

9THCDA BOARD MEETING FOR THE YEAR-2022 HELD ON 29-07-2022 at 11:00A.M
AGENDA ITEMS

S.No	Items	Presenter
1.	Conformation of 6 th BM & 7 th BM – 2022	
2.	Conceptual Plan of Commercial Project titled Orchard Heights Park Road Islamabad	Member (P&D)
3.	Conceptual plan of Gandhara Enclave	Member (P&D)
4.	In pursuance of the directions of Supreme Court regarding M/s Park View Housing Society Pvt Ltd.	Member (P&D)
5.	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)
6.	Grant of Executive Allowance to BPS 17-22 officers (Gazzeted) working in the federal secretariat and ICT field Administration.	Member Admin & Member Finance
7.	Allocation of funds out of CDA source for Government Buildings.	Member Finance
8.	Establishment of Capital Mass-Transit Authority, Islamabad.	Member Engg
9.	Feasibility study of Feeder Routes Network in Islamabad.	Member Engg
NON AGENDA ITEMS		
NA-I	Creation of the post of Consultant Radiologist (BS-20) in Capital Hospital CDA, Islamabad.	Member(Admin)
NA-II	Pay revision/ Pay regularization of contract based Project Directors.	FA/Member



Capital Development Authority
(Secretary CDA Board Office)

CONFIDENTIAL

No. CDA-1398/BM-SCB/2022/

Islamabad, July 29, 2022.

Subject: **MINUTES OF 9TH CDA BOARD MEETING FOR THE YEAR 2022.**

The 9th CDA Board meeting for the year 2022 was held on **July 29, 2022(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 Shakeel Asghar,
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. Amir Abbas Khan,
Member (Administration), CDA | Executive Member |
| 6. | Mr. Nayyar Ali Dada | Non-Executive Member |
| 7. | Professor Dr. Muhammad Ali (TI),
V.C, QAU, Islamabad | Non-Executive Member |
| 8. | Professor Iftikhar Husain Arif | Non-Executive Member |
| 9. | Syed Safdar Ali, | Secretary CDA Board. |

2. The Chairman, CDA also attended the meeting in capacity of the Chief Commissioner, ICT, Mr. Naveed Ilahi, Member (Estate)/ Member (P&D), CDA, Executive Member and Mr. Nayyar Ali Dada, Non-Executive Member attended the meeting online. Commissioner Rawalpindi Ex-officio Member did not attend the meeting. While, Mr. Ali Asghar Khan, Non-Executive Members did not attend the meeting as his resignation dated 14-04.2022 has been referred for approval.

3. In addition to the above, representative/CEO of Park View Housing Society along with Counsel, DDG(Estate),CDA, DFA-II,CDA, Director(Housing Society),CDA, Director (Urban Planning),CDA and PD(BRT) attended their relevant agenda items of the meeting.

4. 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:-

9.1 CONFORMATION OF 6TH BM & 7TH BM – 2022.

The board confirmed / endorsed the previous Board minutes / decisions of meetings (i.e. 6th & 7th Board Meeting -2022).

**9.2 CONCEPTUAL PLAN OF COMMERCIAL PROJECT TITLED ORCHARD HEIGHTS
8ARK ROAD ISLAMABAD**

11545/1399/BM/'22
29-07-'22/9th

DECISION

The summary was presented by the Director (H.S), CDA. It was apprised to the Board that the project was designed to utilize available land for potential commercial use in order to generate revenue. A site measuring 200 kanals was identified along park road adjacent to Orchard Scheme and King Hammad Nursing University, near park enclave. Proposal along with feasibility of commercial plots and plot of Mall along with State of the Art Apartment Complex was presented which was in accordance with the standards of Town Planning and the bye-laws framed under Building Control Regulations 2020. After due deliberation and information / input of the summary, the Board decided the following.

- a) Conceptual plan of commercial project titled Orchard Heights Park Road Islamabad is principally approved.
- b) A detailed /comprehensive physical and topographical survey will be conducted of the proposed site before proceeding further in this regard.

Action By: Member (P&D)

9.3 CONCEPTUAL PLAN OF GANDHARA ENCLAVE

11546/1399/BM/'22
29-07-'22/9th

DECISION

Director (UP), CDA presented a conceptual plan/map of scheme titled Gandhara Enclave in Zone –I. He briefed the Board that the proposed scheme comprises of an area over 3000 kanals and will provide residential, commercial plots of various sizes. The outline of sites includes a number of apartments schemes, in accordance with the standards of Town Planning and the bye-laws framed under Building Control Regulations 2020. After due deliberation and information / input /discussion, the Board decided the following.

- a) Conceptual plan of scheme titled Gandhara Enclave in Zone –I near G.T. Road Islamabad is principally approved.
- b) A detailed /comprehensive physical and topographical survey be conducted of the proposed scheme / site before proceeding further in this regard.

Action By: Member (P&D)

**9.4 IN PURSUANCE OF THE DIRECTIONS OF SUPREME COURT REGARDING M/S
PARK VIEW HOUSING SOCIETY PVT LTD.**

11547/1399/BM/'22
29-07-'22/9th

DECISION

No summary was presented to the Board. Member (Estate) apprised the Board that it was decided in the 7th Board meeting held on 17.07.20222 that the matter will be taken up upon receipt of the orders of the Supreme Court of Pakistan. However, on receipt of Court orders on 22.07.2022, the matter has again been placed before the Board. Accordingly, a hearing opportunity has been afforded to the representatives of M/S Park View Housing

Society (Pvt) Ltd along with their counsel/ lawyer to delineate their point of view. Representatives of M/S Park View Housing Society (Pvt) Ltd along with his counsel/ lawyer appeared and presented their case in detail before the CDA Board. During discussion representatives of M/S Park View Housing Society (Pvt) Ltd offered that they will deposit the cost of road and CDA may construct the road.

