

**CAPITAL DEVELOPMENT AUTHORITY**  
**(Directorate of Coordination)**

No.CDA-1220/BM-Coord/2011/ Islamabad Dec 2011.

**Subject:- MINUTES OF THE 21<sup>ST</sup> MEETING OF**  
**CDA BOARD FOR THE YEAR 2011.**

The 21<sup>st</sup> meeting of the CDA Board for the year 2011 was convened on Monday, 31<sup>st</sup> October, 2011 at 9:45 A.M in Room No. 006, Jinnah Convention Centre, Islamabad with the Chairman, CDA presiding.

2. The following were in attendance:-

- |    |  |                 |
|----|--|-----------------|
| 1) | Mr. Imtiaz Inayat Elahi,<br>Chairman, CDA.   | <b>In Chair</b> |
| 2) | Mr. Saeed-ur-Rehman,<br>F.A/ Member.         |                 |
| 3) | Mr. Shaukat Ali Mohmand,<br>Member (Admin).  |                 |
| 4) | Mr. Tahir Shamshad,<br>Member (P & D).       |                 |
| 5) | Mian Waheed-ud-Din,<br>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. Siddique Akbar Satti,  
Executive Director,  
Capital Hospital, CDA.
- 2) Mr. Ghulam Murtaza Malik,  
DDG (Building Control).
- 3) Mr. Habib-ur-Rehman,  
Dy. D.G (Law).
- 4) Mrs. Najma Azhar,  
Dy. D.G (HRD).
- 5) Mr. Zia-ur-Rehman Toor,  
Dy. Financial Adviser-II.
- 6) Dr. Lodhi,  
Capital Hospital, CDA.

- 7) Mr. Waqar Ali Khan,  
Director (E.M-II / L & R).
- 8) Mr. Faisal Nisar Chaudhary,  
Director Estate Management-I.
- 9) Mr. Najeeb-ur-Rehman,  
Director (Works), CDA.
- 10) Mr. Mansoor Ahmed Khan  
Director Municipal Administration.
- 11) Mr. Saeed Ahmed,  
Director (Revenue), CDA.
- 12) Mr. Hamayun Akhter,  
Project Director (I-15)
- 13) Mr. Imran Shah,  
General Secretary,  
CDA Officers Welfare Association.
- 14) Mr. Ayaz Khan,  
Project Director,  
Barri Imam Complex Directorate, CDA.

4. Mr. Omar Asad, Deputy Director (Development)/  
(Finance) attended meeting on behalf of 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:

**6.1 RESTORATION OF ALLOTMENT OF PLOT NO. 13, MARKAZ F-6, ISLAMABAD.**

## **DECISION**

Director Estate Management-II, presented the summary for restoration of allotment of Plot No. 13, Markaz F-6, Islamabad. The Board approved the restoration subject to payment of Rs. 16,29,829/-. The Board also remarked that restoration rates be reviewed and studied by the concerned Directorate and a

comprehensive report on the matter be submitted to the CDA Board in the near future.

**Action: F.A / Member  
D.F.A-II  
Dir. (E.M-II)**

**6.2**

**RESTORATION OF PLOT NO. 310, INDUSTRIAL  
TRIANGLE KAHUTA ROAD, ISLAMABAD.**

10040/1220/BM/'11  
31-10-11/21<sup>ST</sup>

## **DECISION**

Director Estate Management-II, presented the summary pertaining to restoration of Plot No. 310, Industrial Triangle, Kahuta Road, Islamabad. The Board heard the deliberations on the matter and remarked that as the total premium of the plot had already been received following clause-5 of the new

Restoration Policy-2009 is applicable in this case. The Board restored the plot No. 310, Industrial Triangle, Kahuta Road, subject to payment of Rs. 500,000/- @ Rs. 150/- per square yard by applying the subject Clause “g” of Clause-5 of the Restoration Policy-2009.

**Action: Director (E.M-II)**

**6.3 RATIONALIZATION OF CHARGES ON CONVERSION FROM MARRIAGE HALL TO OFFICE COMPLEX OF PLOT NO. 26, G-6 MARKAZ, ISLAMABAD (ALLOTTEE TO BE SUMMONED).**



**DECISION**

**DECISION TO BE 'HELD IN ABEYANCE' UNTIL FURTHER ORDERS AS DIRECTED BY THE CDA BOARD.**

**Action: DDG (BC)  
DFA-II  
Director EM-II**

**6.4**

**RETURN OF LAND IN SECTOR G-9/2, ISLAMABAD  
FROM PHA TO AGPR, (CABINET CASE).**

10041/1220/BM'11  
31-10-11/21<sup>St</sup>

**DECISION**

The Board heard the deliberations of Director Estate Management-II on the matter pertaining to the return of land in Sector G-9/2, Islamabad from Pakistan Housing Authority to

AGPR and decided that the proposal should be examined very thoroughly by the concerned Directorate and submitted afresh. Hence the item stands deferred.

