

12THCDA BOARD MEETING FOR THE YEAR-2023 HELD ON 04-09-2023 at 02:00 P.M**AGENDA ITEM**

Sr.#	Items	Presenter
1.	Technology Division overview along with proposed projects, resource requirements for Board approvals.	Member (T&D)
2.	Approval for Bids received on Auction of Capital Street held on 20-21 July 2023	FA/Member Member (Estate) Member (P&D)
3.	Payment blockage in Park Enclave Scheme Sector I-15	Member (Estate)
4.	Approval of Auction Basket for the forthcoming auction in September 2023.	Member (Estate)
5.	i) Competent Authority for pay protections cases. ii) Fixation of Criteria for initial appointment and Method of promotion the Posts of Regular – “P” Staff on the demand of existing CBA iii) Enhancement / revision of promotion quota for senior Assistants to the post of Admin officer, at par with similar ministerial / Executive cadre posts to eliminate discrimination. iv) Extension in Contract Services. v) Correction in CDA Board decision regarding adoption of service structure of Para Medical Staff in Capital Hospital, CARES and Health Directorates, CDA. vi) Renaming/ Synchronization of Basic Pay Scale of Assistant Market Inspector (BPS-11) DMA as Market Inspector (BPS-16) DMA. vii) Required Amendment in Clause 28 I of CDA’s Financial & Administrative Powers-2007 for payment of bills received from Public Procurement Regulatory Authority (PPRA) viii) Transfer of Posts to the Office of Sr. Special Magistrate, CDA.	Member Admin/ DG (HR)
6.	Development of an Adventure Sports Zone Fatima Jinnah Park – Islamabad.	DG (Env't)
7.	Resolution passed by IWMB on demarcation of MHNP and its Buffer Zone	DG (Env't)
8.	Mushroom growth of unplanned slums on un-acquired CDA and private land between the boundary of Margalla Hills National Park area and Margalla Avenue. A potential threat? (To Margalla Hill National Park Area and Islamabad).	Member (P&D)
9.	Allowing trade of flour mills in Industrial Triangle Kahuta& other industrial area Islamabad.	Member (P&D)
10.	Increase in the FAR for CDA's Sector Apartment Sites.	Member (P&D)
11.	Summaries for Naming of Roads/ Interchange/ Underpass on the name of National Heroes/ Personages.	Member (P&D)
12.	Amendments in revised Administrative & Financial Power 2007	FA/Member
13.	Revised Mechanism/ Procedure for approval of Buildings Plans	Member (P&D)
14.	Request for Allocation of Land for the Establishment of Police Station Nilore and Khanna, Islamabad.	Member (P&D)
15.	Approval of Layout Plan of Margalla Enclave along Margalla Avenue and G.T Road Junction.	Member (P&D)
16.	Revised Fare proposal for Orange, Blue & Green Line Bus Services.	Member (P&D)
17.	Hiring of Consultant for regularization and way forward for unapproved Housing Projects/ Buildings	Member (P&D)
18.	CMA No 939 of 2020, CRL.O.P No 200/2019 and CRL MA No 480 of 2020 etc. CDA vs Aitzaz (Bob) Din & Another.	Member (Estate)
Non- Agenda Items		
N.A-I	Amendments in summary for sops regarding removal of trees in IC	DG (Env't)
N.A-II	Approval of auction committee for different projects and other facilities at different mega parks	DG (Env't)
N.A-III	Hiring of 7 numbers female CCTV operators for control rooms established at F-9 Park And Lakeview Park	DG (Env't)
N.A-IV	Fixation of criteria for method of promotion and initial appointment to the posts of newly created building control & housing control directorate general CDA	Member (P&D)
NA-V	Establishment / Reinventing of Procurement & Contracts Directorate General, CDA.	Director Tech.
NA-VI	Appointment of Administrator Gandhara Heritage & Cultural Centre.	DG (HRD)



Capital Development Authority
(Secretary CDA Board Office)

CONFIDENTIAL

No. CDA-1418/BM-SCB/2023/

Islamabad, September 04, 2023.

Subject: **MINUTES OF 12TH CDA BOARD MEETING FOR THE YEAR 2023.**

The 12th CDA Board meeting for the year 2023 was held on **September 04, 2023 (Monday)** at **02:00 P.M.**, in the Conference Room of Executive Block, CDA Headquarter, Islamabad under the Chairmanship of Chairman, CDA.

2. Following attended the meeting:

- | | | |
|-----|--|----------------------|
| 1. | Captain (R) Muhammad Anwar ul Haq
Chairman, CDA and
Chief Commissioner ICT | (In Chair) |
| 2. | Syed Mazhar Hussain,
FA/Member ,CDA | Executive Member |
| 3. | Mr. Amir Abbas Khan,
Member (Administration), CDA | Executive Member |
| 4. | Mr. Waseem Hayat Bajwa,
Member (P&D), CDA | Executive Member |
| 5. | Mr. Muhammad Afnan Alam
Member (Estate) | Executive Member |
| 6. | Mr. Nauman Khalid
Member (T&D) | Executive Member |
| 7. | Mr. Nayyar Ali Dada | Non-Executive Member |
| 8. | Professor Iftikhar Husain Arif (H.I) | Non-Executive Member |
| 9. | Professor Dr.Muhammad Ali,
V.C BZU | Non-Executive Member |
| 10. | Syed Safdar Ali, | Secretary CDA Board. |

2. The Chairman, CDA also attended the meeting in capacity of the Chief Commissioner, ICT. ADC (G) attended the meeting on behalf of Commissioner Rawalpindi Ex-officio Member, Mr. Nayyar Ali Dada and Prof. Dr. Muhammad Ali (H.I)(S.I) Non-Executive Members attend the meeting online.

