

19th BOARD MEETING FOR THE YEAR-2014 HELD ON DECEMBER 24, 2014

AGENDA ITEMS AND STATUS



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

CONFIDENTIAL

No. CDA-1279/BM-SCB/2014/

Islamabad Dec. 24 , 2014

Subject: **Minutes of 19th CDA Board Meeting for the Year 2014.**

19th CDA Board meeting for the year 2014 was held on **December 24, 2014 (Wednesday) at 10:00 A.M**, 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) Maroof Afzal, (In Chair)
Chairman, CDA
- 2) Sher Bahadar Arbab,
F.A/Member.
- 3) S.M. Mustafain Kazmi
Member (Environment)
(Look after charge)
- 4) Waseem Ahmed Khan,
Member (P & D).
- 5) Shahid Sohail,
Member (Engineering).
- 6) Amir Ali Ahmed
Member (Admin. & Estate)
- 7) Muhammad Wishaq,
Secretary CDA Board.

3. Chief Commissioner ICT and Commissioner Rawalpindi as members of the Board could not attend the meeting. Mst. Shazia Qazi, Dy. Director (Dev. / Fin.) representative of Chief Commissioner ICT attended the meeting as observer. In addition to the Chairman/ Members, Executive Director Capital Hospital & Director Capital Hospital (for item No.1), Dy. Director General (L&E) (for item Nos. 2,3,4,5,6, NA-I, NA-II, NA-III), Director (EM-II) (for item Nos. 5,6, NA-I, NA-II, NA-III) also attended the meeting. Meeting commenced with the recitation of "Holy Quran" by Mr. Muhammad Wishaq, Secretary CDA Board. Thereafter agenda items were taken up for discussion and the following decisions were

made:-

10532/1279/BM/'14
24-12-'14/19TH

19.1 ADOPTION OF SERVICE STRUCTURE OF PARA MEDICAL STAFF IN CAPITAL HOSPITAL, CARES AND HEALTH DIRECTORATES, CDA ON THE ANALOGY OF SISTER ORGANIZATIONS OF FEDERAL GOVERNMENT OF PAKISTAN, ISLAMABAD.

DECISION:

- i) Authority will exercise the powers of appointment as per CDA Employees Services Regulations, 1992.
- ii) The promotion will be linked up with time scale and through up-gradation of posts along with incumbent on the retirement of the officer/official, and thereafter the post will be filled on direct recruitment basis in initial pay scale post i.e Junior Technician, Senior Technician, etc.
- iii) Only one step promotion will be allowed. For next stage promotion clearing of prohibition period and at least 02 year service in qualifying scale will be observed.
- iv) Creation of 02 Posts of Principle Technician (BPS-17) and 02 posts of Chief Technician (BPS-16) deferred.
- v) Executive Director, Capital Hospital with approval of Member Administration will add any leftover discipline at appropriate level if any.
- vi) Time Scale promotion will be granted from date of eligibility but initially from the date of DPC.
- vii) Relaxation in length of service for employees mentioned in the Summary rejected.
- viii) Time Scale Promotion to higher scale will not affect the nature of job/duty of the employee
- ix) The qualifying length of service for different stages in the Column (4-b) is enhanced as:-

S. No	Designation and BPS of the post	Person eligible	Conditions of eligibility (Ref. Fed.Govt.)	Conditions of eligibility (CDA)
(1)	(2)	(3)	(4-a)	(4-b)
1	Principle Technician (BPS-17)	Chief Technician (BPS-16)	B.Sc with 05 year service in respective discipline. OR Matric with Diploma in respective discipline and 10 years service in the relevant field. OR Matric with one(01) year training	10 years service as Chief Technician in respective discipline. OR M.SC with 15 year service in respective field OR B.Sc. with 20 year service in respective field OR Matric/Fsc with diploma in respective

