



Capital Development Authority
(Secretary CDA Board Office)

No. CDA-1327/BM-SCB/2017/

Islamabad Nov 14, 2017

Subject: **MINUTES OF 13TH CDA BOARD MEETING FOR THE YEAR 2017.**

13TH CDA Board meeting for the year 2017 was held on **November 14, 2017 (Tuesday) at 09:30 A.M.**, in the Conference Room of Executive Block, CDA Headquarter, Islamabad under the Chairmanship of Chairman, CDA.

2. Following attended the meeting:

1. Sheikh Anser Aziz, (In Chair)
Chairman, CDA
2. Mr. Asad Mehboob Kayani,
Member (P & D), CDA
Member Engineering, CDA (*Look after charge*)
4. Dr. Fahad H. Aziz,
FA/Member CDA
5. Mr. Muhammad Yasir Pirzada,
Member Admin. CDA
6. Mr. Khushal Khan,
Member Estate, CDA
6. Sheikh Anser Aziz,
Mayor Metropolitan Corp. Islamabad
7. Mr. Asif J Shahjahan (T.I.),
Secretary CDA Board.

3. Chief Commissioner ICT, Commissioner Rawalpindi as members of the Board could not attend the meeting. In addition to the Chairman/ Members, Director (UP) and Director BC-1 also attended the meeting .

4. Meeting commenced with the recitation of "Holy Quran" by Sheikh Anser Aziz, Chairman CDA/ Mayor MCI. Thereafter agenda items were taken up for discussion and made following decisions:-

13.1 REQUEST FOR ALLOTMENT OF LAND FOR CONSTRUCTION OF BOARD OF INVESTMENT (BOI) BUILDING.
10937/1327/BM//17
14-11-'17/13TH

DECISION

The request for allocation of land for construction of Building for Board of Investment was presented to the Board. The Board after due deliberation, concluded that option for allocation of plot numbers 15-B and 15-C as mentioned in para 7 of the summary match with the covered area requirements of BOI. Hence, Para 7 of the summary was approved.

Plot will be allotted by Estate Wing CDA as per laid down procedures / regulations after fulfillment of all codal formalities including approval of the Prime Minister of Pakistan. The cost of land would be determined by the Finance Wing CDA.

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

13.2 REVISION OF FEE/ CHARGES ASSOCIATED WITH NOCS FOR PETROL PUMP/ CNG STATIONS IN ICT, ISLAMABAD.
10938/1327/BM//17
14-11-'17/13TH

DECISION

After due deliberation, revision of fee/charges for Petrol Pump/CNG Stations was decided as follows:

1. Para 3 Sr. 1

Land use conversion fee be increased @ 50% of the existing Fee/Charges from Rs. 2,500/- to Rs. 3750/- for Urban Areas and Rs. 1,250/- to Rs. 1,875/- for Rural Areas.

2. Para 3 Sr. 2

Scrutiny fee (one time) be increased @ 100% of the existing charges from Rs. 125,000/- to Rs. 250,000/- to be charged at the time of submission of the application.

3. Para 3 Sr. 3

Annual Departmental Charges be increased @ 100% of the existing charges from Rs. 25,000/- to Rs. 50,000/- to be charged per annum after issuance of NOC.

4. Para 3 Sr. 4

Charges for permission of additional facility on already approved Petrol Pump/CNG Station be increased @ 100% of the existing charges from Rs. 500,000/- to Rs. 1,000,000/- to be charged once before permission is granted.

5. Para 3 Sr. 5

In the light of item 6.4 of CDA Board decision dated 19 May 2017, provision at Sr. No. 5 stands deleted.

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

13.3 RE-PLANNING OF PLOTS FOR WIDOWS OF CDA EMPLOYEES.

The summary could not be discussed due to paucity of time.

13.4 **REQUEST FOR GRANT OF PERMISSION TO ESTABLISH D-CLASS STAND ON SOUTHERN SIDE OF IJ PRINCIPAL ROAD, FAIZABAD, ISLAMABAD.**
10939/1327/BM/'17
14-11-'17/13TH

DECISION

In accordance with prevailing policy for not allowing further Bus Stands in Islamabad, the request for grant of permission to establish D-Class Stand on southern side of IJ Principle Road, Faizabad Islamabad was rejected by the Board.

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

13.5 **REGULARIZATION OF ENHANCED AREA BEYOND PERMISSIBLE FAR, SAFA GOLD MALL, MARKAZ F-7, ISLAMABAD.**
10940/1327/BM/'17
14-11-'17/13TH

DECISION

The Board was of the view that subject building has been constructed in violation of rules/permissible FAR, hence, the request for regularization of enhanced area beyond permissible FAR by Safa Gold Mall, Markaz F-7, Islamabad was rejected after due deliberation and following decisions were made.

