

10THCDA BOARD MEETING FOR THE YEAR-2021 HELD ON 15-10-2021 at 11:00 A.M**AGENDA ITEMS**

	S.No	Items	Presenter
9 th BM-20	1.	Personal Up-gradation / Out of Turn promotion in CDA- in compliance of Islamabad High Court order dated 25.09.2020 in Writ petition No. 34/2020 titled "Yasir Litif Gill Others".	Member Admin
9 th BM-22	2.	Incorporation of new rules for streamlining the procedure of Reimbursement and Referral.	Member Admin
9 th BM-23	3.	Considering condonation of delay in time period in filling of Appeals/ Representations against GWLs of categories D, E & F of residential accommodation.	Member Admin
9 th BM-24	4.	Adopting of proposals for Austerity Measures in Capital Development Authority.	Member Admin
9 th BM-25	5.	Engagement of additional Legal Advisor in CDA	Member Admin
9 th BM-13	6.	Appeal before the CDA board on behalf of ms/APCO under regulation 22 of ILDR-2005. /appeal before the CDA board of m/s APCO under regulation 22 of the Islamabad land disposal regulations 2005 against order of the Deputy Director Estate Management-II, CDA dated; 17-08-2021.	Member Estate
9 th BM-14	7.	Directions of Honorable Mr. Justice Babar Sattar of Islamabad High Court Islamabad in W.P 384/2021 against Plot No. 4 Sector F-8/G-8, Blue area Islamabad.	Member Estate
	8.	Allotment of Plot No. 89 Sector H-9, Islamabad to M/s Silver Oaks School	Member Estate
9 th BM-17	9.	Amendment in Layout Plan of Sector I-16, Islamabad.	Member (P&D)
9 th BM-19	10.	Approval of Lay out Plan Markaz I-15, Islamabad.	Member (P&D)
	11.	Planning Parameters for Zone-2,4 and 5 Access Road to the Private Housing Schemes.	Member (P&D)
Non-Agenda Items			
	NA-I	Amendment in Ratio of Appointment for the posts of Director BS-19 in CDA.	Member Admin
	NA-II	Criteria for the post of Truck Loader (BPS-01).	Member Admin
	NA-III	Rationalization - Clauses 05 of Revised Schedule of Administrative Powers, 2007 and Clause 39 of Revised Schedule of Financial Powers, 2007).	Member Admin
	NA-IV	Additional allocation of funds to grant HBA and MCA to CDA employees	Member Admin
	NA-V	Expenditure on the celebration of Eid Milad un Nabi (SAW)	Member Finance



Capital Development Authority
(Secretary CDA Board Office)

CONFIDENTIAL

No. CDA-1388/BM-SCB/2021/

Islamabad, October 15, 2021

Subject: MINUTES OF 10THCDA BOARD MEETING FOR THE YEAR 2021.

The 10thCDA Board meeting for the year 2021 was held on **October 15, 2021 (Friday)** at **11:00 A.M.**, in the Conference Room of Executive Block, CDA Headquarter, Islamabad under the Chairmanship of Chairman, CDA.

2. Following attended the meeting:

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|----|---|----------------------|
| 1. | Mr. Amer Ali Ahmed
Chairman, CDA and
Chief Commissioner ICT | (In Chair) |
| 2. | Rana ShakeelAsghar,
FA/Member ,CDA | Executive Member |
| 3. | Mr. Naveed Ilahi,
Member (Estate)/
Member (P&D), CDA. | Executive Member |
| 4. | Sayed Munawer Shah
Member (Engineering.), CDA | Executive Member |
| 5. | Mr. Amer Abbas Khan,
Member (Administration), CDA | Executive Member |
| 6. | Mr. Nayyar Ali Dada,
Architect | Non-Executive Member |
| 7. | Professor Dr. Muhammad Ali (TI),
V.C, QAU, Islamabad | Non-Executive Member |
| 8. | Mr. Ali Asghar Khan
Architect | Non-Executive Member |
| 9. | Syed Safdar Ali, | Secretary CDA Board. |

3. The Chairman, CDA attended the meeting in capacity of the Chief Commissioner, ICT and Commissioner Rawalpindi Ex-officio Member of the Board did not attend the meeting. Mr. Nayyar Ali Dada, Board Member attended the meeting online. Professor: Iftikhar Hussain Arif (HI)Member of the Board could not attend the meeting.

4. In addition to the above, Ms Zainab Janjua, the counsel of the petitioners /applicant attended the relevant agenda item of the meeting, briefed their case and legal point of view to the Board.

