

CAPITAL DEVELOPMENT AUTHORITY
(Directorate of Coordination)

No.CDA-1214/BM-Coord/2011/

Islamabad July 2011.

Subject:- MINUTES OF THE 15TH MEETING OF
CDA BOARD FOR THE YEAR 2011.

The 15th meeting of the CDA Board for the year 2011 was convened on Thursday, the 30th June, 2011 at 10.00 A.M in Room No. 006, Jinnah Convention Centre, Islamabad with the Chairman, CDA presiding.

2. The following were in attendance:-

- 1) Mr. Imtiaz Inayat Elahi,
Chairman, CDA. **In Chair**
- 2) Mr. Ibrar Shah,
Member (Engineering).
- 3) Mr. Tahir Shamshad,
Member (P & D / Estate).
- 4) Mr. Shaukat Ali Mohmand,
Member (Admin/Finance).
- 5) Mian Waheed-ud-Din,
Member Environment.

- 6) Dr. Raja Mustafa Hyder,
Secretary CDA Board.

3 The following officers were in attendance and participated:-

- 1) Mr. Ghulam Sarwar Sandhu,
D.G (Planning).
- 2) Mrs. Najma Azhar,
Director (HRD), CDA.
- 3) Mr. Zia-ur-Rehman Toor,
Dy. Financial Adviser-II.
- 4) Mr. Waqar Ali Khan,
Director (E.M-II), CDA.
- 5) Mr. Iqbal Ghulam Dawar,
Director MQC, C.E.Lab, CDA.
- 6) Ms. Naseem Qureshi,
Director Maintenance, CDA.
- 7) Mr. Khawar Saeed
Director (PMO)
- 8) Mr. Qasim Raza
Director (Accounts)

4. Chief Commissioner (ICT), Islamabad and Commissioner, Rawalpindi could not attend the meeting.

5. Meeting commenced with the recitation of "Bismillah" by Dr. Raja Mustafa Hyder, Secretary CDA Board.

6. The agenda items were taken up for discussion and following decisions were taken:-

9973/1214/BM/'11
30-06-'11/15TH

6.1 SECURITY ARRANGEMENTS AT ISLAMABAD
HELIPORT OF 6 AVIATION SQUADRON CABINET
DIVISION, ALLOTMENT OF 8 ACRES OF
ADDITIONAL LAND (PM DIRECTIVE).

DECISION

The Board examined the summary presented by Director General Planning and approved the allotment of 08 acres of land to Islamabad Heliport

of 6 Aviation Squadron, Cabinet Division for security arrangements. The land would be allotted / offered on the rate payable by Government Departments at the prevailing rate. CDA will not allow tall structures in the 62 acres area Buffer Zone adjacent to the landing strip, in order to facilitate the approach of incoming and outgoing Aircraft.

Action: D.G (Planning)

6.2 REVIEW OF UNJUSTIFIED DEMAND OF DUES IN PLOT NO. 36, I&T CENTRE, G-10, ISLAMABAD.

9974/1214/BM/'11
30-06-'11/15TH

DECISION

The summary was presented to the CDA Board by Deputy Financial Adviser-II and the Board agreed to the proposal in the summary that the restoration charges for Plot No. 36, I&T Centre, G-10 will be calculated as was in the case of Plot No. 26, I&T Centre G-10 by applying the up-dated premium on GPI basis and application of restoration fee, so that similar parameters are applied in both cases which are of an identical nature.

Action: D.F.A-II

represent the Authority in the same Board meeting. Lastly, the Board also directed that the proceedings of the Wafaqi Mohtasib in the matter be annexed with the summary whenever this item is taken up again by the CDA Board.

Action: Director (E.M-II)
D.D (Industrial Planning)

6.4 NOC FOR ESTABLISHMENT OF PETROL PUMP
ON KASHMIR HIGHWAY/MOTORWAY LINK
ROAD ISLAMABAD.

9976/1214/BM/'11
30-06-'11/15TH

DECISION

Director General (Planning) presented the summary to the CDA Board pertaining to the NOC for petrol pumps of Kashmir Highway / Motorway Link Road, Islamabad. The Board examined the issue and remarked that there is a ban on issuance of NOCs for CNG Pumps. However, the Board decided that pending NOCs for Petrol Pumps for which applications have already been received may be granted by the concerned Wing of CDA. The Board also directed that the policy for grant of such NOCs should be reviewed and a comprehensive presentation be given on the subject matter by the Planning Wing.