**Action: Director (E.M-II)**

**6.5 MINUTES OF MEETING OF ASC HELD ON 01-03-2011.**

**6.6 REIMBURSEMENT OF MEDICAL BILLS IN RESPECT OF DEPENDENT SON (MASTER AWAIS TARIQ) MR. FAQIR MUHAMMAD TARIQ, EX-DEPUTY DIRECTOR (CIVIL) PARLIAMENT LODGES & HOSTELS, CDA.**

Due to paucity of time the above two items i.e. **Item No. 6.5 to 6.6** could not be discussed.

**6.7 FIXING OF PROMOTION CRITERIA TO THE POST OF PEDIATRICIAN (BPS-19) IN CAPITAL HOSPITAL, CDA.**

## **DECISION**

Member Administration, presented the facts before the CDA Board pertaining to fixation of promotion criteria to the post of Pediatrician (BS-19) ir. Capital Hospital, CDA in respect of Dr.

Ghazala Mumtaz (Pediatrician). The post of Pediatrician (BPS-19) has become vacant which is required to be filled up through promotion. Formerly the post was filled through direct recruitment. Accordingly, the case of promotion of eligible person to the post of Pediatrician was considered by the DRC, during the meeting it transpired that there is no criteria available in the Service Regulation whereby Associate Pediatrician can be promoted as Pediatrician while the criteria to the post of Pediatrician (BPS-19) for fresh recruitment is available. The Board heard these contentions and decided that an amendment in the Service Regulation was necessary in which 20% quota should be filled through initial recruitment quota and 80% by promotion in line with CDA's prevailing policy in such matters.

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

**6.8 REQUEST FOR ALLOTMENT OF PLOTS IN LIEU OF PLOT NOS. 462 TO 466 IN MARGALLA TOWN (PHASE-I), ISLAMABAD.**

**6.9 ALLOTMENT OF KYNGYZ EMBASSY IN THE DIPLOMATIC ENCLAVE, ISLAMABAD.**

6.10

ALLOTMENT OF ADDITIONAL PLOTS FOR THE  
TRAINING AREA OF ANTI NARCOTICS FORCE  
ACADEMY (ANF).

10043/1220/BM/'11  
31-10-11/21<sup>ST</sup>

## **DECISION**

The Board examined the summary put forward by Planning Wing for allotment of additional land / plot for training area of Anti Narcotics Force Academy (ANF). The Board agreed with the rational presented in the review summary No. CDA/PS-M(P&D)/2011/10445, dated 21-10-2011 that the allotment of additional land to ANF is not justified and that they should use the facilities of other Law Enforcing Agencies which located in the area e.g. Police Lines, H-11. The Board remarked that a survey be carried out by the concerned Formation on war footing given the scarcity of land. The Board felt that the demand made by ANF is much more than their original

requirement and keeping in view the value of land in the area involving Billions of Rupees a survey is essential prior to processing the matter further.

**Action: Member (P & D)  
DG (Planning)**

## **6.11 BAN ON ALLOTMENT OF KIOSKS, TEA STALLS.**

## **DECISION**

Director Municipal Administration, presented the summary pertaining to ban on allotment of Kiosks and Tea Stalls. The Board examined the facts of the case and agreed that presently there is no laid down policy for the allotment of Khokhas /



Kiosks / Stalls. Till date Khokhas and Kiosks were allotted at the discretion of the Chairman, Member Planning & Design and the CDA Board. However, Director Municipal Administration, informed the CDA Board that in the last two years no new Khokhas have been allotted in the city. However, a few Khokhas which were re-located were provided alternate sites in consultation with the Planning Wing. Director Municipal Administration also stated that 249 Khokhas were operating since 1992, who at one point in time were paying fee to the CDA and are presently operating without any payment to the Municipal Authority, were regularized on the demand of Khokhas Association. Aside from the already existing 249 Khokhas, no new site was created in the last two years. The Board however feels that there should be a proper policy for allotment of Khokhas / Kiosks and directed that Director Municipal Administration in consultation with Planning and Environment Wings and Deputy Financial Adviser-II bring up a draft policy as soon as possible for consideration by the CDA Board. Meanwhile, the ban on new Khokhas will stay till further orders.

**Action: Member (P & D)**  
**Member (Env)**  
**Director (M.A)**  
**D.F.A-II**

**6.12 ALLOTMENT OF PLOTS TO THE LEGAL HEIRS OF DECEASED OTHER THAN WIDOW OF EX-CDA EMPLOYEES.**

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

10044/1220/BM/'11  
31-10-11/21<sup>ST</sup>

6.13

ALLOTMENT OF RESIDENTIAL PLOTS TO RETIRED  
OFFICERS IN DEVELOPED SECTORS (BPS-16 AND  
ABOVE PETITIONER'S CASE).

## **DECISION**

Director Estate Management-I, presented the case of allotment of plots to retired officers in developed sectors. The Board examined the matter and decided that Member (Estate) and DDG (Law) will examine whether the case of retired officers falls in the ambit of the stay order and subsequent to this the CDA Ex-Officers Welfare Association (Regd) will hold parlays with Member (Estate) on Wednesday 2<sup>nd</sup> November, 2011 to decide the further course of action on the matter.