			certificate from recognized institution in the relevant discipline with 12 year service in the respective field.	discipline with 26 years service in the respective field. OR Matric /Fsc with 01 year training certificate from recognized institution in the relevant discipline with 30 year service in the respective field.
2	Chief Technician (BPS-16)	Senior Technician (BPS-14)	Matric with Diploma in respective discipline with 07 years service. OR Matric with one (01) year training certificate from recognized institution in the relevant discipline with 10 years service in the respective field.	10 years service as Senior Technician in respective discipline. OR B.Sc with 10 year services in respective field. OR Matric/FSc with diploma in respective discipline with 16 year service in respective field. OR Matric /FSc with 01 year training certificate from recognized institution in the relevant discipline with 20 year
3	Senior Technician (BPS-14)	Technician (BPS-12)	3 year service as Technician (BPS-12) OR 5 years service in BPS-09 and above with Diploma OR Certificate in respective field/discipline.	05 year service as Technician BPS-12 in respective field OR B.Sc with 03 year services in respective field. OR Matric/FSc with diploma in respective discipline with 10 year service in respective field OR Matric with 01 year training certificate from recognized institution in the relevant discipline with 15 year service in the respective field.
4	Technician (BPS-12)	Junior Technician (BPS-09)	03 year service in BPS-09 with Diploma OR Certificate in the relevant field/discipline.	05 year service as Junior Technician (BPS-09) OR Matric with diploma in respective discipline with 05 year service in respective field OR

				Matric with 01 year training certificate from recognized institution in the relevant discipline with 10 year service in the respective field.
5	Junior Technician (BPS-09)	<p><u>BPS-08</u> Dispenser/ Supervisor Equipment/ Head Dispenser.</p> <p><u>BPS-07</u> Store Keeper (Med)/ EEG/ Plaster Worker/ Biochemical Technician/ Histo Path Technician/ Bacteriology/ Physiological/ Media preparation Technician/ Pharmacologic al/ Histological Technician/ Occupational Technician</p> <p><u>BPS-06</u> Assistant Store Keeper (Med), Dresser/Dispenser/Med wife/BCG Tech/ Eye Tech/ Radiotherapy Tech/Physiotherapy tech, Anesthesia Tech/STRT Tech/Audio Tech/General Tech/ POP Tech/ Dialysis Tech.</p> <p><u>BPS-05</u></p>	<p>03 year service in BPS-08 in the relevant field.</p> <p>4 year service in BPS-07 in the relevant field.</p> <p>05 year Service in BPS-06 in the relevant field.</p>	<p>03 year service in BPS-08 in the relevant field.</p> <p>4 year service in BPS-07 in the relevant field.</p> <p>05 year Service in BPS-06 in the relevant field.</p>

		Dark Room Assistant/ POP Tech/ Sterilization Tech./Technician/ Vaccinator/ Lab Assistant/ P.M Worker/O.T Assistant.	06 year service in BPS-05 in the relevant field.	06 year service in BPS-05 in the relevant field.
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x) In the Schedule (G) the post of Senior Technician (BPS-14) and Technician (BPS-12) are added as per Government Notification.

S.No	Designation and BPS of the Post	Mode of initial appointment /criteria	
		Qualification & experience	Age Limit
1	2	3	4
2	Principal Technician (BPS-17)	M.Sc in respective discipline OR B.Sc in respective discipline with 05 years experience in relevant field. (Higher qualification will be preferred).	22 to 30 year
3.	Chief Technician (BPS-16)	B.Sc in respective discipline with 05 year experience in relevant field OR F.Sc with diploma in respective discipline with 07 years experience in the relevant field. (Higher qualification will be preferred).	22 to 28 year.
4.	Senior Technician (BPS-14)	i) F.Sc with diploma in the relevant field ii) 03 year experience.	18 to 25 year.
5.	Technician (BPS-12)	i) F.Sc with diploma in the relevant field. ii) 03 year experience.	
6.	Junior Technician (BPS-09)	i) Matric with Science ii) Diploma/Certificate from recognized institution/Government Hospital in the relevant field. (Higher qualification will be preferred).	18 to 25 year.

Action By: Member (Admin.)

19.2 PLOT NO. 381, ST. 16, I-9, INDUSTRIAL AREA.

10533/1279/BM/'14
24-12-'14/19TH

DECISION

The Board directed that the inspection be completed immediately and summary in this regard be presented before the Board in its next meeting.