5. Meeting commenced with the recitation of "Holy Quran" by Syed Safdar Ali,Secretary CDA Board. Thereafter agenda items were taken up for discussion and following decisions were made:-

10.1 PERSONAL UP-GRADATION / OUT OF TURN PROMOTION IN CDA- IN COMPLIANCE OF ISLAMABAD HIGH COURT ORDER DATED 25.09.2020 IN WRIT PETITION NO. 1342/2020 TITLED "YASIR LATIF GILL OTHERS VS CDA".

11399/1388/BM/21
15-10-'21/10TH

DECISION

The summary was presented by Director HRD-II, CDA. After due deliberation and on the basis of information/inputs of the summary and honorable Islamabad High Court directions, the board decided to constitute a Sub-Committee for the assistance of the Board and Sub-Committee would also provide hearing opportunity to all individuals. The Sub-Committee shall comprise of Director Law-I as Chairman and Director –I (HRD), Director –II (HRD) as member of said sub Committee. Director –I (HRD) shall also act as Secretary of the committee. Board further directed that Sub-Committee would submit its report / recommendations within 60 days to the Board for decision.

Action By: Member (Administration)

10.2 INCORPORATION OF NEW RULES FOR STREAMLINING THE PROCEDURE OF RE-IMBURSEMENT AND REFERRAL.

11400/1388/BM/21
15-10-'21/10TH

DECISION

The summary was presented by E.D. Capital Hospital, CDA. After due deliberation and on the basis of information/inputs of the summary, the board approved the following:-

- a) Constitution of Hospital Medical Board, as proposed in Para 19 (a) of the summary.
- b) The Medical Board will consider / examine pending cases of non referred patients as of to- date and cases to be referred in future for re-imburement of amount spent at private hospitals, local and out stationed Government hospitals and will also confirm that
 - i) Non-availability of a treatment facility in any Public Sector Hospital.
 - ii) Severity and seriousness of such cases involves life and death of the patient
 - iii) Authenticity and genuineness of the case to decide the nature of the emergency. Emergency conditions as defined in applicable CDA regulations or Federal Government rules shall be taken into consideration.
- c) On the recommendations of the Hospital Medical Board, Claim / Bill in respect of cases mentioned at (b) above shall be decided by Executive Director, Capital Hospital, Financial Advisor /Member and Chairman, CDA, according to the Financial Powers entrusted to them under item No.68 of Revised Schedule of Financial Powers-2007.
- d) On the recommendations of the Hospital Medical Board, One time Ex-post facto approvals of all the pending claims as detailed at par 12 of the summary shall be made by the respective competent authority subject to the condition that the treatment was done in an emergency.
- e) Reimbursement of claimed amount / cost will be restricted to the maximum limit of approved Government rates or actual expenditure, whichever is less, keeping in view the nature of disease and treatment e.g. post OP cases.
- f) The medical claim of officers / officials on deputation to CDA as well as their dependents shall be disposed of in the light of prevailing policy of respective Federal / Provincial Government or policy applicable upon CDA Employees, Whichever is beneficial to them.

Action By: Member (Administration)

10.3 CONSIDERING CONDONATION OF DELAY IN TIME PERIOD IN FILLING OF APPEALS/ REPRESENTATIONS AGAINST GWLS OF CATEGORIES D, E & F OF RESIDENTIAL ACCOMMODATION.

11401/1388/BM/21
15-10-'21/10TH

DECISION

The summary was presented by Member (Administration), CDA. After due deliberation and on the basis of information/inputs of the summary, the board approved the proposal at Para 6(ii) of the summary while condoning delay in time period in filing of said representation by the all CDA employees who have filed representation till to date. Board further observed that 05 CDA employees / petitioners approached the honorable Islamabad High Court without filing departmental representations under the Regulations 20.01(2) (Chapter 20-appeal and representation) of CDA Employees (Service) Regulation, 1992. The Board took notice of their not filing representations as per law before the authority under the relevant regulation first and directed that displeasure be issued to these five individuals to remain careful in future.

Action By: Member (Administration)

10.4 ADOPTING OF PROPOSALS FOR AUSTERITY MEASURES IN CAPITAL DEVELOPMENT AUTHORITY.

11402/1388/BM/21
15-10-'21/10TH

DECISION

The summary was presented by Member Administration, CDA. After due deliberation and on the basis of information / inputs of the summary, the board approved the proposal made at Para 5 and 6 of the summary.

Action By: Member (Administration)

10.5 ENGAGEMENT OF ADDITIONAL LEGAL ADVISOR IN CDA.

11403/1388/BM/21
15-10-'21/10TH

DECISION

The summary was presented by Member Administration, CDA. After due deliberation and on the basis of information/inputs of the summary, the board approved the proposal for engagement of Mr. Daniyal Hassan, Advocate High Court as Additional Legal Advisor, on terms and conditions already in vogue, however, a copy of the engagement letter be endorsed to Ministry of Law & Justice, Government of Pakistan for information.

