

CAPITAL DEVELOPMENT AUTHORITY
(Directorate of Coordination)

No.CDA-1216/BM-Coord/2011/ Islamabad August 2011.

Subject:- MINUTES OF THE 17TH MEETING OF
CDA BOARD FOR THE YEAR 2011.

The 17th meeting of the CDA Board for the year 2011 was convened on Tuesday, 09th August, 2011 at 09:30 A.M in Room No. 006, Jinnah Convention Centre, Islamabad with the Chairman, CDA presiding.

2. The following were in attendance:-

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| 1) | Mr. Imtiaz Inayat Elahi,
Chairman, CDA. | In Chair |
| 2) | Mr. Saeed-ur-Rehman,
F.A/ Member | |
| 3) | Mr. Shaukat Ali Mohmand,
Member (Admin). | |
| 4) | Mr. Tahir Shamshad,
Member (P & D). | |
| 5) | Mian Waheed-ud-Din,
Member (Environment). | |

- 6) Syed Abrar Hussain Shah,
Member (Engineering).
- 7) Mr. Khalid Mehmood Mirza
Member (Estate).
- 8) Dr. Raja Mustafa Hyder,
Secretary CDA Board.

3 The following officers were in attendance and participated:-

- 1) Mr. Ghulam Sarwar Sandhu,
D.G (Planning).
- 2) Mrs. Najma Azhar,
Director (HRD), CDA.
- 3) Mr. Zia-ur-Rehman Toor,
Dy. Financial Adviser-II.
- 4) Mr. Waqar Ali Khan,
Director (E.M-II/ L & R), CDA.
- 7) Mr. Faisal Nisar Chaudhry.
Director (EM-I)
- 8) Mr. Khawar Saeed
Director (PMO)
- 9) Mr. Syed Safdar Ali
Dy. Director-III (HRD)

4. Chief Commissioner (ICT), Islamabad and Commissioner, Rawalpindi could not attend the meeting.

5. Meeting commenced with the recitation of “Bismillah” by Dr. Raja Mustafa Hyder, Secretary CDA Board.

6. The agenda items were taken up for discussion and following decisions were taken:-

9995/1216/BM/'11
09-08-'11/17TH

6.1 RATIONALIZATION OF CHARGES ON
CONVERSION FROM MARRIAGE HALL TO
OFFICE / APARTMENT COMPLEX ON PLOT NO.
26, MARKAZ G-6, ISLAMABAD.

DECISION

The Board examined the matter and it was decided that the allottee should be summoned in one of the next Board meeting to present his views before deciding the matter once for all. Hence, the item stands deferred.

Action: DFA-II

6.2 RELAXATION OF UPPER AGE LIMIT FOR REGULARIZATION OF CONTRACT SERVICES

9996/1216/BM/'11
09-08-'11/17TH

The decision of above subject item has already been issued on 17-08-2011.

Action: Director (HRD)

6.3 DISCUSSION ON REGULARIZATION OF THE SERVICES OF DIVISIONAL AUDIT/ACCOUNTS OFFICERS IN FINANCE, AUDIT & ACCOUNTS CADRE ENGAGED ON DAILY WAGES BASIS IN THE AUTHORITY.

9997/1216/BM/'11
09-08-'11/17TH

DECISION

The CDA Board examined the summary for regularization of services of Divisional Audit/Accounts officers in Finance, Audit & Accounts cadre, engaged on daily wages basis in the CDA. The Board decided that the case will be reviewed after finalization of the policy of the Government for such cases. In the meantime the officers should complete their third term as per the laid down rules for regularization in such cases. Hence, the item stands deferred.