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

**6.14 RESTORATION / ALLOTMENT OF ALTERNATE**  
**PLOT IN LIEU OF PLOT NO. 294, SECTOR E-7,**  
**ISLAMABAD.**

10044/1220/BM/'11  
3-10-11/21<sup>ST</sup>

## **DECISION**

Director Estate Management-I, presented the fact of the case pertaining to the restoration of allotment of alternate plot in lieu of Plot No. 294, Sector E-7, Islamabad. The Board after

hearing all the facts reached the consensus that the restoration / allotment of Plot No. 294, E-7 abnatio is wrong as it involves impersonation and falsifying evidence the Court. The Board also remarked that in any event the plot does not exist as it has already been allotted and hence the question of restoration according to the Restoration Policy does not arise as there is no margin for such restoration in the rules and the new Restoration Policy.

**Action: Director (E.M-I)**

**6.15 ISSUANCE OF ALLOTMENT LETTER TO THE HIGHEST BIDDER (PLOT 125, G-11/3).**

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

**6.16 INCLUSION OF COST OF LIVING ALLOWANCE @ 7% IN THE PENSIONABLE EMOLUMENTS. (SUPREME COURT DECISION ADOPTATION).**

## **DECISION**

Deputy Financial Adviser-II, presented the summary before the CDA Board for Supreme Court of Pakistan's decision adaptation for inclusion of cost of living allowance @ Rs. 7% in the pensionable emoluments. The Board examined the

financial liability from 01-07-1995 to 30-11-2011 which amounted to Rs. 100,068,819/- and the running financial effect of Rs. 771,694/- Per Month as onward recurring expenditure. The Board in compliance with the Supreme Court of Pakistan Judgment approved the inclusion of cost of living allowance in toto @ 7%.

**Action: D.F.A-II**

**6.17 HIRING OF SERVICES OF WELL REPUTED LAYWERS.**

10045/1220/BM/'11  
31-10-11/21<sup>ST</sup>



## **DECISION**

DDG (Law), presented the summary pertaining to the hiring of services of well reputed Lawyers. The Board approved the Para-6 of the summary and granted approval for hiring the services of well reputed Lawyers / Advocates to Law Directorate.

**Action: DDG (Law)**

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

10046/1220/BM/'11  
31-10-11/21<sup>ST</sup>

## **DECISION**

DDG (HRD), presented the summary pertaining to amendment in CDA Service Regulation, 1992 for the promotion from Technicians to Sub-Engineer (E & M). The Board examined the summary and decided that 10% quota from direct recruitment quota be approved for promotion of Technicians and other Lower Grade Employees who hold Diploma in Civil and / or Electrical and Mechanical Engineering. The Board was also informed by DDG (HRD) that this is feasible in light of the fact that approximately 100 to 70 posts are lying vacant. Therefore, the amendment in CDA Service Regulation will be as under:-

- i) 10% quota from direct / initial recruitment for promotion of Technicians and other lower grade employees to Sub-Engineers provided that they hold Diploma in Civil or Electrical or Mechanical Engineering.
- ii) 90% quota is reserved for initial appointment.

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

**6.19 REVISING DECISION OF AUSTERITY MEASURES  
TAKEN IN 15<sup>TH</sup> BOARD MEETING HELD ON  
30-06-2011.**

10046/1220/BM/'11  
31-10-11/21<sup>ST</sup>

**DECISION**

Secretary CDA Board presented the facts of the case before the CDA Board. The CDA Board re-visited the decision taken in the 15<sup>th</sup> Board Meeting held on 30-06-2011 regarding austerity measures. It was decided that in consistence with Government Rules and Autonomous Bodies' policies, the decision of hosting lunches turn by turn by the CDA Board Members and Secretary CDA Board stands revised. The Board being the highest decision making Body in the Authority will be served lunch on official expenditure as was the case in the past as all the Board Members are engaged in official work when attending CDA Board meetings and the practice is in norm with standard government policies. Therefore, the decision stands revised with immediate effect. Administration Division will now be responsible for financially and administratively

catering and providing lunch, light refreshment etc. during Board meetings. This order will come into force with effect from 31<sup>st</sup> October, 2011.

**Action: F.A / Member  
Member (Admin)  
Secretary, CDA.  
Director (Admin)**

**6.20**  
10046/1220/BM/'11  
31-10-11/21<sup>ST</sup>

**IMPLEMENTATION OF RECOMMENDATIONS MADE  
BY WAFAQI MOHTASIB ON THE COMPLAINT OF  
MST. KHURSHID BEGUM & MR. MUHAMMAD  
YAQOOB OF SAIDPUR VILLAGE, ISLAMABAD.  
(TIME LIMIT CASE).**

The CDA Board discussed the summary in detail. So far as the policy for provision of constructed houses in lieu of the property which was taken over by the CDA for the Saidpur village is concerned, the Board was of the view that as per rules / policy and recent Supreme Court decision no additional benefit can be granted to the persons who have been duly compensated for land as well as BUP. In the instant case, all the Affectees of Saidpur Village were compensated for land as well as BUP, in the land acquisition award in 1967. In the case of Mst. Khurshid Begum, Muhammad Yaqoob and 14 others, the newly constructed houses were allotted to them against the property that was got vacated for the said project. However, the property was not allotted on ownership basis. The Board expressed its concern to the effect that all above mentioned Affectees were not original residents of village Saidpur neither their forefathers were mentioned in the original award list of 1967. The Board decided that operation for retrieval of land in Saidpur village may be launched and get the unauthorized residents evicted forcefully. The Board also decided that henceforth no new allotment will be made to the residents in lieu of the property retrieved from them, in case further expansion of Saidpur village is initiated.