- The Board has decided to cancel the lease of Safa Gold Mall, Markaz F-7, Islamabad.
- Ongoing inquiry against the accused officers be finalised and strict punitive action be initiated against them.
- Member Estate to devise a mechanism to ensure that immediately after cancellation of the lease of said property, collection of rent/lease rentals of all the shops/showrooms or any other rental facility inside and within the periphery of the subject premises is deposited in CDA's account.

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

13.6 **CRITERIA FOR NEWLY CREATED POSTS OF DIRECTOR GENERAL / DIRECTOR / DEPUTY DIRECTOR / ASSISTANT DIRECTOR / ESTATE MANAGEMENT OFFICER.**
10941/1327/BM/'17
14-11-'17/13TH

DECISION

The summary after due deliberation was approved by the Board with following direction:

- That in case any dispute/anomaly is transpired in the criteria described in the summary, the same will be rectified and adopted in accordance with criteria laid down in CDA Employees Service Regulation 1992.

**Action By: Member (Admin)
Director HRD-I**

13.7 **ADJUSTMENT OF WORK LOAD AND RE-NAMING OF VACANT / REDUNDANT POSTS IN CDA.**
10942/1327/BM/'17
14-11-'17/13TH

DECISION

After due deliberation, the summary was approved by the Board. However, the abolishing of the post of Assistant Director (Civil), Sector Development was not

approved and consequently, it was directed that any other equivalent post in lieu of this be abolished in concurrence with all CDA members.

**Action By: Member (Admin)
Director HRD-II**

13.8 WITHDRAWAL OF APPOINTMENT ORDER IN COMPLIANCE WITH THE HONORABLE ISLAMABAD HIGH COURT ORDER/ JUDGMENT DATED 04-07-2013.
10943/1327/BM/'17
14-11-'17/13TH

DECISION

After due deliberation, the summary was approved by the Board subject to vacation of stay if any granted by the honorable courts.

**Action By: Member (Admin)
Director HRD-II**

13.9 DISCRIMINATION IN ALLOTMENT OF PLOT- SHOUKAT MEHMOOD AND TWO OTHERS. COURT CASE (CONTEMPT).
10944/1327/BM/'17
14-11-'17/13TH

DECISION

In the light of comments furnished by Admin Wing and opinion of DDG (Law) vide para 6 of the summary, the Board rejected the case.

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

13.10 RESTORATION OF PLOT NO. 91, SECTOR F-10/1, ISLAMABAD.
10945/1327/BM/'17
14-11-'17/13TH

DECISION

Restoration of Plot No. 91, Sector F-10/1, Islamabad was approved by the Board after due deliberation.

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

13.11 RERQUEST FOR RESTORATION OF PLOT NO. 15, F-7, MARKAZ, ISLAMABAD.

The summary was not discussed.

13.12 RESTORATION OF PLOT NO.1, STREET 3-A, SECTOR F-10/2, ISLAMABAD.

10946/1327/BM/'17
14-11-'17/13TH

DECISION

The summary after due deliberation was deferred with direction to seek explicit opinion from Law Wing whether the subject case is covered under the Restoration Policy or otherwise and subsequently re-submit to the Board for right decision.

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

13.13 RESTORATION OF PLOT NO.2, STREET 3-A, SECTOR F-10/2, ISLAMABAD.

10947/1327/BM/'17
14-11-'17/13TH

DECISION

The summary after due deliberation was deferred with direction to seek explicit opinion from Law Wing whether the subject case is covered under the

Restoration Policy or otherwise and subsequently re-submit to the Board for right decision.

Action by: Member Estate
DDG(Estate)

13.14 IMPLEMENTATION OF WAFaqI MOHTASIB (OMBUDSMAN'S)
10948/1327/BM/'17 RECOMMENDATIONS DATED 13-04-2015 AGAINST COMPLAINT NO. WMS-
14-11-'17/13TH HQR/1868/15 FILED BY MST. SHEHNAZ BEGUM (WIDOW OF DECEASED
CDA EMPLOYEE MR. PARVEZ MASIH S/O TAJOO MASIH, EX-CLEANER.)

DECISION

The Board was of the view that period of daily wage service cannot be counted for service benefit hence, after due deliberation the summary was rejected by the Board.

Action by: Member Estate
DDG(Estate)

13.15 REQUEST FOR WAIVER OF CONVERSION CHARGES FOR COMMERCIAL
10949/1327/BM/'17 PLOT (MARRIAGE HALL), SECTOR G-6, MARKAZ ISLAMABAD.
14-11-'17/13TH

DECISION

The request for waiver of conversion charges for commercial plot (Marriage Hall), Sector G-6 Markaz, Islamabad was considered but not acceded to by the Board. In the light of para 17-18 of the summary, the Board after due deliberation decided to dispose off the summary with following conditions:

- (i) Outstanding amount in respect of conversion charges of Rs.133,173,000.00 shall be paid by the allottee as calculated by the Finance Wing.
- (ii) As regard the FAR charges, they shall be payable as per current notified rates.
- (iii) Payment of any other Charges/dues deemed liable.