Action: Director (HRD)

6.4 DISCUSSION ON REGULARIZATION OF THE CONTRACT SERVICES OF ASSISTANT DIRECTOR (CIVIL) (BPS-17) WORKING IN LAKE VIEW PARK AND DAMAN-E-KOH PARKS DIRECTORATE

9998/1216/BM/'11
09-08-'11/17TH

DECISION

The CDA Board examined the summary pertaining to the regularization of contract service of Assistant Director (Civil) (BS-17) working in Lake View Park

and Daman-e-Koh, Parks Directorate. The Board after examining the summary decided that performance based evaluation criteria should be incorporated in the summary in order to facilitate the Board in reaching a decision in the best interest of the Authority. The Board also directed the Director HRD to prepare a comprehensive policy identifying the total number of employees of the Authority falling in this category and the same should be presented by Director (HRD) in one of the next Board meetings along with rationale for the proposed policy.

Action: Director (HRD)

6.5 **9999/1216/BM/'11** **09-08-'11/17TH** **ABSORPTION OF MR. TANVEER AHMED HASHMI, ASSISTANT ACCOUNTS OFFICER (BS-17), PTCL AGAINST THE POST OF AUDIT/ACCOUNTS OFFICER (BS-17), FINANCE, AUDIT & ACCOUNTS CADRE.**

The decision of above subject item has already been issued on 17-08-2011.

Action: Director (HRD)

10000/1216/BM/'11
09-08-'11/17TH

6.6 ABSORPTION/PERMANENT INDUCTION OF MR. IFTIKHAR ALI HAIDERI, DEPUTY DIRECTOR REVENUE (BS-18), NTC, MINISTRY OF INFORMATION TECHNOLOGY & TELECOM, GOVERNMENT OF PAKISTAN, ISLAMABAD IN CDA AS ITS REGULAR EMPLOYEE AGAINST THE POST OF DEPUTY DIRECTOR ENFORCEMENT (BS-18), ENFORCEMENT CADRE, AGAINST DIRECT RECRUITMENT QUOTA.

The decision of above subject item has already been issued on 17-08-2011.

Action: Director (HRD)

10001/1216/BM/'11
09-08-'11/17TH

6.7 EXCHANGE OF FLAT INTO PLOT IN SECTOR I-16 ON THE DIRECTION OF WAFAQI MOHTASIB IN CASE No. HQR/0003081/2011, DATED 31-03-2011.

The decision of above subject item has already been issued on 20-08-2011.

Action: Director EM-I

10002/1216/BM/'11
09-08-'11/17TH

6.8 REGULARIZATION OF IRREGULAR ALLOTMENT OF RESIDENTIAL PLOTS – WAFAQI MOHTASIB CASE

The decision of above subject item has already been issued on 20-08-2011.

Action: Director L&R

6.9 MINUTES OF MEETING OF REVIEW
PROCEEDINGS OF ALLOTMENT SCRUTINY
COMMITTEE FOR ALLOTMENT OF AGRO-
FARMING PLOTS

10003/1216/BM/'11
09-08-'11/17TH

The decision of above subject item has already been issued.

Action: Member (Estate)
Director (L&R)

6.10 RESTORATION OF ALLOTMENT OF PLOT NO.
4-G, MARKAZ F-10 ISLAMABAD

10004/1216/BM/'11
09-08-'11/17TH

DECISION

The CDA Board approved the proposal of conditional restoration of allotment of Plot No. 4-G, Markz F-10, Islamabad on the condition that the allottee will remove all violations within six months of the restoration failing which the restoration will be withdrawn. The Board noted that the restoration charges stand paid in 2005 according to the then Restoration Policy-2005 as mentioned in the summary.

Action: Director (E.M-II)

6.11 RESTORATION OF SHOP-CUM FLAT NO 4 BLOCK-D, F-6 MARKAZ ISLAMABAD

Due to paucity of time the above item could not be discussed.

6.12 PLOT NO 224, INDUSTRIAL TRIANGLE KAHUTA.

10005/1216/BM/'11
09-08-'11/17TH

DECISION

The facts of the case were presented before the CDA Board by Director Estate Management-II and Director General (Planning). The allottee Ch. Manzoor Hussain was also summoned by the CDA Board to present his point of view. The Board after hearing all parties agreed to the contentions of the allottee and also kept in mind the 2002 Board decision taken in the 6th Board meeting held on 24-04-2002. The CDA Board decided to condone the delayed construction charges levied on the allottee on account of not starting construction work as basic infrastructure was not provided by the Authority to develop the site.