**Action: Project Director (Barri Imam Complex)**

**6.21 ALLOTMENT OF LAND TO PAKISTAN GOLF  
FEDERATION.**

10047/1220/BM/'11  
31-10-11/21<sup>ST</sup>

## **DECISION**

Director Estate Management-II, presented the case of allotment of land to Pakistan Golf Federation. The Board examined the summary and decided that this basically is a case of a recreational, non-profitable Sports Promotion Organization and in principle approved one time free of charge extension for three years in the lease agreement subject to rationalization of

ground coverage, facilities and land use. The Board further decided that Member (Planning & Design) will hold a meeting with the stakeholders in this regard to determine the exact intent of the building and its planning parameters.

**Action: Member (P & D)**  
**Director (E.M-II)**

**6.22 PAYMENT OF SCHEDULE AND POSSESSION OF PLOT NO. 29, MARKAZ G-9, ISLAMABAD.**



## **DECISION**

The Board agreed to restore the plot as per decision dated 22-01-2010 on payment of restoration charges of Rs. 394,800,210/- @ Rs. 189,000/- Per Sq. Yard. The Board further agreed that as per amendments made in the Restoration

Policy in the clause regarding 100% payment of Restoration Charges by incorporating the provision of three installments.

The Board agreed to apply in this case the provision of Amended Restoration Policy in respect of plot in three installment as per following schedule:-

- i) 40% payable within 30 days of the issuance of the Board's decision.
- ii) 30% payable within 90 days of the issuance of the Board's decision.
- iii) 30% payable within 180 days of the issuance of the Board's decision.
- iv) The normal late payment charges / prescribed interest shall also applied as policy.

After that amendment, the applicant has come up with a request that the same installments provision be extended in his case as per the Restoration Policy-2009. The issue has been agreed upon.

In respect of issuance of allotment letter in the name of GPA holder, the Board decided that allotment letter after payment of 40% would be issued in the name of original allottee / bidder.

In addition to the above the GPA holder will submit two post dated cheques of balance two installments. It has also been

decided that in case of dishonor of cheque the above allotment will stands cancelled automatically.

The Board further decided that GPA holder may get the plot transferred to his nominees after fulfillment of codal formalities and payment of transfer fee. Court case will be withdrawn by the allottee / GPA holder.

It has further been decided that the possession of the plot may be handed over on fulfillment of above conditions.

**Action: Director (E.M-II)**

**6.23 APPEAL FOR ALLOTMENT OF PLOT IN SECTOR I-8 OR ANOTHER DEVELOPED SECTOR OUT OF CDA EMPLOYEES QUOTA IN FGEHF SCHEME OF SERVICE BENEFIT (MR. MUNIR KHAN LODHI & CH. M. ILYAS).**

10049/1220/BM/'11  
31-10-11/21<sup>ST</sup>

## **DECISION**

Director Estate Management-I, presented the summary pertaining to the appeal of Mr. Munir Khan Lodhi and Ch. M. Ilyas for allotment of plot in Sector I-8 or any other developed Sector out of CDA Employees Quota in FGEHF Scheme as service benefit. The Board examined the facts of the case and

agreed that the officers concerned have been the victim of circumstances and therefore, the Board in principle agreed to the appeal of both the officers that Mr. Munir Khan Lodhi, Ex-Director, CDA and Ch. M. Ilyas, Ex-Assistant Director, CDA. The Board directed that a comprehensive proposal in this regard be brought forward by the concerned Directorate for processing the matter further.

**Action: Director (E.M-I)**

**6.24 CAREER STRUCTURE FOR HEALTH PERSONNEL (CSHP) IN CDA ISLAMABAD.**

## **DECISION**

Executive Director, Capital Hospital, presented the summary pertaining to introduction of Career Structure for Health Personnel (CSHP) under the Ordinance-2011 No. VI of 2011. The Board approved the adaptation of the Health Pay Scales Ordinance for Doctors and Paramedical staff in toto, working in the Medical Cadre, Directorate of Health Services and CARES (1122), CDA as per the criteria laid down in the Ordinance. The Board further remarked that Appointing Authority viz-a-viz Health Pay Scales will be the same as it was in the past under Section 37 and 38 of the CDA Ordinance 1960. It was further decided that a Committee will be formed to assess whether the other support staff working in the Capital Hospital, Directorate of Health Services and CARES (1122) are eligible for the Health Pay Scales. The Members of the Committee will be as under:-

- i) Member (Administration), CDA.
- ii) Executive Director, Capital Hospital, CDA.
- iii) Deputy Financial Adviser-II.

