

Minutes of the 8th meeting of 1991  
of C.D.A. Board.

The Board meeting was held on Saturday the 23rd November, 1991 at 9.30 A.M. in the Conference Room of the Capital Development Authority. The following attended:-

1. Mr. Farid ud Din Ahmad, - In chair.  
Chairman.
2. Mr. Muhammad Rafiq Ahmad,  
Member Engineering.
3. Mr. Ahmad Waqar,  
Financial Adviser/Member.
4. Mr. S. Bilal Ahmed,  
Member Administration.
5. Mr. Shafi M. Sewhani,  
Member Planning.
6. Mr. Ajaz A. Khan,  
Secretary.

2. Mr. Shahid Rafi, Commissioner, Rawalpindi could not attend and sent his regrets.

3. The following were also present:-

1. Director General (Design).
2. Director General (Services).
3. DDG (Planning).
4. Director Public Relations.
5. Director, W&S (Dev.).
6. Director, Roads.
7. Director, Audit & Accounts.
8. Director, Regional Planning.
9. Director, PE & Costing.
10. Director, E&M (Maint.).
11. P.S.O. to the Chairman.

4. The meeting started with the recitation from the Holy Qura

5. The minutes of the 7th meeting were presented and confirmed by the Board.

6. Progress of implementation of the decisions taken in the 7th meeting was reviewed, and following decisions were taken:-

Decisions.

- 1) It was decided that the Summary on "Enhancement of Fixed T.A." should now be put up in the next Board meeting.

Action: Member(A).

- 11) Member(P) reported that the Director, Regional Planning has not yet issued the N.O.C. as decided in the last Board Meeting. The Director, Regional Planning was called, and he explained that the sponsors were asked to submit proof of ownership of the land in question, which has not yet been produced by them, and the N.O.C. could not therefore be issued. It was observed that this aspect should have been examined before the Summary was brought up before the Board in <sup>the</sup> last meeting. The Director should have at least put up the case to the Board explaining the position for non-implementation of the decision rather than sitting over it

for two months. The Board expressed its displeasure on this failure of Director Regional Planning, and directed him to submit the case to the Board immediately, duly explaining the reasons for non-implementation of Board's decision and clearly indicating the actions taken by him for implementation of the decision during this period of 2 months.

Action: M(P).  
Dir. R.P.

- iii) Member(E) reported that he has examined the M.B. as decided in the last Board meeting, and a Summary regarding "construction of M.R.II in Sector G-10" was under preparation. It was decided that the Summary should be put up for consideration in the next Board meeting.

Action: Member(E).

- iv) The Terms & Conditions for auction of residential plots in sectors upto and including 10 Series, being finalized by M(A) & FA/M shall be considered by the Board in the Chairman's Chamber at 2.00 P.M. on 25.11.91. Advertisement for the auction should appear in the newspapers on Friday the 29th November, 1991. In the meantime expeditious arrangements for printing of the Brochure should be made. The dates for auction were also fixed as 12, 13 & 14 January, 1992.

Action: M(A).  
D.P.R.  
DEM-I.

7. The Board then took up consideration of the items included in the agenda. Brief account of the discussion and the decisions taken is as follows:-

1. Manner of submission of cases to the Board as prescribed in the Conduct of Business Regulation, 1985.

2. P/L Sanitary sewerage system and House connection I-11/2-3, Islamabad.

55661-0.10.

Decisions.

- i) Since the contractor has done the job, and reportedly the overall amount of the contract remained within the amount of financial sanction, payment to the contractor for the work done should be made.
- ii) The Deputy Director concerned, whose explanation had reportedly been called but was not further processed, should be proceeded against for non-observance of the instructions/ decision of the DDG(S).

Action: D.G.(S).  
Dir.W&S(Dev.).

5547/781/91

3. Khanpur Water Supply Project requirement of funds.



Decisions.

- 1) The position regarding financing of the project should be clearly explained in the ECNEC meeting scheduled to be held on 28.11.91 when this project comes up for consideration.
- 11) The question regarding calling of tenders will be considered by the Board in the light of ECNEC decision on 28.11.91.

Action: Member(E).  
Dir.Khanpur  
Project.

4. Payment of escalation for steel bars against Contract No. 9343.

5548/781/91  
711/PBF

Decision.

As the Pakistan Steel Mills have confirmed that the requisite bars can be manufactured from 75 x 75 MM size billets, and the contractor is under contractual obligation to supply the bars, there is no justification for payment of escalation to the contractor. The request of the contractor was, therefore, rejected.

Action: Dir. PES.

- 49/781/91  
81/18M.
5. Para No.13 of the Audit report on the accounts of Central Government for the year 1976-77 regarding mis-appropriation of stores worth Rs. 28,93,982/00



Decision.

Since linking of the vouchers has not been possible inspite of repeated efforts, and the bank could also not supply copies of the vouchers due to loss of record in fire, and the stores were reportedly received & accounted for and there was no loss to the Authority, the Board condoned the linking of the balance amount of Rs.10,90,518/- due to non-availability of contract numbers on the debit advices.

Action: Dir. P&S.

6. Construction of Prime Minister's House Complex (package-I & II).

50/781/91

649/BF

Decision.