Action By: Member (Administration)

10.6 APPEAL BEFORE THE CDA BOARD ON BEHALF OF MS/APCO UNDER REGULATION 22 OF ILDR-2005 /APPEAL BEFORE THE CDA BOARD OF M/S APCO UNDER REGULATION 22 OF THE ISLAMABAD LAND DISPOSAL REGULATIONS 2005 AGAINST ORDER OF THE DEPUTY DIRECTOR ESTATE MANAGEMENT-II, CDA DATED; 17-08-2021.

11404/1388/BM/21
15-10-'21/10TH

DECISION

The Board directed that the applicant/petitioner of the subject case be afforded hearing opportunity along with his counsel to explain their point of view before the CDA Board in the next meeting. The concerned formation may intimate the applicant/petitioner, accordingly.

Action By: Member (Estate)

10.7 DIRECTIONS OF HONORABLE MR. JUSTICE BABAR SATTAR OF ISLAMABAD HIGH COURT ISLAMABAD IN W.P 384/2021 AGAINST PLOT NO. 4 SECTOR F-8/G-8, BLUE AREA ISLAMABAD.

11405/1388/BM/21
15-10-'21/10TH

DECISION

The Board directed that the applicant/petitioner of the subject case be afforded hearing opportunity along with his counsel to explain their point of view before the CDA Board in the next meeting. The concerned formation may intimate the applicant/petitioner, accordingly.

Action By: Member (Estate)

10.8 **ALLOTMENT OF PLOT NO. 89 SECTOR H-9, ISLAMABAD TO M/S SILVER OAKS SCHOOL / RESTORATION OF PLOT NO 89, SECTOR H-8 AS PER COURT ORDERS DATED: 28-01-2015 PASSED BY HONORABLE ISLAMABAD HIGH COURT, ISLAMABAD**

11406/1388/BM/21
15-10-'21/10TH

DECISION

The summary was presented by Member (Estate), CDA. Whereas, the petitioner was requested to present his case before the Board by affording a hearing opportunity. The counsel of the petitioner, Ms. Zainab Janjua, Advocate appeared before the board and gave a detailed briefing about the issues pertaining to the subject matter. The matter was discussed at length by the Board members in compliance to the IHC directions and after due deliberation, the board directed that the Honorable Islamabad High Court order dated 28-01-2015 be implemented in true letter and spirit as the same has already attained finality.

Action By: Member (Estate)

10.9 **AMENDMENT IN LAYOUT PLAN OF SECTOR I-16, ISLAMABAD.**

DECISION

11407/1388/BM/21
15-10-'21/10TH

The summary was presented by Member (P&D), CDA. After due deliberation and on the basis of inputs of the summary, the board approved the proposal contained in Para 04 to 06 of the summary, subject to completion of rules, regulations and fulfillment of all codal formalities, in accordance with the provisions of ILDR, 2005 as well as Regulations of the Amendment in Layout, Plans 2019. The Board further directed that Planning and Estate Wings must ensure a fair and transparent allotment process. Moreover, consent of the aggrieved allottees be obtained to avoid any future legal complications.

Action By: Member (P& D)

10.10 **APPROVAL OF LAY OUT PLAN MARKAZ I-15, ISLAMABAD.**

DECISION

11408/1388/BM/21
15-10-'21/10TH

The summary was presented by Member (P&D), CDA. After due deliberation, the board approved the proposal contained in Para 05 of the summary, subject to completion of rules, regulations and fulfillment of all codal formalities, in accordance with the provisions of ILDR, 2005 and Regulations of the Amendment in Layout, Plans 2019. However, the board further directed that the Layout Plan of Markaz I-15, Islamabad be shared with all board members in next board meeting.

Action By: Member (P& D)

10.11 PLANNING PARAMETERS FOR ZONE 2, 4 & 5; ACCESS ROAD TO THE PRIVATE HOUSING SCHEMES.

11409/1388/BM/'21
15-10-'21/10TH

DECISION

The summary was presented by Member (P& D), CDA. The sponsors of the scheme gave a detailed presentation of their project before the Board. After due deliberations Board observed that the condition regarding minimum 60 feet access road as per CDA's Board decision dated 09/06/2017 cannot be relaxed for a single project. The traffic count from the Simly Dam road which is 3.5 kms from the project cannot be estimated based on a single project of 300 kanals. This would grow once other projects develop on this access road. Hence the Board observed that the sponsor must ensure presence of 60 feet access road for the project from the nearest arterial road as per Board's decision dated 09/06/2017. However, as per Board's decision the requirement for a 60 feet access road is for a 400 - 700 kanals project. The Board further decided that the matter regarding access roads for projects less than 400 kanals needs to be examined and may be referred to Federal Master Plan Commission to examine the matter and submit its recommendations in this regard.

