CAPITAL DEVELOPMENT AUTHORITY (SECRETARIAT)

No. CDA-839/BM-Coord/95

Islamabad, May 30, 1995.

Subject:- MINUTES OF THE 14TH MEETING OF THE CDA BOARD FOR THE YEAR 1995 HELD ON 29TH MAY, 1995 (MONDAY) AT 9.30 A.M.

The 14th meeting of the CDA Board for the year 1995 was held on 29th May, 1995 (Monday) at 9.30 A.M. in the Chairman's Office, Executive Block, CDA Headquarters, Islamabad.

- The following attended the meeting:-
 - 1. Mr. Shafi M. Sewhani, In Chair Chairman, CDA.
 - Mr. Jaffar Raza, Member(E), CDA.
 - Mr. M. Hamid Hassan, Member(A), CDA.
 - Mr. Shabbir Ahmad Dahar,
 F.A/Member, CDA.
 - Mr. Abdul Wahid Shahid, Secretary, CDA Board.
- 3. Commissioner Rawalpindi Divisior, Rawalpindi and Chief Commissioner ICT, Islamabad could not attend the meeting due to their pre-occupation in other official assignments and intimated their regrets to attend the meeting, over telephone.
- 4. The meeting started with the recitation from the Holy Quran.

- 5. The minutes of the 13th meeting of the CDA Board held on 14th May, 1995 were presented before the Board which were confirmed by the Chairman, CDA with the consent of other Board Members.
- 6. The progress on the implementation of the decisions taken in the last meeting held on 14th May, 1995 could not be reviewed due to time constraint.

RESUME OF DECISIONS TAKEN ON AGENDA ITEMS OF THE CURRENT BOARD MEETING

- 7. After review, the CDA Board took up items included in the agenda of the current Board Meeting for discussion and decision one by one. Brief account of discussion/deliberations held and decisions taken are summarised below:-
 - 7.1 Refund of payment deposited against the cost of land for Community Centre at F-6/2, and one Technical Training Centre F-7/4, Islamabad.

6073/839/95 724/BF dt: 29-05-1995

Decisions

- a) The principal amount of Rs. 1,68,445.00, received in CDA may be refunded through a cross cheque in favour of Pakistan Christian Association.
- b) The two sites previously allotted may be withdrawn if not done so far and their possession be resumed, immediately.

Action: DEM-II.

7.2 Allocation of two sites for establishment of Telegraph Office in Model Village Noorpur Shahan, & Margalla Town, Islamabad.

<u>6074/839/95</u> <u>737/BF</u> dt: 29-05-19

ecision

the allocation of two sites measuring 500 sq. yards
djacent to a plot for Maternity Home at Noorpur Shahan
and a site measuring 333.33 sq. yards in Shopping
tentre, Bazar No. 1, Model Village Margalla Town
tere approved for the allotment to Pakistan
Telecommunication Corporation for the establishment
of telegraph offices.

Action: Addl. Dir(RP)
Cost Accountant.

7.3 Utilization of acquired land adjacent to Sub Urban Centre Humak for residential purposes.

6075/839/95 737/BF dt:29-05-1995

De :ision

The two vacant pockets measuring 90 acres approximately adjacent to the Model Village Humak, may be utilized for planning additional housing/residential plots as extension of Model Village Humak to provide more housing failities in the area.

Action: Addl. Dir (RP).

7.4 Second alighment of Chairlift from Dhoke Jevon to Chowki.

6076/839/95 737/BF at: 29-05-1995

ecisions

- The proposal for alignment of a Chairlift from

 Dhike Jevon to Chowki and conduction of

 pre-feasibility study by M,'s Girak was not

 agreed to.
- Mr. Saadullah Khan Zimri, DEM-II and Mr.

 Muhammad Iqbal Noori, Deputy Director (RP-II)

 should ensure their appearance/witness on the

 next date of hearing as and when fixed in the

 court of Senior Civil Judge, Islamabad, in

 civil suit filed by M/s Hill Top against CDA.

 Both the officers should also submit compliance

 report for the information of the Chairman.

Action: Dir. MPC
DEM-II.
Director Law.
DD(RP-II)

7.5 Permission for advertisement of the Housing Scheme proposed to be launched by T&T Employees Cooperative Housing Society, Islamabad.

6077/839/95 ' 737/3F 2t: 29-05-1995

Decision

In order to avoid any legal complications involved, the case may be sent to Mr. A.G. Ch. Legal Adviser, CDA for his advice and the case may be resubmitted for consideration by the CDA Board.

Action: Director (UP)

7.6 Payment of compensation of built-up property/wells of /illage Suban Sayyedan as per DC, CDA order dated 30-3-1995.

6078/839/95 750/BF at: 29-05-1995

Decision

The consideration of the summary was pended for want of more information.

Action: Director Lands.