Action By: Member (P&D)
DDG(L&E)/
Director(BCS)

- 19.3** RESTORATION OF PLOT NO.319 INDUSTRIAL TRIANGLE KAHUTA.
10534/1279/BM/'14
24-12-'14/19TH
DECISION
 The Board directed that the process be completed immediately and summary in this regard be presented before the Board in its next meeting.
Action By: Member/FA
DDG(Finance)/
DDG(L&E)
- 19.4** RESTORATION OF PLOT NO.58 I&T CENTRE SECTOR G-9,
ISLAMABAD.
10535/1279/BM/'14
24-12-'14/19TH
DECISION
 The Board approved the restoration of the plot No.58 I&T Centre Sector G-9, Islamabad subject to fulfillment of codal formalities and payment of all dues/ charges.
Action By: DDG(L&E)
- 19.5** RESTORATION OF PLOT NO.66 ORCHARD SCHEME SEHANA
EXTENSION, ISLAMABAD.
10536/1279/BM/'14
24-12-'14/19TH
DECISION
 The Board regretted to restore the plot No.66 Orchard Scheme, Sehana Extension.
Action By: DDG(L&E)
- 19.6** AUCTION OF COMMERCIAL PLOTS- 20th JANUARY, 2014.
10537/1279/BM/'14
24-12-'14/19TH
DECISION
 The Board approved the proposal contained in the summary for Auction of Commercial Plots on 20-01-2015 with the modification that the Plot No.1028, 1029 and 1030, I-8/4 will be re-designed as two plots with commercial status and token Money for these will be 10 Million each. The Board also decided to drop plot No.17-A and 18, Orchard Scheme M. Road from the present auction. It was also directed that Planning Parameters for all the Blue Area plots be finalized.
Action By: Member (Estate)/
DDG(L&E)
- 19.7** GRANT OF PROFESSIONAL ALLOWANCE TO THE OFFICERS/
OFFICIALS INVOLVED IN PLANNING & DESIGNING WORK.
10538/1279/BM/'14
24-12-'14/19TH
DECISION
 The Board approved the proposal for grant of Professional Allowance as proposed in Para 5 and 6 of the summary to those officer/officials who have the professional degree/diploma and are involved in planning and designing work as per their substantive scales.
Action By: Member (P&D)

19.8 FUNCTIONING OF BUILDING CONTROL- DELEGATIONS OF POWERS

10539/1279/BM/'14
24-12-'14/19TH

DECISION

The Board approved the proposal of Director building Control-I with following amendments:

- Approval and completion of building plans in above mentioned Category-I up to 500 sq.yds shall be approved by concerned Deputy Director, whereas more than 500 sq. yds cases shall be approved by the Director Building Control-I.
- Formal letter regarding permission of home occupation shall be issued by the Director Building Control-I in above mentioned Category-I.
- Letter regarding removal of violation through Enforcement Directorate shall be issued by the Director Building Control-I.

Action By: Member (P&D)

18.9 REQUEST FOR ISSUANCE OF DIRECT ACCESS AND ROW CHARGES FROM MAJOR ROADS OF ISLAMABAD TO PETROL PUMP/ CNG STATIONS, ISLAMABAD.

10540/1279/BM/'14
24-12-'14/19TH

DECISION

The Board discussed the proposal in detail and considered the view of DDG(Finance) and Cost Accountant who were also present in the meeting. After detailed discussion Board approved following ROW charges:-

S.No.	Category	Rate/Amount
1.	Petrol Pump/ CNG Stations/ Amenities	0.5% of Market Value upto a Maximum of Rs.50,000/- Per month
2.	Housing Societies upto 400 Kanal	Rs. 266,000/- per month
3.	Housing Societies from 401 to 800 Kanals	Rs. 562,000/- per month
4.	Housing societies with 801+ Kanals	Rs.800,000/- per month

The Right of Way will be allowed to the nearest highway where no CDA Service Road is available. In case where Service Road is available the ROW will be allowed upto CDA Service Road. This will also be applicable on cases already approved.

Action By: Member (P&D)

19.10 NAMING OF ROAD IN THE NAME OF MR. JUSTICE (RETD) MOHAMMAD AFZAL CHEEMA.

10541/1279/BM/'14
24-12-'14/19TH

DECISION

Deferred for further examination.