3. Meeting commenced with the recitation of "Holy Quran" by Syed Safdar Ali, Secretary CDA Board. Member (P&D) praised the efforts of outgoing and warmly welcomed incoming Chairmen, also extended well wishes on behalf of Board. Thereafter agenda item was taken up for discussion and following decisions were made:-

12.1 TECHNOLOGY DIVISION OVERVIEW ALONG WITH PROPOSED PROJECTS, RESOURCE REQUIREMENTS FOR BOARD APPROVALS.
11811/1418/BM/'23
04-09-'23/12th

DECISION

The summary and multimedia presentation was presented by the Member (T & D), CDA. After due deliberation and information / input on the summary, the board decided the following:

- i) Approved in principal the aforementioned identified projects.*
- ii) (T& D) Wing is directed to prepare PC-I for presentation before CDADWP for approval and subsequent implementation through competitive process under PPRA Rules.*
- iii) Approved to hire Technology consultant for a period of 2 years, as per government procedure and policy in vogue through competitive process.*
- iv) Approved the proposed human resource structure to execute projects of (T& D).*
- v) Approved to hire human resource on contractual basis for approved projects through approved PC-I(s).*
- vi) The immediate HR requirement for (T&D), Wing will be fulfilled by shifting / transferring of existing posts / human resource in consultation with Member Administration, after approval of competent authority.*
- vii) Newly hired contractual staff for Geo-spatial technology Project, Planning wing would assist Member (T&D) in I.T related tasks in consultation with Member (P&D).*
- viii) Approved to transfer the administrative control of Chief Complaint Office along with its staff to (T&D), Wing.*
- ix) Approved to transfer of Payroll and Pension processing functions to Finance Wing.*
- x) All formations of CDA must ensure consultation with (T&D), wing while initiating any software related project to ensure unified environment.*
- xi) Approved the proposed CDA logo.*
- xii) Approved to hire third party for social media development and projection of CDA initiatives through Public Relations Directorate, as per PPRA Rules.*
- xiii) Allocation of new offices/ space for the expansion of T&D Wing in block III. The existing resource in block –III will be relocated by Admin Wing.*
- xiv) Arrangements to setup corporate style office space at place mentioned at (xiii) above shall be carried out within one month by Engineering Wing.*
- xv) Development of HRIS system.*

*Action by: Member (T&D)
 Member (Admin)
 Member (P&D)*

12.2 APPROVAL FOR BIDS RECEIVED ON AUCTION OF CAPITAL STREET HELD ON 20-21 JULY 2023.
11810/1418/BM/'23
04-09-'23/12th

DECISION:

- i. The Board approved the highest bids received in respect of the 18 x plots of Capital Street. The Board also decided that the Provisional offer letters should be sent out immediately detailing payment plan and timelines are to be followed as per the terms and conditions laid down in the Auction Brochure.*
- ii. Estate and Planning and Design Wing are to provide complete support to the highest bidders in the timely approval of building plans as per the timelines and conditions laid down in the auction brochure and Building Control Regulations 2023.*
- iii. Engineering Wing is to initiate the development / infrastructure works in the areas as per the concept of Capital Street.*

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

12.3

PAYMENT BLOCKAGE IN PARK ENCLAVE SCHEMES SECTOR I-15

11812/1418/BM/'23

04-09-'23/12th

DECISION

The summary was presented by the Member (Estate), CDA. After due deliberation and information / input on the summary, the board observed that, amongst others, due to non-availability of possession of certain portion of the land in above sectors / schemes, CDA remained unable to finally develop the area in too and consequently payment schedules were revised from time to time. Despite rescheduling of payment schedules, a large number of allottees have not made their due payment till to date. Board observed that payment should be recovered from the allottees / defaulters without any further delay, except for any payment installment, which is rescheduled to be recovered at the time of giving possession land / plot. Board directed that cases of those allottees will be processed for cancellation in the first phase, where 70 percent or more than 70 percent payment was not made to authority. In the second phase cases of remaining allottees / defaulters of payment will be processed for cancellation of their allotment. Processing of cases in first phase may be completed within 30 days of the issuance of instant board decision, after giving allottees another opportunity for payment through a final notice to be complied with within 15 days.

Processing of cases falling under second phase may be completed within 60 days of the issuance of instant board decision, after giving allottees another opportunity for payment through a final notice to be complied with within 15 days. Board further desired that a report in this regard may be placed before the board after two months on due completion of aforementioned exercise.