Action by: Member Estate
Member P&D
DDG Estate

13.16 ALLOTMENT OF RESIDENTIAL PLOT TO DR. SAEED AHMED, (EX SR.
DIRECTOR), HEALTH SERVICES DIRECTORATE, CDA.

The summary could not be discussed.

NA-1 REQUEST FOR COMPENSATION TO THE FAMILY OF LATE MR. AUN
10950/1327/BM/'17 MOHAMMAD RIZVI EX-CONTROLLER PAKISTAN TELEVISION
14-11-'17/13TH CORPORATION.

DECISION

In concurrence to principle approval of the Prime Minister of Pakistan for naming of Service Road (West) G-10 Islamabad in the name of late Mr. Aun Mohammad Rizvi, Ex-controller Pakistan Television Corporation was endorsed by the Board.

Action by: Member P&D
Director TE&TP

NA-II REQUEST FOR GRANT OF NOC FOR INSTALLATION OF PETROL PUMP OF SHELL PAKISTAN LTD. ON NHA LEASED LAND AT KHASRA NO. 1508, KM 1549+820-900(NORTH BOUND CARRIAGEWAY) ON N-5AT MOUZA JHANGI SYEDDAN TEHSIL & DISTRICT ISLAMABAD.

10951/1327/BM/'17
14-11-'17/13TH

DECISION

As the conversion fee has been revised and approved by the Board through agenda item 2 of the same meeting i.e. 13th Board Meeting hence, the Board approved the request for grant of NOC for installation of Petrol Pump of Shell Pakistan Ltd. on NHA leased land at Mouza Jhangi Syeddin, Tehsil and District Islamabad subject to fulfillment of requisite formalities and following conditions:

- i. All fee/charges will be calculated on the basis of revised rates approved by the Board vide its decision on item 2 of the agenda of 13th Board Meeting dated November 14th 2017.
- ii. Certificate be sought from Director Land ensuring that no CDA land has been encroached.

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

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



13TH CDA BOARD MEETING FOR THE YEAR-2017 HELD ON 14-11-2017

AGENDA ITEMS

S.No	Items	Presenter
1.	Request for Allotment of land for construction of Board of Investment (BOI) Building.	Member P&D Director UP
2.	Revision of Fee/ Charges associated with NOCs for Petrol Pump/ CNG Stations in ICT, Islamabad.	Member P&D Director UP
3.	Re-Planning of Plots for Widows of CDA employees	Member P&D Director RP
4.	Request for Grant of Permission to Establish D-Class Stand on Southern Side of I.J Principal Road, Faizabad, Islamabad.	Member P&D Director UP
5.	Regularization of Enhanced Area beyond Permissible FAR, Safa Gold Mall, Markaz F-7, Islamabad.	Member P&D Director BC-1
6.	Criteria for newly created posts of Director General / Director / Deputy Director / Assistant Director / Estate Management Officer.	Director HRD-I
7.	Adjustment of work load and Re-Naming of Vacant / Redundant posts in CDA.	Director HRD-II
8.	Withdrawal of Appointment Order in compliance with the Honorable Islamabad High Court Order/ Judgment dated 04-07-2013.	Director HRD-II
9.	Discrimination in Allotment of Plot- Shoukat Mehmood and Two others. COURT CASE (CONTEMPT)	Member Estate DDG Estate
10.	Restoration of Plot No. 91, Sector F-10/1, Islamabad.	Member Estate DDG Estate
11.	Request for Restoration of Plot No. 15, F-7, Markaz, Islamabad.	Member Estate
12 th BM-10	Restoration of Plot No.1, Street 3-A, Sector F-10/2, Islamabad.	Member Estate DDG Estate
12 th BM-11	Restoration of Plot No.2, Street 3-A, Sector F-10/2, Islamabad.	Member Estate DDG Estate
14.	Implementation of Wafaqi Mohtasib (Ombudsman's) Recommendations dated 13-04-2015 against Complaint No. WMS-HQR/1868/15 filed by Mst. Shehnaz Begum (Widow of Deceased CDA Employee Mr. Parvez Masih S/o Tajoo Masih, Ex-Cleaner.)	Member Estate DDG Estate Director EM-1 East
15.	Request for Waiver of Conversion Charges for Commercial Plot (Marriage Hall), Sector G-6, Markaz Islamabad.	Member Estate DDG Estate
16.	Allotment of Residential Plot to Dr. Saeed Ahmed, (Ex Sr. Director), Health Services Directorate, CDA.	Member Estate DDG Estate
NON-AGENDA ITEM		
NA-I	Request for Compensation to the Family of Late Mr. Aun Mohammad Rizvi Ex-Controller Pakistan Television Corporation.	Member P&D Director TE&TP
NA-II	Request for grant of NOC for installation of Petrol Pump of Shell Pakistan Ltd. On NHA leased land at khasra no. 1508, km 1549+820-900(North Bound Carriageway) on N-5 at Mouza Jhangi Syeddan Tehsil & District Islamabad.	Member P&D Director UP