Action By: Member (P&D)

19.11 REQUEST FOR AMALGAMATION OF PLOT NO. 2-S AND 2-T CLASS-III SHOPPING CENTRE (BAZAR NO.2 SECTOR F-11/2, ISLAMABAD).
10542/1279/BM/'14
24-12-'14/19TH

DECISION

The Board noted that the 2.5 marla commercial plots does not have mandatory spaces in between the plots, therefore, amalgamation of these two plots will not effect the overall planning of the Class III Shopping area. The Board also noted that similar permissions have also been granted in number of other cases from time to time. After detailed discussion, the Board approved the amalgamate of plot No.2-S and 2-T of Class III Shopping Centre Bazar No.2 F-11/2 subject to the condition that both the plots should be owned by same person and payment of amalgamation charges as determined by Finance Wing of CDA . The Member P&D will accordingly formalize the policy for amalgamation of plots in light of the observation of the Board noted above.

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

19.12 APPROVAL FOR APPOINTMENT OF THE ENVIRONMENTAL CONSULTANTS FOR CONDUCTING EIA / IEE STUDY OF THE PROJECT, "DEVELOPMENT OF SECTORS C-14, C-15 & C-16 AT ISLAMABAD."
10543/1279/BM/'14
24-12-'14/19TH

DECISION:

The Board approved the proposal to appoint M/S PPI as Environmental Consultants at cost of Rs. 630,000/- for conducting EIA study of Sector C-14, C-15 & C-16 at Islamabad, excluding cost of EIA processing fee payable to Pak EPA and cost associated with holding of public hearing paid by Authority.

Action By: Member (Engineering)

19.13 ABSORPTION OF DR. SYEDA HOORIA MOHSIN, CMW, TUTOR /WMO MNC PROGRAM, BENAZIR BHUTTO HOSPITAL, RAWALPINDI AGAINST THE POST OF MEDICAL OFFICER (BS-17), DIRECTORATE OF HEALTH SERVICES, CDA.
10544/1279/BM/'14
24-12-'14/19TH

DECISION

Deferred till finalization of absorption policy.

Action By: Member (Admin.)

NA-I RESTORATION OF PLOT NO. 25 SECTOR H-11/4 ALLOTTED TO M/S HILL HOUSE BOARDING SCHOOL.
10545/1279/BM/'14
24-12-'14/19TH

DECISION

The Board approved restoration of Plot No.25, H-11/4 allotted to M/s Hill House Boarding School subject to payment of outstanding dues.

Action By: DDG(L&E)

NA-II RESTORATION OF PLOT NO. 3-A, BAZAR NO. 5, CLASS-III SHOPPING CENTRE, SECTOR I-8/3, ISLAMABAD.
10546/1279/BM/'14
24-12-'14/19TH

DECISION

Deferred. A comprehensive summary be submitted for consideration of Board.

Action By: DDG(L&E)

NA-III ENGAGEMENT OF ENVIRONMENT CONSULTANT TO PREPARE INITIAL ENVIRONMENT EXAMINATION (IEE) REPORTS TO BE PART OF PC-I OF PROJECT (DEVELOPMENT OF MODEL VILLAGE KURI ISLAMABAD.)
10547/1279/BM/'14
24-12-'14/19TH

DECISION

The Board approved of lowest bid of M/S Zeeruk International (Pvt) Ltd for preparation and submission of IEE report for the project "Development of Model Village Kuri Islamabad." and also to get it approved from concerned department of Government of Pakistan.

Action By: Member (Engineering)

NA-IV ENGAGEMENT OF ENVIRONMENT CONSULTANT TO PREPARE INITIAL ENVIRONMENT EXAMINATION (IEE) REPORTS TO BE PART OF PC-I OF PROJECT (CONSTRUCTION OF GRADE SEPARATION FACILITY AT INTERSECTION OF 7TH AVENUE WITH KHAYABAN-E-SUHARWARDY & KASHMIR HIGHWAY NEAR HOTEL AMBASSADOR ISLAMABAD.)
10548/1279/BM/'14
24-12-'14/19TH

DECISION

The Board approved lowest bid of M/S Zeeruk International (Pvt) Ltd for preparation and submission of IEE report for the project "Construction of grade separation facility at intersection of 7th Avenue with Khayaban-e-Suharwardy & Kashmir Highway near Hotel Ambassador Islamabad" and also got it approved from concerned department of Government of Pakistan.