Action by: Member (Estate)

12.4

APPROVAL OF AUCTION BASKET FOR THE FORTHCOMING AUCTION INSEPTEMBER 2023 / AUCTION 2023: PRINCIPAL APPROVAL FOR AUCTION OF COMMERCIAL PLOTS + HOTEL PLOT + FRUIT AND VEGETABLE SHOPS + RESIDENTIAL PLOTS IN DIFFERENT SECTORAL AREAS / ADMINISTRATIVE ACTIONS TO BE TAKEN FOR CONVENING AUCTION.

11813/1418/BM/'23

04-09-'23/12th

DECISION:

After due deliberation and information / input on the summary, the board decided the following:

a. granted the principal approval for auctioning the following properties in Phase-III of the Auction 2023.

i. I&T Center (with commercial trade)

S. No.	Plot No.	Sector/Scheme	Size (Sq. Yds)
1.	5	G-11	666.66
2.	13	G-11	666.66
3.	9	G-11	666.66
4.	17	G-11	666.66
5.	37	G-11	666.66
6.	39	G-11	666.66
7.	41	G-11	666.66
8	49	G-11	444.44
9.	53	G-11	444.44
10.	59	G-11	444.44
11.	61	G-11	444.44
12.	73	G-11	666.66

13.	77	G-11	666.66
14.	½	G-6/1-1	622.22

ii. Class-III Shopping Center

S. No.	Plot No.	Sector/Scheme	Size (Sq. Yds)	Floor Area Ratio
1.	8-D	Bazar No. 11, G-11/3	133.33	1:3 LG+G+01
2.	3-C	Bazar No. 3, I-11/2	133.33	1:3 LG+G+01
3.	2-B	Bazar No. 3, D-12/3	133.33	1:3 LG+G+01
4.	14	Bazar No. 4, D-12/4	133.33	1:3 LG+G+01
5.	3-E	SC No. 10, I-14/	133.33	1:3 LG+G+01
6.	10	SC No. 4, G-10/3	30x40	1:3 LG+G+01
7.	J	H-8/2	266.66	1:3 LG+G+01
8.	K	H-8/2	266.66	1:3 LG+G+01
9.	L	H-8/2	266.66	1:3 LG+G+01
10	7-C	H-11/4	266.66	1:3 LG+G+01
11	7-D	H-11/4	266.66	1:3 LG+G+01
12	6	F-6, Firdos Market	160.00	1:3 LG+G+01
13	--	Maqbool Market, F-7/4	366.18 (Planning wing to allocate number of plot)	1:3 LG+G+01
14	1-G	F-10/2	133.33	1:3 LG+G+01
15	5-A	H-11/4	266.66	1:3 LG+G+01
16	5-F	H-11/4	266.66	1:3 LG+G+01
17	5-E	Bazar No. 5, F-11/1	133.33	1:3 LG+G+01

iii. Agro-Farms

S. No.	Plot No.	Sector/Scheme	Size (Sq. Yds)
1.	19	P&V Tarlai Extension	2.5 Acres
2.	84	Orchard	2.5 Acres
3.	84-A	Orchard	2.5 Acres
4.	55	Orchard	2.5 Acres
5.	9	Orchard	2.5 Acres
6.	9-A	Orchard	2.5 Acres

7.	34-A	Orchard	2.5 Acres
8.	34-B	Orchard	2.5 Acres

iv. Residential

S.No	Plot No	Sector	Size (SqYds)
1	294	F-10/3	800

v. Hostel sites

S. No.	Plot No.	Sector/Scheme	Size (Sq. Yds)
1.	Hostel	G-6 Markaz	1666.66
2.	Hostel	G-7/3	1111.11
3.	Hostel	G-9/4	2222.22
4.	Hostel	G-8/2	2222.22

vi. F& V

S. No.	Sector	Area of Site	Number of Shop site
1.	F-6/4 Street 50	10 x 15	6
2.	F-8/4, Bazaar No. 5	10 x 15	6
3.	G-11/4, Bazaar No.13	10 x 15	6

vii. Apartments E-11 Northern Strip

S. No.	Plot No.	Sector/Scheme	Size (Sq. Yds)
1.	Apartments	E-11 Northern Strip	90 x 225
2.	Luxury Apartments	E-11 Northern Strip	137 x 250

viii. Markaz

S. No.	Plot No.	Sector	Size (Sq. Yds)	Category
1.	13-X	F-7 Markaz	700.00	Commercial
2.	24	F-11 Markaz	Site survey required for determination of actual size	Commercial
3.	33-B	F-11 Markaz	750.00	Commercial
4.	3	D-12 Markaz	1600	Commercial
5.	53-G	I-8 Markaz	800	Commercial
6.	53-F	I-8 Markaz	800	Commercial
7.	53-D	I-8 Markaz	800	Commercial
8.	1-C	I-14 Markaz	533.33	Commercial
9.	28	G-11 Markaz	711.11	Commercial

ix. E-11 Northern Strip

S. No.	Plot No.	Size (Sq. Yds)	Category
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1.	N-1	1066.66	Commercial
2.	S-2	667	Commercial
3.	S-20	978	Commercial
4.	S-21	978	Commercial