The Committee will assess the Staff Members' eligibility for HPS who are on sanctioned strength of transferable staff of Capital Hospital, Directorate of Health Services and CARES (1122), CDA. The name of posts and Pay Scales of the Staff Members are given as under duly vetted by HRD.

**Transferable posts of Capital Hospital**

Sr.No	Name of post	BPS	SST
1	Electronic Engineer	18	1
2	Account Officer	17	1
3	Manager (HIMS)	18	1
4	Boiler Engineer	17	1
5	Anaylsist Programmer	17	1
6	Data Base Administrator	17	1
7	Network Administrator	17	1
8	Administrative Officer	16	1
9	Administrative Officer	16	2
10	Administrative Officer	16	2
11	Assistant Audit Officer	16	1
12	Divisional Accounts Officer	16	1
13	Librarian	16	1
14	Personal Assistant	15	1
16	Assistant	14	16
17	Data Entry Operator	14	2
18	Hardware Technician	14	2
19	System Operator	14	10
20	Stenotypist	12	2

21	Sub Engineer	11	1
22	Assistant Store Keeper (General)	9	1
23	UDC	9	10
24	Security Supervisor	8	3
26	Telephone Operator (G-II)	7	7
27	LDC	7	26
28	A.C Mechanic	7	2
29	Carpenter	7	1
30	Mason	7	1
31	Plumber	7	2
32	Head Cook	7	1
33	Electrician	6	2
34	Projectionist	5	1
35	Record Keeper	5	2
36	Boiler Attendant	5	4
37	Brush Painter	5	1
38	Chiller Attendant	5	4
39	Enquiry Clerk	7	1
40	Key Mechanic	5	1
41	Lift Operator	5	5
42	Driver LTV	4	11
43	Daftry	5	2
44	Cook	5	9
45	Tailor	2	1
46	Mate	2	2
49	Security Guard	5	25
50	Naib Qasid	1	45
51	Khakroob (Cleaner)	1	53
52	Washer Man	1	1
53	Orderly	1	1
54	Helper	1	4
55	<b>Total</b>		<b>278</b>

### **Transferable posts of CARES**

Sr.No	Name of post	BPS	SST
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1	Assistant Director	17	1
2	Assistant Security Officer	16	1
3	Transport Officer	16	1
4	Assistant (Cashier)	14	1
5	Assistant	14	1
6	Computer Data Operator	14	1
7	Computer Operator	14	1
8	Call Center Operator	12	8
9	Store Keeper (General)	12	1
10	Security Supervisor	8	1
11	LDC	7	1
12	Security Guard	5	10
13	Driver LTV	4	50
14	Naib Qasid	1	3
<b>Total</b>			<b>81</b>

**Transferable posts of DHS**

<b>Sr.No</b>	<b>Name of post</b>	<b>BPS</b>	<b>SST</b>
1	Divisional Accounts Officer	17	1
2	Administrative Officer	16	1
3	Stenographer	15	1
4	Assistant	14	1
5	UDC / Cashier	9	2
6	UDC	9	1
7	LDC	7	10
8	Driver LTV	4	5
9	D/Rider	4	1
10	Security Guard	5	20
11	Helper	1	4
12	Naib Qasid	1	13
13	Khakroob (cleaner)	1	9
<b>Total</b>			<b>69</b>

**Action: Member Administration  
E.D, Capital Hospital  
Director Health Services**

**6.25 POLICY FOR ESTABLISHMENT OF PRIVATE  
UNIVERSITIES IN ZONE-IV OF ISLAMABAD.**

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

**6.26 INFRASTRUCTURE DEVELOPMENT AND  
CONSTRUCTION OF FLATS IN SECTOR I-15,  
ISLAMABAD.**

## **DECISION**

The Board was informed by Member (Estate) that all payments related to land compensation for I-15 have already been made and as such there should be not any unlawful land possession issues.

The Board approved Terms of Reference reflecting Technical & Financial aspects for Design and Construction of Flats and Infrastructure Development of Sector I-15 on Design, Build and Finance basis. It was further approved that TOR may be got vetted from M/s Designmen, already engaged by CDA for Infrastructure Design of the Sector. The Chair also directed that written advice is be sought from PEPRA on the matter and that before processing further it should be verified and ascertained that clear possession of land is available on site.

The Board also approved to invite fresh tenders amongst the already pre-qualified firms on the project based on the revised TOR.

The Board also directed that concerned formations (Planning & Finance Wings) to process the M/s Designmen's outstanding payment including vetting charges.

**Action: Member (P&D)  
F.A / Member  
Project Director (I-15)**

Subject:-

**AWARD OF CONTRACT REGARDING COLLECTION OF TOLL TAX OF  
TOLL PLAZA KASHMIR HIGHWAY NEAR GOLRA MORE, ISLAMABAD.**

For:

**DECISION**

Director (Revenue), presented the summary pertaining to Award of contract regarding collection of Toll Tax for Toll Plaza located at Kashmir Highway near Golra More, Islamabad. The Board examined the summary and remarked that many attempts were made for award of contract. The last attempt was made through proper advertisement and in a transparent manner. Hence the Board approved the request for regularization of the one month extension period i.e. (07-10-2011 to 06-11-2011) to the existing contractor namely Mr. Shahid Khan. Moreover, the Chair directed that summary regarding new Toll Plaza at Golra More be brought before the CDA Board at the earliest for ensuring its proper utilization.