Action By: Member (Engineering)

NA-V EXTENSION IN DEADLINE FOR SUBMISSION OF APPLICATION FOR BALLOTING OF PARK ENCLAVE, ISLAMABAD.
10549/1279/BM/'14
24-12-'14/19TH

DECISION

The Board approved last date/dead line for submission of application for balloting of plots in Park Enclave as 30-12-2014.

Action By: DDG(L&E)

NA-VI LEVY OF LAND USE CONVERSION CHARGES FOR COMMERCIAL PLOT (MARRIAGE HALL), SECTOR G-6, MARKAZ, ISLAMABAD.
10550/1279/BM/'14
24-12-'14/19TH

DECISION

Item was not considered due to paucity of time.

Action By: Member (P&D)

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



19th BOARD MEETING FOR THE YEAR-2014 HELD ON DECEMBER 24, 2014
AGENDA ITEMS AND STATUS

S.No.	Items	Presenter
1.	Adoption of Service structure of Para Medical Staff in Capital Hospital, CARES and Health Directorates, CDA on the analogy of sister organizations of Federal Government of Pakistan, Islamabad.	Member Admin.
2.	Plot No. 381, St. 16, I-9, Industrial Area.	DDG(L&E)
3.	Restoration of Plot No. 319 Industrial Triangle Kahuta.	DDG(L&E)
4.	Restoration of Plot No. 58 I&T Centre Sector G-9, Islamabad.	DDG (L&E)
5.	Restoration of Plot No. 66 Orchard Scheme Sehana Extension, Islamabad.	DDG (L&E) Director EM-II
6.	Auction of Commercial Plots- 20 th January, 2015	DDG(L&E) Director EM-II
7.	Grant of Professional Allowance to the Officers/ Officials involved in Planning & Designing Work.	Member (P&D)
8.	Functioning of Building Control- Delegations of Powers.	Member (P&D) Director BC-I
9.	Request for issuance of Direct access and row charges from major roads of Islamabad to Petrol pump/ CNG stations, Islamabad.	Member (P&D)
10.	Naming of Road in the name of Mr. Justice (Retd) Mohammad Afzal Cheema.	Member (P&D)
11.	Request for Amalgamation of Plot No. 2-S and 2-T Class-III Shopping Centre (Bazar No. 2 Sector F-11/2, Islamabad.)	Member (P&D)
12.	Approval for Appointment of the Environmental Consultants for Conducting EIA / IEE Study of the Project, "Development of Sectors C-14, C-15 & C-16 at Islamabad."	Member Engineering
13.	Absorption of Dr. Syeda Hooria Mohsin, CMW, Tutor/ WMO MNC program, Benazir Bhutto Hospital, Rawalpindi against the post of Medical Officer (BPS-17), Directorate of Health Services CDA.	DDG(HRD)
NON AGENDA ITEMS		
NA-I	Restoration of Plot No. 25 Sector H-11/4 allotted to M/s Hill House Boarding School.	DDG(L&E) Director EM-II
NA-II	Restoration of Plot No. 3-A, Bazar No. 5, Class-III Shopping Centre, Sector I-8/3, Islamabad.	DDG(L&E) Director EM-II
NA-III	Engagement of Environment Consultant to prepare Initial Environment Examination (IEE) Reports to be Part of PC-I of Project (Development of Model Village Kuri Islamabad.)	Member Engineering
NA-IV	Engagement of Environment Consultant to prepare Initial Environment Examination (IEE) Reports to be Part of PC-I of Project (Construction of Grade Separation Facility at Intersection of 7 th Avenue with Khayaban-e-Suharwardy & Kashmir Highway near Hotel Ambassador Islamabad.)	Member Engineering
NA-V	Request for up gradation of ROW Islamabad Highway by DHA in front of shop a shop project.	Member (P&D)
NA-VI	Extension in deadline for submission of application for balloting of park enclave, Islamabad.	DDG(L&E)
NA-VII	Levy of Land use conversion charges for commercial Plot (Marriage Hall), Sector G-6, Markaz, Islamabad.	DDG(L&E) Director EM-II