x. Park Enclave Commercial

S. No	Plot No.	Sector/Scheme	Size (Sq. Yds)
1.	7	Park Enclave, Phase-II Park Road	1155.55
2.	10	Park Enclave, Phase-II Park Road	1155.55

xi. Petrol Pumps

S. No	Plot No.	Sector / Scheme	Size (Sq. Yds)	Category	Floor Area Ratio (FAR)
1.	20	I-14 Markaz	2222.22	Filling Station/ Petrol Pump	Ground +1
2.	1	I-16	2222.22	Filling Station/ Petrol Pump	Ground +1
3.	Petrol Pump	G-9/2	1588.88	Filling Station/ Petrol Pump	Ground +1

xii. Blue Area

S. No.	Plot No.	Sector/Scheme	Size (Sq. Yds)
1	18	Blue Area F9/G9	611.11
2	7	Blue Area F9/G9	611.11
3	9	Blue Area F8/G8	2666.66
4	10	Blue Area F8/G8	2666.66
5	8	Blue Area F8/G8	2666.66

xiii. Industrial

S. No	Plot No.	Sector / Scheme	Size (Sq. Yds)	Category
1.	94-A	I-9 Industrial Area	2555.55	Industrial

xiv. I-11 Markets

S. No	Plot No.	Sector / Scheme	Size (Sq. Yds)	Category
1.	22	Leather Market, I-11	577.77	Commercial
2.	26	Leather Market, I-11	577.77	Commercial
3.	24	General Provision, I-11	355.55	Commercial
4.	15	Grain Market I-11	711.11	Commercial
5.	13	Grain Market I-11	711.11	Commercial
6.	10	Timber Market, I-11/2	1066.66	Commercial

b. The Board approved the Auction committee as per Clause 14 of the Islamabad Land Disposal Regulations, 2005 with the following composition:

- | | | |
|------|----------------------------|------------------------------|
| i. | FA/ Member, CDA. | (Chairman Auction Committee) |
| ii. | Member (Estate), CDA | (Member) |
| iii. | Member (Planning & Design) | (Member) |

- | | | |
|-------|-----------------------------------|------------------------|
| iv. | Member (T&D) | (Member) |
| v. | DG (Law), CDA. | (Member) |
| vi. | Director, Estate Management-II | (Secretary / Convener) |
| vii. | DFA-II (Finance Wing), CDA | (Member) |
| viii. | Director (Public Relations), CDA | (Member) |
| ix. | Director (Urban Planning), CDA | (Member) |
| x. | Director (Regional Planning), CDA | (Member) |
| xi. | Dy. Director (Finance Wing), CDA | (Member) |
- c. *Approved the estimated expenditure for the proceedings of Rs 25 million in preparation of brochure, print, electronic and social media campaign, administrative and logistic arrangements, etc. and is to be approved on a single-tender basis.*
- d. *For future auction, a reputed marketing company will be hired as per PPRA Rules for across the board publication of auction of these plots in the print, electronic and social media throughout the country and abroad for overseas Pakistani.*
- e. *Oversight Committee will review all these plot included for the upcoming auction.*

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

12.5 (I) COMPETENT AUTHORITY FOR PAY PROTECTIONS CASES.

11814/1418/BM/'23

04-09-'23/12th

DECISION

The summary was presented by the Member (Admin), CDA. After due deliberation and information / input of the summary, the Board approved the proposal made at Para 2 of the summary for the purpose of Prime Minister Assistance Package employees regularized by CDA, as mentioned above . However, amendment must be incorporated at the relevant rules/ regulations /Admin powers and concerned Director will ensure that draft must be vetted by law Wing before issuance for publication through PCP

Action by: Member (Admin)
 DG (HRD)

12.5 (II) FIXATION OF CRITERIA FOR INITIAL APPOINTMENT AND METHOD OF PROMOTION THE POSTS OF REGULAR – “P” STAFF ON THE DEMAND OF EXISTING CBA.

11815/1418/BM/'23

04-09-'23/12th

DECISION

The summary was presented by the Member (Admin), CDA. After due deliberation and information / input of the summary, the Board considered the demand of CBA keeping in view the facts that Regular “P” employees are working since long in the authority but existing promotion criteria (i.e qualification) is main barrier for their promotion, even after a number of years' service at their credit. The board approved the proposed amendments tabulated at column (iv) of Para 1 of the summary.

However, amendment must be incorporated at the relevant rules/ regulations and concerned Director will ensure that draft must be vetted by law Wing before issuance for publication through PCP

Action by: Member (Admin)
 DG (HRD)

12.5 (III) ENHANCEMENT / REVISION OF PROMOTION QUOTA FOR SENIOR ASSISTANTS TO THE POST OF ADMIN OFFICER, AT PAR WITH SIMILAR MINISTERIAL / EXECUTIVE CADRE POSTS TO ELIMINATE DISCRIMINATION.
 11816/1418/BM/'23
 04-09-'23/12th

DECISION

The summary was presented by the Member (Admin), CDA. After due deliberation and information / input of the summary, the Board approved the proposed criteria for promotion to the post of Admin Officer (BPS-16) as tabulated in Parra 04 of the summary. However, amendment must be incorporated at the relevant rules/ regulations and concerned Director will ensure that draft must be vetted by law Wing before issuance for publication through PCP

Action by: Member (Admin)
 DG (HRD)

12.5 (IV) EXTENSION IN CONTRACT SERVICES.