M/s. NESPAK may be asked to appear before the Board and justify their recommendations. They should also bring & produce before the Board the cases where such provision exists in the contract.

Action: Dir.Spl.Projects-I.

551/78/91

7. Acquisition of Revenue Estate Mohra Noor.

Decision.

The land and built up property

- 11 -  
of Revenue Estate Mohra Noor should  
be acquired simultaneously and  
immediately. The Notification for  
acquisition, which is reportedly ready,  
should also be issued immediately.  
Requisite funds will be provided.

Action: DDG(P).  
Dir.L&R.  
D.C. CDA.

- 5552/781/91  
712/BF.
8. Providing/replacement seamless pipe at  
Phase-I Pak Sectt.

Decision.

There is no justification for relegating  
the imposed penalty and ex-post facto

Contd....p/12

grant of extension in the completion period. The proposal was, therefore, rejected.

Action: DG(S).  
Dir.E&M(Maint.).

- 3003/78/91  
78/871
9. Allotment of sites planned for followers to philanthropist agencies.

The DDG(P) explained the history & background of the case. It was observed that the Prime Minister has appointed a Committee for Katchi Abadis. After some discussion, it was decided that consideration of the case may be deferred, and it should be presented before the Committee appointed by the Prime Minister.

Action: DDG(P).

- 5554/781/91  
78/Am
10. 1st appeal of Mr.Abdul Ghafoor, Ex-Deputy Director Estate Management against major penalty of compulsory retirement from service.

11. Revision of Rules for Residential plots  
in Islamabad.

Decisions.

a) Basement.

- (i) For detached houses, 100% area under the ground floor may be allowed for construction of basement.
- (ii) For attached houses upto a maximum of 75% area under the ground floor may be allowed for construction of basement, provided that 5' land on either sides of the plot is not used in the basement.
- (iii) External walls of the basement must be in concrete.
- (iv) If a bathroom or kitchen is provided

in the basement, the owner must provide mechanical disposal from basement to the upper level so that there is no possibility of back-flow in case of chokage of the sewer lines.

b). Supported Projections.

The proposal contained in the Summary i.e. that the projections on non-load bearing decorative columns, provided that the columns are not within the set backs, should not be counted in F.A.R., was approved.

c). Size of Porch.

One car porch upto 400 sq.ft., as provided in the 1985 Zoning Regulations, may be allowed on each plot in all sectors.

OR

Two car porches of 10' x 18' each, connected or detached, may be allowed on each plot in all sectors.

d). Parapet on roof.

Where there is approach to the roof,  
a 3' high parapet/fence must be  
provided by the owners.

Action: DG(Design).

12. Deposit of Fines imposed by the Senior Special  
Magistral, CDA in the CDA Fund.

Member(A) explained the case. After some  
discussion, the proposal contained in the  
Summary for crediting to the CDA Fund all  
fines imposed by the Senior Special  
Magistrate CDA under the various Laws,  
was approved by the Board.

Action: Member(A).

FA/Member.

D.F.A.

S.S. Magistrate, CDA.

13. Re-adjustment and delineation of road  
in Sector F-11 allotment of additional  
land to the allottees of affected plots.

The Summary submitted by Director PE&C was  
considered. After some discussion, following  
decisions were taken.

Decisions.

- 1) Since the sizes of these plots



have increased because of the replanning by the C.D.A. due to re-adjustment & delineation of road, the additional area upto 35 sq.yds. should be allotted/ allowed @ Rs.500/- per sq.yd. which is the current rate approved by the Govt.

- ii). The two additional plots, No.292-A and 299-A, should be put to auction.

Action: Dir. PE&C.  
D.E.M.-I.

558/781/91  
687/86

14. Consturction of 96 Nos. Category-V Flats for CDA employees in Sector G-9/2, Islamabad.

The proposal for construction of 96 Category-V flats for CDA employees in G-9/2 was approved by the Board. It was desired that the scheme should be processed expeditiously, and the designs & cost estimates should also be completed in anticipation of approval of the scheme by the Govt.

Action: DG(Design).  
Dir. PE&C.  
Dir. Works.

5559/781/91  
787/87

15. Construction of S.R. (N) (S) Blue area F-8/G-8.

Consideration of the Summary was deferred. It was

desired that a self-contained Summary containing views of the Finance Wing should be submitted for consideration in the next Board meeting.

Action: Dir. Roads.

5560/781/91  
681/DF.

16. Allotment of plot for construction of National Insurance Corporation (N.I.C.) Building at Islamabad.

The D.G.(Design) brought up the case file for allotment of plot to the N.I.C. After some discussion it was decided that the N.I.C. being a Federal Govt. agency, the plot measuring 285' x 144' (4608 sq.yds.) may be allotted at the rate of Rs.11,300/- per sq.yd. for 16 storey and Rs. 12,800/- per sq.yd. for 20 storey building.

Action: D.G. (Design).  
D.E.M-II.

5561/781/91  
681/DF.

17. Development of Sector I-16 for small plots.

Decision.

Sector I-16 should be planned and developed for small and low cost housing units most expeditiously. The DDG(P) should immediately undertake planning of the Sector and put up for approval of the Board within one month.

Action: D.D.G.(P).

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