOTIONS IN CDA HOSPITAL (FOR THE POST OF ED) WHILE MATTER IS SUBJUDICE IN THE ISLAMABAD HIGH COURT.  
10738/1299/BM/'16  
28-04-'16/5<sup>TH</sup>

**DECISION**

The issues narrated in Summaries 5.8 and 5.9 being interlinked were presented and discussed simultaneously by the Board. The board after deliberation agreed with the contents of the summaries and also considering the tremendous increase in the responsibilities and expanding mandate of Health Directorate, approved creation of the post of D.G. Health BPS-20 in principle and directed to furnish the case for perusal and endorsement of the Federal Government wherein both the incumbent officers will be adjusted.

**Action By: Member Admin  
DDG(HRD)**

10739/1299/BM/'16 **5.9** CREATION OF THE POST OF DG (HEALTH) BS-20, CDA  
28-04-'16/5<sup>TH</sup>

**DECISION**

Decision in this regard has already been addressed and recorded in agenda item 5.8.

**Action By: Member Admin  
DDG(HRD)**

**5.10** RENTING OUT OF FUEL FILLING STATION SITE AT ATTATURK ROAD (OLD EMBASSY ROAD) SECTOR G-6/4 OWNED BY STAFF WELFARE COMMITTEE, CDA.  
10740/1299/BM/'16  
28-04-'16/5<sup>TH</sup>

**DECISION**

The Board directed that the case be disposed off by the committee on merit.

**Action By: Member Admin  
DG Admin.**

**5.11 REQUEST FOR WAIVER OFF TAX DEDUCTION TO THE TUNE OF 16% FROM THE MONTHLY BILL OF THE CONTRACTORS IN PRIVATIZED SECTORS IN ISLAMABAD AND HIRING OF DIFFERENT MACHINERY FOR COLLECTION AND TRANSPORTATION OF SOLID WASTE IN ISLAMABAD.**

10741/1299/BM/'16  
28-04-'16/5<sup>TH</sup>

**DECISION**

The concern of the contractors was presented to the Board. The Board is of the view that waiver off in Tax deduction imposed by Federal Government do not fall within the jurisdiction of the Board and therefore cannot be granted. However following committee is being constituted to look into the subject matter:

1. Director General, C.M.
2. Deputy Director General, Finance
3. Additional Legal Advisor
4. Director Revenue

This committee shall present to the Board, true interpretation of the notification issued by Federal Government in terms of actual date of commencement of the notice so as to take appropriate decision.

In case of discontinuation of the contract by the contractors, an alternate arrangement may be proposed for the interim period till award of fresh tender to carry out the swift disposal of sanitation work.

**Action By: Member Env't.  
DG(C.M)**

**5.12 GRANT OF COORDINATION ALLOWANCE TO THE OFFICERS/OFFICIALS OF COORDINATION DIRECTORATE, CDA.**

**DECISION**

The summary could not be discussed.

**5.13 PLACEMENT OF A PLOT ON DISPOSAL OF FGEHF FOR ALLOTMENT TO MR. MUHAMMAD LIAQUAT ABBASI "AS A SPECIAL CASE".**

10742/1299/BM/'16  
28-04-'16/5<sup>TH</sup>

**DECISION**

The Board after due deliberation regretted the request as the case pertains to Federal Government Employees Housing Foundation. CDA has already placed the land at the disposal of FGEHF as per prescribed quota. The applicant may therefore take up the matter with FGEHF at his own.

**Action By: DDG(L&E)  
Director EM-I**

10743/1299/BM/'16 5.14 **REGULARIZATION OF DAILY WAGES STAFF IN CDA.**  
 28-04-'16/5<sup>TH</sup>

### **DECISION**

The Board deliberated on all aspect narrated in para 11 of the summary and declared its following decision/directions:

- a) Considering the efforts put in by the subject employees working in the Authority since many years, Board decided to grant one time relaxation in the upper age limit as per list placed at para 5 on humanitarian grounds subject to fulfilment of qualification criteria.
- b) The case of daily wages staff whose issuance of office order is dubious as described at point 2 of para 11 of the summary, Member Environment is directed to constitute a committee under his chair to further scrutinize the cases and put up his findings/recommendations to the Board for consideration.
- c) Point 3, para 11 was considered by the Board and approved regularization of 18 daily wages staff in BPS 16-17 as per list placed below subject to clearance from the internal inquiry which is still underway.

| Sr.No | Name                            | Father/Husband Name            | Designation                      | BPS | Status      |
|-------|---------------------------------|--------------------------------|----------------------------------|-----|-------------|
| 1.    | Muhammad Muddasir Ahmed Haqqani | Muhammad Manzoor Ahmed Haqqani | Assistant Director               | 17  | Daily Wages |
| 2.    | Hafiz Towqeer Khan              | Nowher Khan                    | Assistant Director Executive     | 17  | Daily Wages |
| 3.    | Seema Bagum                     | Gul Jamal                      | Assistant Director Executive     | 17  | Daily Wages |
| 4.    | Muhammad Nadeem Khan            | Abdul Rehman                   | Senior Auditor                   | 16  | Daily Wages |
| 5.    | Muhammad Ali Hassan             | Sajid Hussain Shah             | Senior Auditor                   | 16  | Daily Wages |
| 6.    | Muhammad Burhan Amir            | Amir Muhammad Khan             | Assistant Security Officer       | 16  | Daily Wages |
| 7.    | Sardar Raza Abbas               | Sardar Hubdar hussain          | Enforcement Inspector            | 16  | Daily Wages |
| 8.    | Hafiz Umer Javed                | Muhammad Javed                 | Senior Auditor                   | 16  | Daily Wages |
| 9.    | Mohsin Aziz                     | Ch.Abdul Aziz                  | Senior Auditor                   | 16  | Daily Wages |
| 10.   | Moneeba Akhtar                  | Amir Robin Akhtar              | Staff Nurse                      | 16  | Daily Wages |
| 11.   | Waqas Saeed                     | Saeed Ahmed                    | Admin Officer                    | 16  | Daily Wages |
| 12.   | Sanam Khan                      | Abdul Hakim Khan               | Admin Officer                    | 16  | Daily Wages |
| 13.   | Saiqa Tariq                     | Raja Tariq Mehmood             | General Teacher                  | 16  | Daily Wages |
| 14.   | Umbreen Arif                    | Wajid ul Hassan                | Assistant Reporter/Speech Writer | 16  | Daily Wages |
| 15.   | Muhammad Ahsan                  | Muhammad Tufail                | Senior Auditor                   | 16  | Daily Wages |
| 16.   | Hafiz Arham Nabeel              | Muhammad Sarwar Sohail         | Senior Auditor                   | 16  | Daily Wages |
| 17.   | Yasir Arafat                    | Nawab Khan Lughmani            | Senior Auditor                   | 16  | Daily Wages |
| 18.   | Manal Ajmal D/o                 | Muhammad Ajmal                 | General Teacher                  | 16  | Daily Wages |

The regularization is granted on the analogy of recent Honorable Islamabad High Court, Islamabad decision dated 07-03-2010. Mr.Ali Murad, Admin Officer BS-16 and Miss.Benish Zuhara, Admin Officer BS-16, however, were not cleared in the inquiry conducted by Member P&D and therefore HRD may take appropriate action in the light of findings of the inquiry committee.

**Action By: Member Admin.  
DDG(HRD)**

**5.15** **AUCTION OF RESIDENTIAL PLOTS (RE-PLANNING IN THE LAYOUT PLANS OF SECTORS F-7, F-8 & F-10, ISLAMABAD)**  
10744/1299/BM/'16  
28-04-'16/5<sup>TH</sup>

**DECISION**

The Board after due deliberation, approved re-planning of the subject sectors as proposed at paras 3 to 5 on the condition that present status of corner plot is not affected. However these plots will be placed for auction to generate revenue for the development of the city.