**Action: F.A / Member**

**Director (Revenue)**

Read:

**DECISION**

Director (Revenue), presented the summary pertaining to Award of contract regarding collection of Toll Tax for Toll Plaza located at Kashmir Highway near Golra More, Islamabad. The Board examined the summary and remarked that many attempts were made for award of contract. The last attempt was made through proper advertisement and in a transparent manner. Hence the Board approved the request for regularization of the one month extension period i.e. (07-10-2011 to 06-11-2011) to the existing contractor namely M/S Bright Business (Pvt.) Limited. Moreover, the Chair directed that summary regarding new Toll Plaza at Golra More be brought before the CDA Board at the earliest for ensuring its proper utilization.

**Action: F.A / Member**

**Director (Revenue)**

10052/1220/BM/'11  
31-10-11/21<sup>ST</sup>

**6.27 APPROVAL OF FINAL DRAFT CONTRACT DOCUMENT AND PREQUALIFICATION OF CONTRACTOR(S) FOR PARK ENCLAVE BY NESPAK.**

**DECISION**

CDA Board upon recommendation from the Project Consultants M/s NESPAK (Pvt.) Limited, Prequalification Committee and Director Q.S CDA approved the Pre-qualification of 4 Constructors for the Plant and Design Build Contract of Park Enclave Project, namely M/s Habib Rafiq (Pvt.) Ltd, M/s Saad Ullah Khan and Brothers (SKB), M/s Echo West (Pvt.) Ltd and M/s M.A Aleem Khan and Sons (Pvt.) Ltd. (MAAKSONS). The Board also approved the Bidding Document and the Technical and Financial Criteria to be adopted for the award of the works.

**Action: Member (P & D)  
P.D (Park Enclave)**

**NON-AGENDA ITEMS**

- (I) AWARD OF CONTRACT REGARDING COLLECTION OF TOLL TAX OF TOLL PLAZA KASHMIR HIGHWAY NEAR GOLRA MORE, ISLAMABAD.**

10053/1220/BM/'11  
31-10-11/21<sup>ST</sup>

## **DECISION**

Director (Revenue), presented the summary pertaining to Award of contract regarding collection of Toll Tax for Toll Plaza located at Kashmir Highway near Golra More, Islamabad. The Board examined the summary and remarked that many attempts were made for award of contract. The last attempt was made through proper advertisement and in a transparent manner. Hence the Board approved the request for regularization of the one month extension period i.e. (07-10-2011 to 06-11-2011) to the existing contractor namely Mr. Shahid Khan. Moreover, the Chair directed that summary regarding new Toll Plaza at Golra More be brought before the CDA Board at the earliest for ensuring its proper utilization.

**Action: F.A / Member  
Director (Revenue)**

### **(II) DEMANDS OF AGRO FARMER ASSOCIATION OF P&V SCHEME NO. III, KAHUTA ROAD, ISLAMABAD.**

10054/1220/BM/' 11  
31-10-11/21<sup>ST</sup>

A presentation was made to CDA Board by the Farmer Association, CDA P&V Scheme III, Sihala,

## **DECISION**

Director Estate Management-II, presented the summary before the CDA Board pertaining to the demands of Agro-Farming Association of P&V Scheme No. III, Kahuta Road, Islamabad. The Board was informed that the Lease Renewal Fee is presently under the process of being reviewed by the Finance Wing. The Board agreed to study the proposal for construction



of road which will be presented before the CDA Board in one of the next Board meetings. The Board further decided that Planning and Estate Wings will examine the proposal for road, water and permission for setting up agro-based products processing units and provision of outlets.

**Action: Member (P & D)**  
**Director (E.M-II)**

**(III) CONSTRUCTION OF ADDITIONAL FAMILY SUITES**  
**(104) FOR MEMBERS OF THE PARLIAMENT i/c**  
**SERVANT QUARTERS BLOCK FOR 500 BESIDES THE**  
**EXISTING PARLIAMENT LODGES AT SECTOR G-5/2.**

10055/1220/BM/'11  
31-10-11/21<sup>ST</sup>



## **DECISION**

Director (Works), presented the summary pertaining to the construction of Additional Family Suits (104) for Members of Parliament including Servant Quarters Block for 500 besides

the existing Parliament Lodges at G-5/2. The Board examined the facts of the case and the application submitted by M/s Habib Rafique (Pvt) Limited. The Board observed that Bank or Insurance Company having Table A A rating from PACRA / JCR is allowed to be accepted against the mobilization advance @10% of the contract price as per PEC Standard Bid Documents. However this is the prerogative of the Authority whether it agrees to allow Insurance Guarantee Clause at the time of signing of NIT. The Board observed that this is a case of Post Bid Facilitation. Therefore, the CDA Board decided that Planning & Development Division, Government of Pakistan be approached for advice on the matter of Post Facilitation Bid. Advice was received from Planning Division, GOP, vide their letter No. F. No.(1-5)/PIP/PC/2011-12 dated 03-11-2011, however, the same was of a general nature and not specific to this case. Hence the Board deferred the matter for the time being.