Action: D.G (Planning)

6.5 ASSESSMENT OF SUB DIVISION FEE.

9977/1214/BM/'11
30-06-'11/15TH

DECISION

Deputy Financial Adviser-II, presented the summary pertaining to the assessment of sub-division fee. The CDA Board heard the proposals of D.F.A-II and directed that the market value which is being

calculated for various properties in the Federal Capital be revisited. The Board however decided that in case of family transfer / sub-division of agro-farms, a Flat rate will be considered @ Rs. 1,00,000/- per acre. The Board remarked that this rate is justified and only applicable for cases where there is no commercial venture intended. It was further decided that the whole sub-division policy should be revisited by the Finance Wing and the Directorates of Estate Management-I & II.

Action: D.F.A-II
D.E.M-I
D.E.M-II

6.6 CONSTRUCTION OF CULTURAL COMPLEX PROJECT AT SHAKARPARIAN. (CABINET REFERENCE).

9978/1214/BM/'11
30-06-'11/15TH

DECISION

The matter pertaining to the construction of Cultural Complex project at Shakarparian was presented before the Board by Director (PMO) and it was decided that the scope of work of the project be limited in view of the present financial crunch. The Board approved the construction of a Cinema on modern lines but shelved the construction of the auditorium and amphitheatre on the following grounds:-

- i) The construction of Auditorium and Amphitheatre has become redundant and is not feasible given the close proximity of the Pak China Cultural Complex.
- ii) There are many conference centers and auditorium facilities in the city, which are ample to meet the present and future needs.

Hence the Board decided to review the scope of work of the remaining project and directed that the

scope of work be substantially reduced. Director (MPO) and Member (Estate) were nominated to negotiate with the contractor in this regard in the best interest of the Authority. The Chair directed that Director (PMO) should be more proactive in such matters in future.

**Action: Member (Estate)
Director (PMO)**

**6.7 PROPOSALS FOR THE STREAMLINING THE
IMPLEMENTATION OF DOUBLE ENTRY
ACCOUNTING AND FREE BALANCE SOFTWARE.**

9979/1214/BM/'11
30-06-'11/15TH

DECISION

Director (Accounts) presented the proposals for streamlining the implementation of double entry account and free balance software as laid down in the summary. The Board in principal approved the proposals presented in the summary as under:-

- i) Transfer of "Divisional Accounts Preparation" & "DDO Function" to Accounts Directorate.
- ii) Creation of "IRMIS DATA ENTRY SECTION".
- iii) Creation of Pay & Audit-III Section.
- iv) Return of Administrative Control of Divisional Accounts / Audit Officers of Accounts Directorate.

The Chair further decided that the approval will only be final after the proposals have been studied in detail by a committee comprising of the following officers of the Authority:-

- i) Member Administration.

- ii) F.A / Member.
- iii) Director (Accounts).
- iv) Director (Audit).

The Chair further directed that a PERFORMANCE REPORT be submitted to the Secretary CDA Board for presentation in one of the next Board meetings to judge the efficacy of this system, IF & WHEN the same is implemented subject to approval of the Scrutiny Committee.

Action: Member (A)
F.A / Member
Secretary CDA Board
Director (Accounts)
Director (Audit)

9980/1214/BM/'11
30-06-'11/15TH

6.8 RESTORATION OF OLD REVENUE PATH PROVIDING ACCESS TO UN ACQUIRED AREA ON THE EASTERN SIDE OF PLOT NO. B-5/A, P&V SCHEME NO. II PARK ROAD, ISLAMABAD HARD NO. 35761-G/2010 (IN THE SUPREME COURT OF PAKISTAN) (SUPREME COURT CASE).

DECISION

The matter of restoration of old revenue path providing access to un acquired area on the eastern side of Plot No. B-5/A, P&V Scheme No. II, Park Road, Islamabad presently in the Honourable Supreme Court of Pakistan was presented before

the Board by Director General (Planning). The Board directed that negotiations be commenced with the 09 applicants and a slide / location map showing the actual position of the area be shown to the CDA Board in one of the next Board meetings. The Chair further directed that a site visit be arranged for him by Planning Wing in order to facilitate the Chairman, CDA in reaching a pragmatic and just decision in the matter. The item deferred for the time being.

