

Minutes of the 7th meeting of 1991
of C.D.A. Board.

The Board meeting was held on Monday the 23rd September, 1991 at 10.30 A.M. in the Conference Room of the Capital Development Authority. The following attended:-

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| 1. Mr. Farid ud Din Ahmad,
Chairman. | - In chair. |
| 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. Scwhani,
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. Director, Public Relations.
4. Director, W&S (Dev.).
5. Director, Roads.
6. Director, Audit & Accounts.
7. Director, Estate Management-I.
8. Director, Estate Management-II.
9. Director, Regional Planning.
10. Director, PE & Costing.
11. P.S.O. to the Chairman.

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

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

6. Progress of implementation of the decisions taken in the 5th and 6th meetings was noted, and following decisions were taken:-

Decisions.

i) Fresh Summaries in respect of the following items, appearing at S.Nos.12&14 of the minutes of the 5th Board meeting held on 28th July,1991, should be put up in the next Board meeting.

(12) Para No.13 of the audit report on the accounts of Central Government for the year 1976-77 regarding misappropriation of stores worth Rs.28,93,982/-

FA/Member.
Action: Dir. Procurement & Stores.

(14) Enhancement of Fixed T.A.

Member (A).

ii) It was observed, Rs.20.00 million were provided in the 1991-92 budget for Training of Nullah in 7 Series Blue Area (item No.1(xviii) of the minutes of 6th meeting held on 21st August,1991) on an undertaking that it would be recovered from the receipts of reclaimed land. The matter was considered, and it was decided that the reclaimed land should be planned as commercial area and should be auctioned.

Action: DG(D)
DDG(P)
DEM-2.

iii) It was decided that the Reserve Price of land for

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Institutions in the Blue Area should be revised and a summary should be put up in the next Board meeting by Member^F(P).

Action: Member (P)

- iv) It was decided that construction of road in Islamabad Park should be eliminated from the scheme and no expenditure should be incurred unless the total comprehensive scheme to be submitted in accordance with the decision under item No.1(XIX) of the minutes of 6th meeting held on 21st August, 199 is approved.

Action:- DG (Services)

&
Dir. Accounts.

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. Grant of NOC for establishment of Agro-Farms - Request of M/s. NEE Farms of Rawalpindi.

D.G. (Services) explained the case. After some consideration, following decision was taken:-

Decision.

Since the area is outside the Islamabad Park boundry, N.O.C. to the proposed farm scheme may be issued after the following basic conditions have been fulfilled.

- a) The sponsors should confirm and authenticate availability of water

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in the area.

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- b) The sponsors should undertake to provide satisfactory sewerage disposal, for which definite proposals/scheme should be submitted.
- c) Construction of covered area would be allowed to a maximum of 2000 Sft.

Action: D.D.G.(Planning).

2. Allotment of land for Motel - Wafaqi Mohtasib case.

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The Director Regional Planning explained the case. After some discussion, following decision was taken:-

Decision.

Since the complainant did not accept the offer made by the CDA, after re-examination of the case as desired by the Wafaqi Mohtasib, and in view of the current policy of the Authority for disposal of Motel plots through auction, revival of the offer of allotment does not merit consideration. The Wafaqi Mohtasib Sectt. may be informed accordingly.

Action: Dir.Reg.Plg.

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3. Exchange of Commercial plot in Diplomatic Enclave-II with a commercial plot of equal size in a Developed Sector.

Decision.

Since the development of the area is already ^{not} in hand, the exchange of plot can be allowed.

Action: D.E.M. II

4. Construction of M.R.II in Sector G-10, Islamabad.

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Director Roads explained the case. It was stated that the route adopted by the contractor for transportation of earth from the specified "Borrow" area was along the roads constructed at that time, and other roads were constructed thereafter. It was observed that the route followed by the contractor has not been mentioned in the M.B. and is being confirmed at a subsequent and later date, which would certainly result in Draft Para. The Member (E) pointed out that a fair decision can be taken after the entries in the M.B. have been carefully examined. Consideration of the Summary was therefore, deferred. Member (E) would examine the M.B., and thereafter a fresh Summary would be put up for consideration in the next Board meeting.

Action: Member (E)
Dir. Roads

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5. Disposal of Residential Plots through Auction

Decisions.

- i) The Land Disposal in Islamabad Regulation, 1988 may be amended by increasing the General Public quota from 35% to 65% for plots of more than 200 Sq.Yds. 50% of these plots should be allotted by ballot, and the remaining 50% by public auction.
- ii) All available residential plots in sectors upto and including 10 Series should be put to public auction.
- iii) Decision about the available plots in Sector F-11 would be taken after a decision on the Summary submitted to the Cabinet Division is received.

Action: Member (A)
DEM-I.

6. Permission to avail official transport to the families of CDA officers/staff residing in Simly Dam Colony.

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7. Simly Dam - second Tier Monitoring Services.

1 the Summary

taken.

Decision.

A new agreement may be executed with WAPDA for a period of three years on the basis of the proposed revised rates.

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

8. Construction of Prime Minister's House Complex (S.H. Roads, foot path, Retaining walls and Box Culverts etc.).

Member(E) explained the case. In view of the position explained in the Summary, the Board agreed that the contractor's plea is not justified and cannot be accepted.

Action: Dir. Sp. Projects.

9. Regularization of plot No.299, D-12/1 in the name of legal heirs.

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observed that since the allottee could not establish his eligibility to apply for allotment of plot against the "Federal Govt. Servants" quota, the allotment should not be regularized. After some consideration the proposal to regularize the allotment in the name of heirs was rejected.

Actm: DEM-I.

10. Request of allotment of plot No.1-E North Blue Area F-6, Islamabad for (1) Approval of plans of 16 storey building over and above the basement (2) Re-imbursement of cost of land measuring 1777.7/9 Sq.Yds, and (3) Re-imbursement of cost of 1950 Sq.Yds. of land left uncovered for parking and circulation.

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Decisions.

- 1) As Mrs. S. Taj Imam did not give a comprehensive proposal in response to CDA's letter dated 19.11.81 and only submitted a sub-division plan, and also did not raise the issue of high rise

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construction for about 10 years,
the present agitation is an after
thought and cannot be accepted.

- ii) Permission for high rise construction
could have been considered on such
a sub-divided portion found suitable,
within the planned zoning constraints
of the area if a comprehensive plan
had been submitted alongwith the
sub-division plan. It can not be
allowed at this belated stage after
10 years on this sub-divided plot(1-E).
- iii). The completion plans submitted by
her on 26.7.90, for 2 storey buildings
may be considered for approval.
- iv) The question of reduction in the area
of plot is already settled by the
Wafaqi Mohtasib. The payment has also
been made by the allottees for the
reduced area.
- v) The claim for the area of set backs,
which is a basic requirement and
had been clearly intimated to her, is
also not acceptable.

Action:- DG(D)
DEM-II.

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11. Fixation of the Revised Daily Wages Rates for skilled and un-skilled labour in CDA.

Director PEAC explained the case. The following revised daily wages rates in CDA were approved by the Board.

<u>Category of workers.</u>	<u>Approved rates.</u>
1. Labour, Chowkidar, Helper (un-skilled)	Rs. 45/-
2. Mate.	50/-
3. Painter, Decorator, Vulcanizer, Upholster, Blacksmith, Welder, Carpenter, Machinist.	65/-
4. Electrician	65/-
5. Mechanic (Vehicle)	73/-
6. Mechanic (Plant & Machinery).	80/-
7. Operator, construction machinery.	80/-
8. Unit Supervisor	80/-
9. Operator, excavating machinery.	107/-

Actin: Dir. PEAC.