After due deliberation and on the basis of information / inputs / point of view of the representatives as well as Counsel / Lawyer of M/S Park View Housing Society (Pvt) Ltd, the Board has decided to comply with the Honorable Supreme Court order dated 09.06.2022 subject to the conditions of the final outcome of the report of Deputy Commissioner, ICT Administration regarding land acquisition and status of ownership of private land. Moreover, M/S Park View Housing Society (Pvt) Ltd will bear the actual cost for the construction of said road.

Moreover, a report be sought from the Deputy Commissioner, ICT Administration regarding land acquisition and status of ownership of private land and the same will be communicated to the Honorable Supreme Court of Pakistan in implementation of the orders and therefore, disposing of the matter by Planning Wing

Action By: Member (P&D)

9.5 CMA NO 939 OF 2020, CRL.O.P NO 200/2019 AND CRL MA NO 480 OF 2020 ETC. CDA 11548/1399/BM/'22 VS AITZAZ (BOB) DIN & ANOTHER.
29-07-'22/9th

DECISION

Member (Estate) apprised the Board the matter has been taken up in compliance to the Honorable Supreme Court order dated 07.06.2022 whereby it was directed to discuss the matter with the respondent or Representative of the case. Notice was issued to the respondents to appear before CDA Board and describe their point of view. However, the Respondent or Representative of the case did not appear before the CDA Board.

The Board directed that fresh notice for hearing be issued to the Respondent or Representative of the case, so that the matter could be discussed with CDA in the light of Honorable Supreme Court order dated 07.06.2022. A special Board meeting will be convened on Thursday (i.e. 04.08.2022), in this regard. Estate Wing will ensure for early communication of the notice to the respondent or representative of the case, for affording hearing opportunity before CDA Board.

Action By: Member (P&D)

9.6 GRANT OF EXECUTIVE ALLOWANCE TO BPS 17-22 OFFICERS (GAZZETED) 11549/1399/BM/'22 WORKING IN THE FEDERAL SECRETARIAT AND ICT FIELD ADMINISTRATION.
29-07-'22/9th

DECISION

The summary was presented by the Member (Finance), CDA. After due deliberation and information / input of the summary, the Board approved the proposal contained in Para 6, 7 and 8 of the summary.

Action By: Member (Finance)

9.7 ALLOCATION OF FUNDS OUT OF CDA SOURCE FOR GOVERNMENT BUILDINGS 11550/1399/BM/'22
29-07-'22/9th

DECISION

The summary was presented by the Member (Finance), CDA. After due deliberation and information / input of the summary, the Board approved the proposal contained in Para 3 of the summary.

Action By: Member (Finance)

9.8 ESTABLISHMENT OF CAPITAL MASS-TRANSIT AUTHORITY, ISLAMABAD11551/1399/BM/'2229-07-'22/9th**DECISION**

The summary was presented by the Member Engineering, CDA. After due deliberation and information / input of the summary, the Board directed that proposed 'Draft ACT' of the Capital Mass-Transit Authority (CMTA) be referred to the Ministry of Interior to proceed further in the matter.

Action By: Member (Engineering)**9.9 FEASIBILITY STUDY OF FEEDER ROUTES NETWORK IN ISLAMABAD.**11552/1399/BM/'2229-07-'22/9th**DECISION**

The summary was presented by the Member (Engineering), CDA. After due deliberation and information / input of the summary, the Board approved the proposal made at Para 3 of the summary regarding award of work to NUST University for Feasibility Study of Feeder Route Network in Islamabad.

Action By: Member (Engineering)**NA-I CREATION OF THE POST OF CONSULTANT RADIOLOGIST (BS-20) IN CAPITAL HOSPITAL CDA, ISLAMABAD.**11553/1399/BM/'2229-07-'22/9th**DECISION**

The summary was presented by the Member (Finance), CDA. After due deliberation and information / input of the summary, the Board approved the proposal contained in Para 4 of the summary regarding creation of one (01) post of Consultant Radiologist (BS-20) in Capital Hospital, CDA.

However, amendment must be incorporated at the relevant Regulations of "CDA Employees Service Regulation 1992" concerned Director will ensure that draft must be vetted by law Wing before forwarding it to publication through PCP.

**Action By: Member (Finance)
DG(HRD)****NA-II PAY REVISION/PAY REGULARIZATION OF CONTRACT BASED PROJECT DIRECTORS.**11554/1399/BM/'2229-07-'22/9th**DECISION**

The summary was presented by the Member (Finance), CDA. It was briefed to the board that in pursuance to the directive of the Planning Commission, Project Directors, were hired / appointed as individual Project Director's for Mega Development Projects of the CDA. These Project Directors were hired on a Lump-sum Pay Packages, but no annual increment amount was mentioned in their appointment letter, which was required under the Law as well as their service terms & conditions.

After due deliberation and information / input of the summary, the Board decided to adopt the Ministry of Finance, Finance Division (Regulation Wing) Letter No.F.4(9)R-14/2008 dated 19th July 2017) with effect from 1st July 2017, up to the extent of Standard Pay Package (Project Pay Scale-PPS) for Project Staff.

**Action By: Member (Finance)
DG(HRD)****The meeting concluded with a word of thanks to and from the Chair.**