11817/1418/BM/'23
 04-09-'23/12th - **DECISION**

The summary was presented by the Member (Admin), CDA. After due deliberation and information / input of the summary, the Board approved the extension of contractual period (02 years) of Mr. Ghulam Hafeez (Manager Projects (Metro Bus) with effect from (12-06-2022 to 11-06-2024).

Action by: Member (Admin)
 DG (HRD)

12.5 (V) CORRECTION IN CDA BOARD DECISION REGARDING ADOPTION OF SERVICE STRUCTURE OF PARA MEDICAL STAFF IN CAPITAL HOSPITAL, CARES AND HEALTH DIRECTORATES, CDA.
 11818/1418/BM/'23
 04-09-'23/12th

DECISION

The summary was presented by the Member (Admin), CDA. After due deliberation and information / input of the summary, the Board approved the proposal made at Parra 02 of the summary. However, amendment must be incorporated at the relevant rules/ regulations and concerned Director will ensure that draft must be vetted by law Wing before issuance for publication through PCP

Action by: Member (Admin)
 DG (HRD)

12.5 (VI) RENAMING/ SYNCHRONIZATION OF BASIC PAY SCALE OF ASSISTANT MARKET INSPECTOR (BPS-11) DMA AS MARKET INSPECTOR (BPS-16) DMA.
 11819/1418/BM/'23
 04-09-'23/12th

DECISION

The summary was presented by the Member (Admin), CDA. After due deliberation and information / input of the summary, the Board approved the synchronization of basic pay scale of Assistant Market Inspector from (BS-11) to (BS-14) to redress the anomaly. However, amendment must be incorporated at the relevant rules/ regulations and concerned Director will ensure that draft must be vetted by law Wing before issuance for publication through PCP.

Action by: Member (Admin)
 DG (HRD)

12.5(VII) REQUIRED AMENDMENT IN CLAUSE 28 I OF CDA’S FINANCIAL & ADMINISTRATIVE POWERS-2007 FOR PAYMENT OF BILLS RECEIVED FROM PUBLIC PROCUREMENT REGULATORY AUTHORITY (PPRA).
11820/1418/BM/’23
04-09-’23/12th

DECISION

The summary was presented by the Director (PR), CDA. After due deliberation and information / input of the summary, the Board approved the proposal regarding amendment in the following Clause-28 (C) of Revised Schedule Financial Powers-2007 for making payments to PPRA, which is separate / independent entity other than PID.

Financial Powers-2007				
Clause	Description of Powers	To whom delegated	Extent of Powers	Remarks
28	C) Advertisement Charges.	c) i) Member /E.D/D.G ii) D.D.Gs iii) Director or *equivalent iv) D.D Concerned	i) Full Powers ii) Rs.0.800 (M) iii) Rs.0.500 (M) iv) Rs.0.200 (M)	Their bills should be verified by the concerned departments Press Information Department (PID) / Public Procurement Regulatory Authority (PPRA) and also endorsed by the Public Relations Dte.

Action by: Member (Admin)
Member (Finance)
Director (PR)

12.5 (VIII) TRANSFER OF POSTS TO THE OFFICE OF SR. SPECIAL MAGISTRATE, CDA.
11821/1418/BM/’23
04-09-’23/12th

DECISION

The summary was presented by the Member (Admin), CDA. After due deliberation and information / input of the summary, the Board approved the proposal made at Parra 03 of the summary. However, board further decided to abolish the recently created four (04) numbers of additional offices, of Senior Special Magistrate. CDA shall continue to work through single office of Senior Special Magistrate, as it were in the past. The posts either newly created or re-designated from other formations to officers of SSMs shall be deleted or transferred back to original position, respectively. Member Admin will notify the above decision in detail with the approval of Chairman, CDA.

Action by: Member (Admin)
DG (HRD)

12.6 DEVELOPMENT OF AN ADVENTURE SPORTS ZONE FATIMA JINNAH PARK – ISLAMABAD.
11822/1418/BM/’23
04-09-’23/12th

DECISION

The summary was presented by the DG (Environment), CDA. After due deliberation and information / input of the summary, the Board approved in principle the proposal made at Para 4 of summary regarding development of an adventure Sports Zone in Fatima Jinnah Park F-9, Islamabad. However, the Board directed that planning wing may examine the lay out plan of Fatima Jinnah Park Sector F-9, Islamabad subject to the master plan Islamabad. Any revision in Master Plan, if so needed, should be processed as per prevailing law / CDA rules & Regulations.

Action by: Member (Environment)
DG (Environment)

12.7
11823/1418/BM/'23
04-09-'23/12th

RESOLUTION PASSED BY IWMB ON DEMARCATION OF MHNP AND ITS
BUFFER ZONE.