**Action: Director (Works)**

**(IV) SUMMARY FOR THE BOARD – CLAIM OF MPCHS.**

## **DECISION**

The Board examined the summary pertaining to the compliance of Judgment of the Honorable Supreme Court of Pakistan dated

15-04-2011 in Suo Moto Case No. 13 of 2009, Multi Professional Cooperative Housing Societies. The MPCHS has submitted the claim to CDA on account of expenditure of project. The CDA Board vide its meeting held on 30-06-2011 constituted an 08 member broad based commission with the task to scrutinize the claim and submit its recommendations to the CDA Board while the claim was being scrutinized by the Commission of MPCHS served two legal notices to CDA dated 14-09-2011 and 26-09-2011 for early finalization of the claim. The Board examined these facts and decided that measureable and clear cut charges have been paid to MPCHS but on the other hand overhead, financial and administrative charges have to be verified by Audit as they involve public money. The Chair directed the Legal Wing to answer all legal notices promptly and properly and this practice should be adopted with immediate effect.

**Action: DDG (Law)**  
**Dir.(E.M-II)**  
**Dir. (L&R)**

**(V) RECRUITMENT OF STAFF FOR DIAGNOSTIC UNIT.**

## **DECISION**

Executive Director , Capital Hospital, presented the summary pertaining to recruitment of staff for Diagnostic Unit. He apprised the Board that the Capital Hospital has the facility of CT SCAN, MRI, Litrophy, Angiography and Cath-Lab, which have been established under one Roof in the Capital Hospital. The Board examined the summary and remarked that expenses are being incurred on maintenance of expensive Diagnostic Machines due to shortage of technical staff. The Board further remarked that due to non-availability of technical staff and Specialists to operate these Machines, CDA is incorporating major expenses on account of referrals to other Hospitals. The Board felt that in order to minimize direct and indirect losses and in an effort to increase revenue generation recruitment of Specialists, Technologists and Technicians is justified as all attempts to recruit such highly skilled and specialized staff on deputation basis have not proven to be fruitful. The financial liability for recruitment of Specialists, Technologists and Technicians is minimal compared to the cost of the Machines and referrals to other Hospitals. The Board in light of the above deliberations approved the recruitment of 25 people as per table given below:-

S.No	Name of Post	BPS	Sanction Strength	In position	Vacant	Urgent Requirement
1	Cardiologist Intervention	19	1	0	1	01
2	Associate Cardiac Surgeon	18	1	0	1	01
3	Associate Cardiologist Intervention	18	1	0	1	01

4	Medical Officer	17	83	69	14	06
5	Technologist(Catheterization)	16	2	0	2	01
6	Technologist(Imaging)	16	2	1	3	03
7	Technician (Catheterization)	09	2	0	2	02
8	Radiographer	09	15	5	10	06
9	Attendant (Male)	01	04	0	04	02
10	Attendant(Female)	01	04	0	04	02
	Total					25

The Board also decided that preference will be given to those Doctors who have worked in Capital Hospital as House Officers and have higher qualifications.

**Action: Member (Finance)**  
**Member (Admin)**  
**E.D (Cap. Hospital)**  
**DDG (HRD)**

**VI) POSSESSION ISSUES OF M/S SARDAR BUILDERS (PVT) LTD COMMUNICATED VIDE THEIR LETTER DATED 13-10-2011 ADDRESSED TO CHAIRMAN, CDA.**

## **DECISION**

The application submitted by M/s Sardar Builders was considered in the light of the stated facts, that the clear possession of the plot as well as clear demarcation was not available. The CDA Board agreed to waive off the delayed charges on the over due installments till 31<sup>st</sup> December, 2011 as the allottee's was subjected to unnecessary delay due to negligence on part of the concerned officials which involved misreporting of on ground facts and delay in clear demarcation of the plot. This in turn had an adverse effect on the financial feasibility of the allottee's project. In respect of allottee's request for grant of rebate, the CDA Board did not agree to the proposal. The CDA Board also took serious views of the delay caused by the concerned staff in getting the illegal encroachments cleared from the site and decided to initiate inquiry by Member (Planning & Design) against the Officers who were instrumental in allowing un-authorized construction on the plot site and its adjoining area, and misreporting the on ground facts.

**Action: Member (Planning)  
Director (E.M-II)**

**VII) PAYMENT OF EID-UL-AZHA ALLOWANCE TO ALL THE REGULAR AND CONTRACT OFFICERS AND ANY DAILY WAGES OFFICERS IF ANY (BPS-16 & ABOVE).**

10059/1220/BM/'11  
31-10-11/21<sup>ST</sup>

**DECISION**

Officers Welfare Association presented the case for payment of Eid-ul-Azha Allowance to all regular and contract officers and any daily wages officers if any (BPS-16 and above) before the CDA Board. The Board decided to grant Eid-ul-Azha 2011 Allowance equal to half month's Basic Pay as per pay drawn on 01-12-2010 to all Muslim Employees including regular, Regular "P", contract and daily wages employees in BPS-16 and above of the Authority. The contract and daily wages employees however, will draw half month 's Basic presumably they would have drawn in the corresponding regular pay scale on 01-12-2010. The Eid Allowance will be allowed on regular basis.