**Action By: Member (P&D)/  
DDG(L&E), Director (UP)**

**NA-I** **AUCTION OF COMMERCIAL PLOTS HELD FROM 26<sup>TH</sup> TO 27<sup>TH</sup> APRIL, 2016.**  
10745/1299/BM/'16  
28-04-'16/5<sup>TH</sup>

**DECISION**

The Board appreciated the efforts of Auction Committee for accomplishment of successful auction on 26<sup>th</sup>, 27<sup>th</sup> April 2016 and approved/accepted each bid as mentioned in annexure-I above.

**Action by: FA/Member / DDG(Finance)**

**NA-II** **RESTORATION OF MELODY FOOD PARK KIOSKS ALREADY CANCELLED ON ACCOUNT OF DEFAULTERS, VIOLATIONS ETC.**  
10746/1299/BM/'16  
28-04-'16/5<sup>TH</sup>

**DECISION**

The Board approved the proposal placed at para 4 with the following rectification:

**a) For**

Re-disposal of kiosks in line with the basic criteria adopted in 2002, which are already sealed since 2013 and closed till to date.

**b) Read**

Auction of kiosks in line with the basic criteria adopted in 2002, which are already sealed since 2013 and closed till to date after fulfillment of all codal formalities.

**c) For**

Use the rare space of each kiosk on standard rates approved by the authority.

**Read**

Use the rear space of each kiosk on standard rates approved by the authority.

**Action By: Member Admin  
Director MA**

**NA-III REQUEST FOR INSTALLMENT OF RESTORATION CHARGES OF PLOT NO.63 F, SECTOR F.7/G.7 BLUE AREA ISLAMABAD TO NLC.**  
10747/1299/BM/'16  
28-04-'16/5<sup>TH</sup>

**DECISION**

The Board after deliberation directed that process for issuance of allotment letter may be initiated by Estate Wing without further delay after fulfillment of all codal formalities.

**Action By: DDG(L&E)**

**NA-IV ISSUANCE OF NDC IN RESPECT OF PLOT NO. 734, SECTOR I-16/4, ISLAMABAD.**  
10748/1299/BM/'16  
28-04-'16/5<sup>TH</sup>

**DECISION**

While briefing, it transpired that mistakenly less outstanding payment for plot no. 734, sector I-16, Islamabad was communicated and received by CDA from the allottee. At the time of issuance of NDC, Accounts section imposed delayed payment charges for the amount that was never demanded from the allottee.

The Board is of the view that this is a case of correction of receivable outstanding dues and not the waiver of delayed charges for which allottee can not be penalized. NDC therefore be issued after adjustment of outstanding dues/Federal Excise Duty as per actual cost of the plot.

**Action By: DDG(L&E)**

**NA-V RESOLUTION OF ISSUES PERTAINING TO FASCIA SIGN BOARDS FEE COLLECTION AGAINST CONTRACT W.E.F. 31-1-2014 TO 30-1-2016.**  
10749/1299/BM/'16  
28-04-'16/5<sup>TH</sup>

**DECISION**

The board observed that while revising the rates, necessary procedure for revision of rates was not adopted especially the public hearing was not conducted.

The deadline of 31 January 2016 does not conform to the financial year. The collection period has to be revised accordingly.



The instant contract has to be delinked from the extension request and demand for the revision of rates downward. Further, it is directed to get the data examined and verified from third party which formed the basis of the tax amount to be collected.

The Board directed to constitute a three member committee comprising of:

- Director Municipal Administration,
- Deputy Financial Advisor
- Deputy Director Security

The committee shall determine the cause of collapse on collection. As regards to revision of fascia signboard tax fee, the committee may invite objections from public and bring its recommendations for further course of action after fulfillment of all codal formalities.

A fresh auction of collection right of fascia be carried out thereafter.

**Action By: Member Admin  
Director MA**

**NA-VI     AUCTION OF ADVERTISEMENT MEDIA/ SITES ON CDA LAND**  
10750/1299/BM/'16     **FOR REVENUE GENERATION. (PRESENTATION)**  
28-04-'16/5<sup>TH</sup>

**DECISION**

In the light of above directions, the Board advised Director Municipal Administration to prepare the case to seek final approval from worthy chairman, CDA.