DECISION

The summary was presented by the DG (Environment), CDA. After due deliberation and information/input of the summary, the Board directed that decision on this may be taken after final outcome of demarcation, if so then needed.

Action by: Member (Environment)
DG (Environment)

12.8
11824/1418/BM/'23
04-09-'23/12th

MUSHROOM GROWTH OF UNPLANNED SLUMS ON UN-ACQUIRED CDA AND
PRIVATE LAND BETWEEN THE BOUNDARY OF MARGALLA HILLS NATIONAL
PARK AREA AND MARGALLA AVENUE. A POTENTIAL THREAT?(TO
MARGALLA HILLS NATIONAL PARK AREA AND ISLAMABAD).

DECISION

The summary was presented by the Member (P&D), CDA. After due deliberation and information / input of the summary, the Board decided that planning wing may approach the federal government for reconstitution / formation of commission for revision of the master plan, which has the mandate to consider any such proposal and submission of its recommendations to the Federal Cabinet for approval, if so decided by Master Plan Commission.

Action by: Member (P&D)

6.9
11825/1418/BM/'23
04-09-'23/12th

ALLOWING TRADE OF FLOUR MILLS IN INDUSTRIAL TRIANGLE KAHUTA &
OTHER INDUSTRIAL AREA ISLAMABAD.

DECISION

The summary was presented by the Member (P&D), CDA. After due deliberation and information / input of the summary, the Board approved the proposal contained in the summary regarding excluding the trade of Flour Mill from negative list(over capacity list category) in Industrial Triangle Kahuta to meet the requirement of population of the area on need basis. However, board was also of the view that a mechanism may also be chalked out, so that numbers of these mills remain within the requirements of the needs of local population.

Action by: Member (P&D)

12.10
11826/1418/BM/'23
04-09-'23/12th

INCREASE IN THE FLOOR AREA RATIO (F.A.R) FOR CDA'S SECTOR APARTMENT
SITES / PROPOSED AMENDMENTS IN REVIEW OF ICT BUILDING CONTROL
REGULATIONS-2020.

DECISION

The summary was presented by the Member (P&D), CDA. After due deliberation and information / input of the summary, the Board approved the Enhancement of F.A.R of new apartment buildings in CDA new Sectors/ Schemes in the following manner:-

Category	FAR		Ground Coverage
	Existing	Proposed	
Plots up to 08 Kanals area	1:4	1:6	50%
Plot more than 08 Kanals	1:5	1:8	50%

These regulations shall be applicable to those CDA apartment sites only that are planned in new Sectors / to be developed areas and in no case be available for such plots in existing sectors / already developed areas. For these apartment sites irrespective of area that have already been allotted /leased out/ sold out, this enhancement of FAR shall not be applicable.

Action by: Member (P&D)

12.11 SUMMARIES FOR NAMING OF ROADS/ INTERCHANGE/ UNDERPASS ON THE NAME OF NATIONAL HEROES/ PERSONAGES.

12.11 (i) NAMING OF ROAD / CHOWK IN ISLAMABAD AS WING COMMANDAR 11827/1418/BM/'23 NAUMAN AKRAM SHAHEED.

04-09-'23/12th

DECISION

The summary was presented by the Member (P&D), CDA. After due deliberation and information / input of the summary, the Board approved the proposal made at Para 5 (1) of the summary.

Action by: Member (P&D)

12.11 (ii) NAMING OF ROAD IN THE NAME OF AIR COMMODORE TUROWICZ (POLAND), 11828/1418/BM/'23

04-09-'23/12th

DECISION

The summary was presented by the Member (P&D), CDA. After due deliberation and information / input of the summary, the Board approved the proposal made at Para 5 (1) of the summary.

Action by: Member (P&D)

12.11 (iii) NAMING OF ROAD IN THE NAME OF DR. JAMEEL JALIBI (LATE).

11829/1418/BM/'23

04-09-'23/12th

DECISION

The summary was presented by the Member (P&D), CDA. After due deliberation and information / input of the summary, the Board approved the proposal made at Para 4 (2) of the summary.

Action by: Member (P&D)

12.11 (iv) NAMING OF ROAD IN THE NAME OF BRIG MUSTAFA BARKI (SHAHEED).

11830/1418/BM/'23

04-09-'23/12th

DECISION

The summary was presented by the Member (P&D), CDA. After due deliberation and information / input of the summary, the Board approved the proposal made at Para 4 of the summary.

Action by: Member (P&D)

12.11 (v) NAMING OF ROAD IN THE NAME OF MR.NAVEED SADIQ SIYAL

11831/1418/BM/'23

04-09-'23/12th

DECISION

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

Action by: Member (P&D)

12.11 (vi) NAMING OF ROAD IN THE NAME OF LATE MAHMUD ALI (FREEDOM 11832/1418/BM/'23 MOVEMENT LEADER)
04-09-'23/12th

DECISION

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

Action by: Member (P&D)

12.11 (vii) REQUEST FOR NAMING / RENAMING OF A ROAD IN ISLAMABAD AFTER PIR SIBGHAT ULLAH SHAH RASHIDI (SHAHEED).