**Action: Member (Estate)
Member (Planning)**

**6.13 REQUEST FOR RESTORATION OF SHOP-CUM
FLAT NO 09 BLOCK-C, F-6, SUPER MARKET
ISAMABAD**

6.14 ISSUES PERTAINING TO NORTHERN STRIP.

Due to paucity of time the above two items could not be discussed.

**6.15 ENHANCEMENT OF FAR FOR CONSTRUCTION
OF G+14 STOREY APARTMENTS IN SECTOR
G-13 ON SITES RESERVED FOR APARTMENTS.**

10006/1216/BM/'11
09-08-'11/17TH

DECISION

The Board observed that in 2009 the CDA Board had approved the enhancement of number of storey of apartment sites in Sector G-13 up to Ground+14 storey subject to the terms and conditions as laid down in the summary submitted by the Planning Wing at that point in time. In light of the same, the Board approved the proposal for enhancement of FAR for construction of Ground+14 storey in Sector G-13 with 33% ground coverage on sites reserved for apartments as requested by the Director General FGEHF subject to the terms and conditions as laid down in the summary and subject to payment of fee for enhanced FAR @ Rs. 50/- per sq. ft., as a special case, considering the fact that this Sector was developed by FGEHF for providing residential accommodation to Government employees.

Action: DG (Planning)

**6.16 REQUEST FOR ALLOTMENT OF PLOTS IN LIEU
OF PLOT NO 462-466 IN MARGALLA TOWN
(PHASE-I) ISLAMABAD**

**6.17 PLANNING OF COMMUNITY CORE IN SECTOR
H-11/4 ISLAMABAD**

Due to paucity of time the above two items could not be discussed.

**6.18 AMENDMENT IN CDA SERVICE REGULATION
1992 FOR THE PROMOTION/UP GRADATION
FROM ELECTRICIAN TO SUB ENGINEER (E & M).**

10007/1216/BM/'11
09-08-'11/17TH

DECISION

The CDA Board examined the summary relating to amendment in CDA Employees (Service) Regulations, 1992 for the promotion/up-gradation from Electrician to Sub Engineer (E&M). The CDA Board requested that Member (Engineering) may examine the summary and give his views on the

matter prior to the same being finalized by the CDA Board. Hence the item stands deferred for the time being.

Action: Director (HRD)

NON- AGENDA ITEMS

I) MATTERS RELATING TO PAC PREPARATION

DECISION

The Board discussed matters relating to the PAC. The Chair expressed dissatisfaction with the level of preparation on part of the CDA and its various Directorates. The Board felt that briefs submitted to the PAC lack in relevancy and reflect an element of unpreparedness on part of the Authority. The CDA Board decided that in future officers shall be held responsible for submission of wrong/incomplete information to the PAC as this creates unnecessary embarrassment for the Chairman and Members of the Authority during conduction of PAC meetings. The chair directed that in future all Directorates which are submitting briefs to the PAC will observe the above protocol in true letter and spirit and will also try to meet all deadlines well in time.

**Action: All Board Members
All D.Gs
All Directors**

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09-08-'11/17TH

II) EXPEDITIOUS & TIMELY PROCESSING OF IMPORTANT LEGAL CASES

DECISION

The Board reviewed the status of pendency of legal cases in various courts of law and expressed its dissatisfaction at the slow progress of the Law Directorate in tackling legal matters in which large amounts of money of the Authority are tied up. The CDA Board nominated Members (Estate) to oversee various important legal matters of the Law Directorate. The worthy Member was also requested to submit a report to the CDA Board identifying main reasons for lapses on part of the Law Directorate. Performance based assessment report of the Law Directorate will also be submitted by Member (Estate) to the CDA Board. Further more the Board approved the hiring of a private law firm to expedite the pendency of important legal cases.