**Action By: Member Admin  
Director MA**

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



**5<sup>TH</sup> BOARD MEETING FOR THE YEAR-2016 HELD ON 28-04-2016**

**AGENDA ITEMS**

| <b>S.No</b>             | <b>Items</b>   | <b>Presenter</b>                       |
|-------------------------|--|--|
| 1.                      | Provision of Land to Punjab Board of Revenue.(Request for lease of land to government of the Punjab in chaklala Rawalpindi.  | DDG(L&E)                               |
| 2.                      | Establishment of King Hamad University of Nursing and Medical Sciences (Hospital)  | Member(P&D)                            |
| 3.                      | Amendment in Islamabad Residential Sectors Zoning (Building Control) Regulations-2005.   | Member(P&D)<br>Director BC             |
| 4.                      | Request for not Demanding of Delayed Payment Charges- Plot No. 1-D, Markaz F-7, Islamabad.   | Director EM-II<br>DDG(L&E)             |
| 5.                      | Request for construction for basement in respect of Plot No. 14, Markaz G-8, Islamabad.  | DDG(L&E)                               |
| 6.                      | Waiving off Risk and Cost amount of Rs. 370,416/75 due to Death of Contractor M/s Ch. Siddique Bhatti & Co against Printed Para No. 6.17 (1999-2000).  | Director Roads<br>(N)                  |
| 7.                      | Waiving off Risk and Cost amount of Rs. 1,543,706/- due to Death of Contractor M/s Ch. Sardar Ali & Brothers against Printed Para No. 6.10 (1999-2000).  | Director Roads<br>(N)                  |
| 8.                      | Representation against Board's Decision dated 26 <sup>th</sup> March, 2015, regarding promotions in CDA Hospital (for the Post of ED) while matter is subjudice in the Islamabad High Court.   | Director-I HRD                         |
| 9.                      | Creation of the Post of DG (Health) BS-20, CDA   | DDG(HRD)                               |
| 10.                     | Renting out of Fuel Filling Station site at Attaturk Road (Old Embassy Road) Sector G-6/4 owned by Staff Welfare Committee, CDA  | Member Admin<br>DG Admin               |
| 11.                     | Request for Waiver off Tax deduction to the tune of 16% from the Monthly Bill of the Contractors in Privatized Sectors in Islamabad and hiring of different machinery for collection and transportation of solid waste in Islamabad. | Director Sanitation                    |
| 12.                     | Grant of Coordination Allowance to the Officers/ Officials of Coordination Directorate, CDA.   | DDG(Coord)                             |
| 13.                     | Placement of a Plot on Disposal of FGEHF for Allotment to Mr. Muhammad Liaquat Abbasi "AS A SPECIAL CASE".   | Director EM-I<br>DDG(L&E)              |
| 14.                     | Regularization of Daily Wages staff in CDA   | Director-II HRD                        |
| 15.                     | Auction of Residential plots.  | DDG(L&E)                               |
| <b>NON-AGENDA ITEMS</b> |  |  |
| NA-1                    | Auction of commercial plots held from 26 <sup>th</sup> to 27 <sup>th</sup> April, 2016.  | FA/Member/<br>DDG(Finance)             |
| NA-II                   | Restoration of Melody Food Park Kiosks Already Cancelled On Account of Defaulters, Violations Etc.   | DDG(L&E)/<br>Director EM-I,<br>(West). |
| NA-III                  | Request for Installment of Restoration Charges of Plot No.63 F, Sector F.7/G.7 Blue Area Islamabad to NLC  | DDG(L&E)                               |
| NA-IV                   | Issuance Of NDC In Respect Of Plot No. 734, Sector I-16/4, Islamabad.  | DDG(L&E)                               |
| NA-V                    | Resolution of Issues Pertaining to Fascia Sign Boards Fee Collection Against Contract w.e.f. 31-1-2014 to 30-1-2016  | Director MA                            |
| NA-VI                   | Auction of Advertisement Media/ Sites On CDA Land For Revenue Generation   | Director MA                            |