11833/1418/BM/'23
04-09-'23/12th

DECISION

The summary was presented by the Member (P&D), CDA. After due deliberation and information / input of the summary, the Board approved the proposal made at Para 4 and 5 of the summary.

Action by: Member (P&D)

12.12 AMENDMENTS IN REVISED ADMINISTRATIVE & FINANCIAL POWER 2007.

11834/1418/BM/'23
04-09-'23/12th

DECISION

The summary was presented by the Member (Finance), CDA. After due deliberation and information / input of the summary, the Board approved the recommendations of the committee as annexed at "A".

Action by: Member (Finance)

12.13 REVISED MECHANISM/ PROCEDURE FOR APPROVAL OF BUILDINGS PLANS.

11835/1418/BM/'23
04-09-'23/12th

DECISION

The summary was presented by Member (P&D). After due deliberation and based on information / inputs of the summary, the board approved the following

- *To simplify the process of approval of building plans especially for residential applications and ease the general public by development of viable mechanism/solutions.*
- *To prepare a booklet within eight weeks which had approved building plans for various sizes of plots. After preparation of the booklet, the CDA will go for providing pre-approved plan of houses to citizens.*
- *10% proceeds from the sale of these portfolios/booklets would be disbursed among the officers/officials, who shall be involved in preparing and processing of these prototype plans and construction drawings working in Design Wing and concerned Directorate of Building Control for motivation.*
- *Hiring of consultant for enhancement of Floor Area Ratio (F.A.R) and streamline skyline of the capital city.*
- *Hiring of consultants should be through competitive transparent process (As remarked by Member Admin.)*

Action by: Member (P&D)

12.14 REQUEST FOR ALLOCATION OF LAND FOR THE ESTABLISHMENT OF POLICE STATION NILORE AND KHANNA, ISLAMABAD.

11836/1418/BM/"23

04-09-'23/12th

DECISION

The summary was presented by Member (P&D). After due deliberation and based on information / inputs of the summary, the board approved the allocation of land measuring 16 Kannals (near Panah Gah at Tramri Chowk) for establishment of ICT Complex further bifurcated as Police Station measuring 10 Kanals and Office of ICT Administration measuring 06 Kanal and the Board further directed that

- a) Planning Wing to incorporate the subject land in the layout plan.*
- b) Estate Wing to dispose of the subject land as per laid down regulation /procedures and fulfillment of all codal formalities as per provisions of ILDR2005/ Policy of CDA.*
- c) Building Control shall approve the Building Plans, as per regulations.*
- d) Necessary approval of competent forum shall be mandatory.*
- e) Finance Wing may determine the cost of land in the first instance before issuance of the allotment letter*

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

12.15 APPROVAL OF LAYOUT PLAN OF MARGALLA ENCLAVE ALONG MARGALLA AVENUE AND G.T ROAD JUNCTION / LAYOUT PLAN OF MARGALLA OVERCEASE ENCLAVE, ISLAMABAD.

11837/1418/BM/"23

04-09-'23/12th

DECISION

The summary was presented by the Member (P&D), CDA. After due deliberation and information / input of the summary, the Board approved the proposal made at Para 3 of the summary subject to the followings:-

- Mix use apartments and Commercial of 1 kanal plots.*
- Planning of at least one plot for parking plaza.*

Action by: Member (P&D)

12.16 REVISED FARE PROPOSAL FOR ORANGE, BLUE & GREEN LINE BUS SERVICES.

11838/1418/BM/"23

04-09-'23/12th

DECISION

The summary was presented by the Member (P&D), CDA. It was apprised to the board that present financial as well as current price hike situation, the VGF (Viability Gap Funding) is escalating. On the basis of such increase, fare has been calculated by using current prices of various contracts being operated under Metro Bus Division and Current ridership. Evaluation has been made on the current situation for the revision of the fare to slightly reduce the VGF (Viability Gap Funding). After due deliberation and information / input of the summary, the Board approved the proposal made at serial No 3 of Para 06 of the summary.

Route	Revised Proposed Fare	Expected VGF per Annum
Orange FAF to N-5 , Green and Blue line service	Rs. 50/-	980.42 M
(N-5 Station to NIIA)	Rs.90/-	

Action by: Member (P&D)

12.17 HIRING OF CONSULTANT FOR REGULARIZATION AND WAY FORWARD FOR
11839/1418/BM/'23 UNAPPROVED HOUSING PROJECTS/ BUILDINGS
04-09-'23/12th

DECISION

The summary was presented by the Member (P&D), CDA. After due deliberation and information / input of the summary, the Board decided the following to be carried out in the first phase:-

- *Planning consultant be hired through open bidding for engagement of town planning firm (duly registered with PCATP).*
- *Approved the TORs for hiring of Planning consultant / town planning firm as mentioned at Para 7.*
- *The proposals of the selected firm (so hired) shall be evaluated / reviewed by the Master Plan Commission and further necessary action shall be taken in the light of recommendations of Master Plan Commission.*