**Action: Member (Estate)
 DDG (Law)**

III) PERMANENT ABSORPTION / INDUCTION OF DR. RAJA MUSTAFA HYDER, PMO (BPS-19) OF DR. A.Q. KHAN RESEARCH LABORATRIES (KRL) AGAINST THE POST OF DIRECTOR (BS-19), EXECUTIVE CADRE IN CDA AGAINST THE DIRECT RECRUITMENT QUOTA.

10010/1216/BM/'11
09-08-'11/17TH

The decision of above subject item has already been issued on 17-08-2011.

**Action: Member (Admin)
Secretary CDA Board
Director (HRD)**

IV) ABSORPTION/PERMENANT INDUCTION OF DR. NAZIR AHMED SAHITO, SENIOR REGISTRAR, PEOPLES MEDICAL COLLEGE FOR GIRLS, NAWABSHAH SINDH, IN CDA AS ITS REGULAR EMPLOYEE AGAINST THE POST OF ASSOCIATE DERMATOLOGIST (BS-18) AGAINST DIRECT RECRUITMENT QUOTA.

10011/1216/BM/'11
09-08-'11/17TH

The decision of above subject item has already been issued on 17-08-2011.

Action: Director (HRD)

V) EXEMPTION OF MANDATORY TRAINING FOR THE OFFICERS OF CDA FOR PROMOTION FROM BS-17 TO BS-18 AND BS-18 TO BS-19.

10012/1216/BM/'11
09-08-'11/17TH

DECISION

The CDA Board examined the summary relating to the exemption of mandatory training for the officers of CDA for promotion from BPS-17 to BPS-18 and BPS-18 to BPS-19. The Board did not agree to the proposal as presented in the summary and directed that training is mandatory for all officers and no exemptions are to be made under any circumstances. The policy regarding training remains the same as already adopted by the CDA Board on the analogy of the Federal Government.

Action: Director (HRD)

10013/1216/BM/'11
09-08-'11/17TH

VI) REQUEST FOR CHANGE OF CADRE FROM TUBE
WELL OPERATOR TO UDC IN RESPECT OF MR.
RIAZ HUSSAIN, TUBE WELL OPERATOR (09),
WATER SUPPLY DIRECTORATE.

DECISION

The CDA Board examined the summary relating to the request for change of cadre from Tube Well Operator to UDC in respect of Mr. Riaz Hussain, Tube Well Operator (BPS-09), Water Supply Directorate. The Board observed that there is a ban imposed on change of cadre, hence, the case cannot be considered as such at present.

Action: Director (HRD)

VII) DEVELOPMENT AND OPERATION FUEL FILLING STATIONS IN ISLAMABAD.

10014/1216/BM/'11
09-08-'11/17TH

DECISION

The CDA Board examined the proposal of development of fuel filling stations in Islamabad and decided that the purchaser should be made responsible for conducting an environmental impact assessment and the same should be incorporated in the TORs prior to processing the matter further. It was also decided that a map should be presented on power point before the CDA Board so that the exact location can be seen accurately in relation to adjoining structures/areas. The Board further directed that a security assessment should also be carried out and decided that only after completion of the above formalities can the auction mechanism

for the 04 proposed sites be finalized by the CDA Board.

Action: Director (PMO)

**VIII) REQUEST FOR GRANT OF PERMISSION FOR
ONE ADDITIONAL STOREY ON PLOT NO 3, G-6
MARKAZ, ISLAMABAD**

10015/1216/BM/'11
09-08-'11/17TH

DECISION

The matter was revisited by the CDA Board in light of the decision taken in the 11th Board meeting held on 11-05-2011. The Board examined the report submitted by the Design Wing and appreciated the peculiar history of the case. The CDA Board approved the request for grant of permission of one additional storey on Plot No. 3, G-6 Markaz, Islamabad, subject to payment of charges as worked out by the Finance Wing.

**Action: Member (P & D)
F.A/Member**

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