Action: DG (Planning)

**6.9 SCHEDULE OF WATER TESTING FEE RATES
AND CONSULTANCY CHARGES FEE OF WATER
TESTING LAB.**

9981/1214/BM/'11
30-06-'11/15TH

DECISION

The summary was presented by Member Engineering. The Board approved the schedule of water testing fee rates and consultancy charges fee of Water Testing Laboratory of CDA as laid down in the summary.

**Action: Member (Engineering)
Dy. Financial Adviser-II
Director MQC, C.E. Lab.**

6.10 PURCHASE OF LAND FOR REGIONAL TAX OFFICES IN ISLAMABAD. (CABINET REFERENCE).

9982/1214/BM/'11
30-06-'11/15TH

Director General (Planning), explained to the Board that Federal Board of Revenue has requested for the

- iii) Total covered area of the project.
- iv) Use wise break down of the covered area.
- v) Funds presently available for the project.
- vi) Approved PC-1 of the project.
- vii) Approval of the Prime Minister of Pakistan.

He placed the case before the Board for consideration and approval.

DECISION

D.G (Planning), presented the summary pertaining to the purchase of land for Regional Tax Office in Islamabad. The Board approved the allotment of Plot No. 21-B measuring 2791.66 square yards in Mauve Area G-9/1 to Federal Board of Revenue for Regional Tax Office in Islamabad @ to be determined by Finance Wing CDA subject to fulfillment of codal formalities as laid down in the summary.

**Action: F.A / Member
D.G (Planning)**

6.11 MINUTES OF THE MEETING OF ASC HELD ON 01-03-2011.

**6.12 POLICY FOR DISPOSAL OF LEASE / LICENSES
FOR NURSERY PLOTS. (PAC MATTER).**

9983/1214/BM/'11
30-06-'11/15TH

DECISION

The Board examined the draft policy for disposal of Nursery plots in Islamabad which was presented to the PAC in its meeting held on 25-06-2011 and

approved the same. However implementation of the subject draft policy will only be done after the observations of the Public Accounts Committee have been obtained on the matter which would aid the CDA Board in finalizing the matter in line with the aspirations of the PAC.

Action: Member (Env't)
 Member (P&D)
 F.A / Member

6.13 REQUEST FOR ENHANCEMENT OF NUMBER OF STOREY, COVERED AREA AND CHANGE OF USE OF THE PLOT NO. 10 LEASED OUT FOR TEA HOUSE QADRIA MARKET, G-7/3-4, ISLAMABAD.

6.14 RELAXATION OF UPPER AGE LIMIT FOR REGULARIZATION OF CONTRACT SERVICE. (Mst. FARAH BANO).

6.15 TRANSFER OF PLOT NO. 76, 77, 88 & 89 IN SECTOR H-11/4, ISLAMABAD TO NESCOM / SPD.

Due to paucity of time the above three items i.e. Item No. 6.13 to 6.15 could not be discussed.

6.16 RELEASE OF SECURITY DEPOSIT TO THE CONTRACTOR (WAFAQI MOHTASIB CASE).

9984/1214/BM/'11
30-06-'11/15TH

DECISION

Director (Maintenance), presented the summary pertaining to the release of security deposit to contractor Mr. Muhammad Arshad Naseem

Chaudhary of M/s Engineering and Construction Services in which he had lodged a complaint to Wafaqi Mohtasib (Sectt), Islamabad regarding delay in refund of security deposit amounting to Rs. 1,30,799/- for the work of cleaning / operation and janitorial services of Faisal Masjid. The Wafaqi Mohtasib held a hearing of the subject case and decided that the CDA Board may regularize the Audit objection against the CDA Management as well as releasing the security deposit to the contractor within the next 30 days under intimation to the Wafaqi Mohtasib. Therefore, the Board decided to regularize the Advance Para No. 139 of the Audit Officer and directed that the security deposit of Rs. 1,30,779/- be released to the contractor.