**Action: F.A / Member  
D.F.A-II**

**VIII) ALLOTMENT OF AGRO-FARMING PLOT TO THE LHO KARAM ELLAHI S/O MARA, VILLAGE KORAK.**

10060/1220/BM/'11  
31-10-11/21<sup>ST</sup>



**Decision:-**

Director Lands & Rehabilitation, presented the case pertaining to allotment of agro-farming plot to LHO Karam Ellahi S/o Mara, Village Korak. The Board examined the operative part of the Judgment in respect of the Civil Suit moved in the Court of the Civil Judge, Islamabad requesting for issuance of allotment of agro-farming Plot No. 21, which is reproduced below:-

**“the suit of the plaintiffs for declaration as well as mandatory injunctions is hereby decreed in their favour against the defendant and it is declared that plaintiffs are entitled for allotment of Plot No. 21, Orchard Scheme, Murree Road, Islamabad subject to deposit of the remaining 75% of premium at existing rate. The defendant is directed to confirm the allotment of the disputed plot in the names of the plaintiffs subject to their depositing 75% of remaining premium at the current rate”.**

The Legal Adviser and DDG (Law), also contended that this is not an arguable / defendable case and recommended that it may be processed as per policy. The Board decided to implement the Court's decision at the current / prevailing rate subject to payment of 75% of remaining premium at the current / prevailing rate.

**Action: Member (Estate)  
F.A / Member  
DDG (Law)  
Director (L & R)**

IX)

10061/1220/BM/'11

31-10-11/21<sup>ST</sup>

REVAMPING / RESTRUCTURING OF FINANCE,  
AUDIT & ACCOUNTS CADRE.

## **DECISION**

The Board examined the summary pertaining to restructuring / revamping of Finance Wing and heard the contentions of Member Administration and Member (Finance) on the matter. Three most senior officers namely (i) Mr. Fazal-e-Mabood, Director Revenues (ii) Mr. Imran Shah, Director (P & E) and

(iii) Mr. Zia-ur-Rehman Toor, Deputy Financial Adviser-II may be re-designated as DDGs instead of Directors with immediate effect. The Board decided that the nomenclature of Directors is to be replaced with DDG. The Board also made it clear that this is a temporary arrangement. The matter will stand finally resolved whenever the competent Forum takes-up the issue pertaining to restructuring of Finance Wing as a whole.

**Action: F.A / Member  
DDG (HRD)**

**X) RE-CONSIDERATION OF THE CASE OF DR. NAZIR  
SAHITO, MEDICAL OFFICER (BPS-18) AS  
ASSOCIATE DERMATOLOGIST (BPS-18).**

10062/1220/BM/'11  
31-10-11/21<sup>ST</sup>

**DECISION**

The Board deferred the matter subject to further deliberations for the time being.

**Action: DDG (HRD)**

**XI) PROPOSAL FOR THE ABOLITION OF THE POST OF  
DY. D.G (LAW) AND ITS SUBSEQUENT  
REPLACEMENT WITH THE POST OF DIRECTOR  
GENERAL (LAW).**

10063/1220/BM/'11  
31-10-11/21<sup>ST</sup>

## **DECISION**

DDG (HRD) and DDG (Law), presented the case along with the summary pertaining to abolition of the post of DDG (Law) and its subsequent replacement with the post of D.G (Law). The Board decided that the post of DDG(Law) may be abolished and a new post of DG (Law) be created. The Board also remarked that the same is justified on the basis of the load and nature of work. However, the Board remarked that the eligibility criteria for the said post will be 50% by promotion and 50% by initial appointment. In case of initial appointment 15 years of practice as an Advocate in High Court / Supreme Court of Pakistan will be mandatory and the requisite educational qualification will be LLB. The maximum age limit for initial appointment will be 45 years. Other codal formalities as per CDA Service Regulation-1992 will remain the same.

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

**XII) PRESENTATION ON CITY CENTRE, F-7 MARKAZ,  
ISLAMABAD BY MR. ARIF MASOUD, ARCHITECT,  
COMSIAN CONSULTING OF COMSATS  
UNIVERSITY.**

10064/1220/BM/'11  
31-10-11/21<sup>ST</sup>

**DECISION**

Mr. Arif Masoud, Architect of COMSIAN Consulting, gave a detailed presentation on various proposals to beautify the F-7 Markaz including beautification of pathways, increase in parking space and additional road furniture and sign boards etc. The Board appreciated the proposals and the Chair remarked that before delving deeper into the matter a site visit will be undertaken by the CDA Board to see and finalize the suggestions on ground.

**Action: Member (P & D)  
Dir. (T.E & P)**

**7. The meeting concluded with a word of thanks to and from the Chair on 3<sup>rd</sup> November, 2011.**