Action By: Member (P& D)

N.A-I AMENDMENT IN RATIO OF APPOINTMENT FOR THE POSTS OF DIRECTOR BS-19 IN CDA.

11410/1388/BM/'21
15-10-'21/10TH

DECISION

The summary was presented by Member Administration, CDA. The board observed that there is an anomaly in the method of appointment in few posts of Directors in BS-19; whereas, the ratios for initial recruitment against appointment by promotion for all posts are in whole numbers viz. 1: 4 or 1:3 or 1 : 5 etc, but in certain cadres the ratios of appointment are not in whole numbers i.e. 30% : 70%. After due deliberation and on the basis of information/inputs of the summary, the board decided to rectify this anomaly in order to rationalize the ratio of appointment for all the posts of Director BS-19; where ratio of appointment for appointment by initial recruitment and by promotion is 30%: 70% respectively. The same would be amended with the ratio of appointment 25%:75% (i.e. 1 : 3) in the authority across the board.

Action By: Member (Administration)

N.A-II CRITERIA FOR THE POST OF TRUCK LOADER (BPS-01).

11411/1388/BM/'21
15-10-'21/10TH

DECISION

The summary was presented by Member Administration, CDA. After due deliberation and on the basis of information / inputs of the summary, the board approved the following method of appointment for the post of Truck Loader (BPS-01):-

METHOD OF APPOINTMENT	
Ratio of appointment	100% by initial recruitment
Criteria for appointment	Literate with strong physique
Age	35 Years

Action By: Member (Administration)

N.A-III RATIONALIZATION - CLAUSES 05 OF REVISED SCHEDULE OF ADMINISTRATIVE POWERS, 2007 AND CLAUSE 39 OF REVISED SCHEDULE OF FINANCIAL POWERS, 2007).

11412/1388/BM/'21
15-10-'21/10TH

DECISION

The summary was presented by Member Administration, CDA. After due deliberation and on the basis of information / inputs of the summary, the board approved the following:-

a) Insertion of Sub-Clause (c) and (d) in Clause 5 of Revised Schedule of Administration Powers, 2007.

c) Special Legal Fee (For High Court and Supreme Court)	i. CDA Board	Full Power	As per board decision dated 13.01.2021
	ii. Chairman	Up to Rs.1.000(M) at a time	
	iii. Member (Admin)	Up to Rs.0.300(M) at a time	
d) Legal Charges and fee	i. Chairman	Full Power	Subject to per case fee as approved by CDA Board.
	ii. FA/Member	Up to Rs.1.000(M) at a time to a lawyer / Counsel / Consultant/ Firm etc in multiple cases	

b) Amendment in Sub-Clause (b) and (d) of Clause 39 of Revised Schedule of Financial Powers, 2007.

Legal Charges and fee	b) FA/Member	Up to Rs.1.000(M) at a time to a lawyer / Counsel / Consultant/ Firm etc in multiple cases
	d) Member Concerned	Rs.0.500(M) in each case at a time to a lawyer / Counsel / Consultant t/ Firm etc in multiple cases

Action By: Member (Administration)

N.A-IV ADDITIONAL ALLOCATION OF FUNDS TO GRANT HBA AND MCA TO CDA EMPLOYEES

11413/1388/BM/'21
15-10-'21/10TH

DECISION

No summary was presented to the Board; however, Member Administration apprised to the Board that huge number of applications of CDA Employees were received to the Authority regarding grant of HBA, whereas applications for MCA are being received. Most of the applications are still pending with the authority due to non availability of funds; as such the allocated funds for the financial years 2020-2021 for HBA were

exhausted. To accommodate or to dispose of these applications, additional funds of Rs. 2.5 billion are required. It was further elaborated that HBA and MCA funds are basically revolving funds, the loan amount starts to re-cope or return back, as soon as payment of the installment start to take place from the incumbent, therefore, no disturbance in cash flow would be seen. After due deliberation, the board approved the proposal for allocation of additional funds for grant of HBA and MCA to exhaust all the applications received till to-date in this regard.

Action By: Member (Administration)

N.A-V EXPENDITURE ON THE CELEBRATION OF EID MILAD UN NABI (SAW)

11414/1388/BM//21

15-10-'21/10TH

DECISION

No summary was presented to the Board; however, it was brought to the notice of the Board that Federal Government has decided to celebrate the occasion of Eid-Milad-un-Nabi (SAW) as Ashrah-e-Rehmat-ulill-Alemeen. Special directions are issued to CDA for celebration including decoration, illumination of the streets of the city, and holding various events like Mehfil Naat, Qawali, Naateya Musharah etc in collaboration with Pakistan Television (PTV) live telecast during these holidays. The Board approved a lump sum budget of Rs. 50.000 million for these celebrations. Later on, watched account of this expenditure will be submitted to Director Internal Audit.

Action By: Member (Finance)

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