Action: Director (Maint)

**6.17 WITHDRAWAL OF THE CDA BOARD DECISION
ALLOWING ENCASHMENT OF UN-AVAILED
LEAVE WITH ALL ALLOWANCES TO ITS
EMPLOYEES. (CABINET REFERENCE).**

9985/1214/BM/'11
30-06-'11/15TH

DECISION

The CDA Board heard the views of Director (HRD) and also took note of Cabinet Division's advice on the matter for withdrawal of CDA Board decision allowing encashment of un-availed leave with all

allowances to its employees which was considered in the CDA Board meeting held on 23-07-2008. It was decided that Circular No. CDA-8(10)/HRD/08/Sec-III/120, dated 06-01-2011 issued by Human Resource Development Directorate stands withdrawn with immediate effect.

Action: Director (HRD)

6.18 POLICY FOR ESTABLISHMENT OF PRIVATE UNIVERSITIES IN ZONE-IV OF ISLAMABAD.

6.19 NON-ADHERENCE OF GOP APPROVED PEC BUILDING PROCESS.

Due to paucity of time the above two items i.e. Item No. 6.18 to 6.19 could not be discussed.

6.20 ISSUANCE OF FINAL NO OBJECTION CERTIFICATE (NOC) FOR DEVELOPMENT OF OVERSEAS PAKISTANIS FOUNDATION (OPF) HOUSING SCHEME IN ZONE-5, ISLAMABAD.

9986/1214/BM/'11
30-06-'11/15TH

DECISION

Director General (Planning), presented the summary for the issuance of NOC for development of OPF Housing Scheme in Zone-V, Islamabad. The Board approved the proposal as presented in the summary and directed that the NOC be granted to OPF as they have fulfilled the necessary formalities in this regard. However, the NOC will be subject to the terms and conditions as laid down in the summary.

Action: D.G (Planning)

6.21 RESTORATION OF PLOT – OPF BOYS COLLEGE
& HOSTEL PLOT IN H-8/4, ISLAMABAD.

9987/1214/BM/'11
30-06-'11/15TH

... explained to the

DECISION

Director Estate Management-II, presented the case before the Board along with Deputy Financial Adviser-II. The Board in principle agreed to the restoration subject to the fulfillment of all codal formalities and payment of necessary charges / dues as calculated by the Finance Wing. It was further agreed that these charges can not be condoned by the Authority under any circumstances. The item will be taken up in one of the next Board meetings to explain why the position of CDA was not explained in the meeting held with the Cabinet Secretary on 16-09-2010.

**Action: Director (E.M-II)
D.F.A-II**

NON-AGENDA ITEMS

(I) AUSTERITY MEASURES.

9988/1214/BM/'11
30-06-'11/15TH

DECISION

The CDA Board decided that w.e.f. 01-07-2011, the Members of the CDA Board and Secretary CDA

Board will host one lunch turn by turn in every successive meeting out of their own pocket in order to curtail unnecessary expenditure of the Authority. The Board hoped that this step would set precedence in curbing non-essential overheads of the Authority. Administration Wing will no longer be financially responsible for arranging lunches during the Board meetings. However, they still will be responsible for providing the same to the CDA Board on the stipulated time and date. This directive will not be applicable to light refreshments and tea served during the Board meetings.

Action: F.A / Member
Member (Admin)
Secretary CDA Board
Director (Admin)

**(II) REGULARIZATION OF DAILY WAGES SERVICE
OF M/S HAZRAT YOUNIS AND SYED IBRAR
SHAH AS WAITER (BPS-04) BEFORE
COMPLETION OF THREE YEARS TENURE AS
SPECIAL CASE.**

9989/1214/BM/'11
30-06-'11/15TH

DECISION

Director (HRD) presented the summary pertaining to regularization of daily wages service of M/s Hazrat Younis and Syed Abrar Shah in BPS-4 before completion of 03 years service as a special case. The Board remarked that both the waiters are well groomed, experienced and presentable. They are eager workers, always ready to answer the call of duty with a smiling face, be it night or day. They have shown good character and do not bear any antecedents. Therefore, the Board decided to regularize the services of M/s Hazrat Younis and Syed Abrar Shah as Waiters (BPS-4) with immediate effect.

Action:- Director (HRD)