Action by: Member (P&D)

12.18 CMA No 939 OF 2020, CRL.O.P NO 200/2019 AND CRL MA NO 480 Of 2020 ETC.
11840/1418/BM/'23 CDA VS AITZAZ (BOB) DIN &ANOTHER.
04-09-'23/12th

DECISION

Summary was presented by Member Estate. The Board deliberated the matter at length. After detailed discussions while considering all legal & regulatory aspects, Court directions, Board was of the view that Islamabad Land Disposal Regulations – 2005 and Restoration Policy - 2014 don't permit restoration of plot / land leased for establishment of IT University since the same was rescinded in the year 2019 and ex-lessee has not given any application for restoration till to-date whereas Policy requires submission of application within a period of one year from the date of cancellation of lease. Moreover, in light of the decision of CDA Board dated August 04, 2022, the matter has already been referred to Federal Cabinet.

The Board decided that the following proposals be placed before the honorable Supreme Court of Pakistan;

- i. *Restoration of rescinded lease is not permissible, as per CDA's regulations/ policy. However, subject to approval of Federal Cabinet & Honorable Supreme Court of Pakistan and applicable charges, an alternate piece of land measuring 10 – 100 acres can be considered to be offered for establishment of IT University.*

OR

- ii. *The CDA may reconsider to re-allot the land of subject matter of the review petition on prevalent rates subject to approval of Federal Government and Honorable Supreme Court of Pakistan*

*Action by: Member (Estate)
 Member (P&D)
 Member (FA).*

N.A-I AMENDMENTS IN SUMMARY FOR SOPS REGARDING REMOVAL OF TREES IN ICT
11841/1418/BM/'23
04-09-'23/12th

DECISION

The summary was presented by the DG (Environment), CDA. After due deliberation and information / input of the summary, the Board decided the followings:-

- *The committee headed by concerned DDG's will hold bi-weekly meetings to take decision.*
- *In order to make the process swift and transparent, in emergency situations, the trees will be removed through disposal on highest approved rate or by conducting weekly auction on every Thursday through one time advertisement in the National press.*

- *In case of fallen trees or emergency, DDG concerned will allow the disposal on highest approved rate however the disposal will be carried out under Supervision of concerned DD,AD, Forester and Forest Guard.*

*Action by: Member (Environment),
DG (Environment)*

**N.A-II APPROVAL OF AUCTION COMMITTEE FOR DIFFERENT PROJECTS AND
11842/1418/BM/'23 OTHER FACILITIES AT DIFFERENT MEGA PARKS**
04-09-'23/12th

DECISION

The summary was presented by the DG (Environment), CDA. After due deliberation and information / input of the summary, the Board decided to make the process of auction in following manners:-

- *The existing Auction Committee may dispose off these facilities in transparent manner in accordance with prevalent rules and regulations.*
- *Director General (Environment) and concerned Deputy Director General (Environment) will assist the auction committee.*

*Action by: Member (Environment),
DG (Environment)*

**N.A-III HIRING OF 7 NUMBERS FEMALE CCTV OPERATORS FOR CONTROL ROOMS
11843/1418/BM/'23 ESTABLISHED AT F-9 PARK AND LAKEVIEW PARK**
04-09-'23/12th

DECISION

The summary was presented by the DG (Environment), CDA. After due deliberation and information / input of the summary, the Board decided that the recruitment of CCTV operators will be undertaken by Member (T&D) in any of the approved project (PC-I) of said wing as T&D Directorate will be responsible for operation of the security system in future.

*Action by: Member (Environment),
Member (T&D)
DG (Environment)*

**N.A-IV FIXATION OF CRITERIA FOR METHOD OF PROMOTION AND INITIAL
11844/1418/BM/'23 APPOINTMENT TO THE POSTS OF NEWLY CREATED BUILDING CONTROL &
04-09-'23/12th HOUSING CONTROL DIRECTORATE GENERAL CDA**

DECISION

The summary was presented by the Member (P&D), CDA. After due deliberation and information / input of the summary, the Board approved the proposal contained in Para-6 of the summary.

*Action by: Member (P&D)
Member (Admin)
DG (HRD)*

**NA-V ESTABLISHMENT / REINVENTING OF PROCUREMENT & CONTRACTS
11845/1418/BM/'23 DIRECTORATE GENERAL, CDA.**
04-09-'23/12th

DECISION

The summary was presented by the Director Tech: CDA. After due deliberation and information / input of the summary, the Board approved the proposal contained in Para-6 of the summary.

*Action by: Member (Engineering)
Member (Admin)
DG (HRD)*

NA-VI **APPOINTMENT OF ADMINISTRATOR GANDHARA HERITAGE & CULTURAL**
11846/1418/BM/'23 **CENTRE.**
04-09-'23/12th

DECISION

The summary was presented by the DG (HRD, CDA. After due deliberation and information / input of the summary, the Board approved the proposal contained in Para-2 of the summary and urged to communicate with quarter concerned for its earlier notification.

*Action by: Member (Admin)
DG (HRD)*

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