7.7 Revision of Transfer Fee.

6079/839/95 729/BF dt:29-05-1995

ecision

more .
In order to generate/funds required for the development
of Islamabad, the following transfer fee on various
slaps/number of transfer basis will be charged w.e.f.

S	.No. Land ses	TRANSFER FEE PER SQ.YD.		
		Ist Transfer	2nd Transfer	3rd Transfer
		(Rs.)	(Rs.)	(Rs.)
1	. Residen ia plots	40.00	80.00	130.00
2	. I&T Cen re	70.00	140.00	260.00
3	. Class-I I Shopping Centre	70.00	140.00	260.00
4	. Class-I Shopping Centre	110.00	220.00	360.00
5	. Class-V Shopping Centre	140.00	280.00	- 460.00
6	. Blue Area (. innah Avenue)	200.00	400.00	640.00

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	1				
7.		ion in I&H			
i,	series	Lot :.	25.00	50.00	75.00
. 8.	Industr	il olots.	30.00	60.00	100.00
9.	Industr Kahuta	il plots at	10.00	20.00	30.00
10.	Shops a managed	Shop-cum-flats DMA	70.00	140.00	260.00
11.	Residen Agro-vi	ial plots in lages	15.00	30.00	50.00
12.		al plots in Centre.	25.00	50.00	75.00
13		il Plots villages.	45.00	90.00	150.00
14.		il Plots in i Contre	60.00	120.00	200.00
15.	Agro-Fa Vegetab	ing/Poultry & plots	8,000.00 (per acre)	16,000.00 (per acre)	26,000.00 (per acre)
. 16.	Motel i	National Park Area	30.00	60.00	100.00
17.	Flat in	1-8, 2-Rooms	1,200.00 (Per flat)	2,400.00 (per flat)	4,000.00 (Per flat)
	Flat in	1-8, 3-Room	2,000.00 (Per flat)	4,000.00 (per flat)	6,500.00 (per flat)
18.	Sector	-11			. (per riae)
	a) Who	e-sale	70.00	140.00	260.00
	b) Meci	unical Section	70.00	140.00	260.00
	c) Gode	n Section/Truck sta	nd 25.00	50.00	75.00
	d) Co1	Storage/Ice Factory	70.00	140.00	260.00
19.	other th		140.00	280.00	460.00
20.	Transfer within family (Token e) a) Transfer within family		To maintain the existing rates, which are in vogue.		
	(will	/husband/children/	1 000 00		
	b) Inc	sion of names of		on each transf	
	c) Tran	er/sister. fer of full or part	2,000.00	on each transi	fer
	sna!	in favour of er/sister	2,000.00	on each transi	
21.	Cha: (e	e of title of the			
	Proj		2,000.00	for each case.	

7.8 Restoration of covered area area according to cost received and withdrawal of unlawfully imposed surcharge of Rs. 28,59,634.50 etc.

6080/839/95 724/BF dt:29-05-1995 7.9 Aiction-Plot measuring 62 acres near lawal Town.

6081/839/95 724/BF at:29-05-1995

lecision

The case may be referred to Mr. A.G. Ch., Legal Adviser, of the CDA for his legal opinion, before the case is considered by the Board.

Action: DEM-II.

7.10 Allotment of plot to Mrs. Hamida Begum W/O Mr. Ikram-ul-Haq.

6082/839/95 723/BF at: 29-05-1995

Decisions

a) The Board was of the opinion that the H.W.M.'s findings are not sustainable on merit. However, keeping in view the special nature of the case

Contd...P/13.

and H.W.M. recommendations, it was decided that a plot of the same size may be offered to Mr. Ikram-ul-Haq, the husband of the complainant who was a Federal Government employee as per his application No. 90596 so that the quota system of the scheme is not violated.

b) Before an offer letter is issued on the above lines, the H.W.M.'s consent may be obtained in the first instance.

Action: DEM-I

7.11 Allotment of residential plots to the Members of the Quaid-e-Azam University Staff Housing Society or permission to develop a housing scheme on land measuring 300 acres located with the allotted land of the Quaid-e-Azam University.

6083/839/95 737/BF at: 29-05-1995

Decision

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In case QAU Staff Housing Society gets the Government

permission for the development of a private housing

scheme for the staff working in the University over the

land owned by the Quaid-e-Azam University, CDA will

have no objection for the floating of the said private

residential scheme subject to the following conditions:-

- a) Plots will only be allotted to the staff of the Quaid-e-Azam University exclusively.
- b) Development work in respect of various services to be laid will be executed by the CDA as deposit work.

Action: D.D.G.(P)

7.12 Non-Agenda items

a) Hiring of House No. 5, St. 32, F-8/1, as CDA's Guest House.

6084/839/95 727/BF at: 29-05-1995

Decision

House No. 5, St. 32, F-8/1, may be hired as CDA's Guest House @ Rs. 30,000.00 per month with one year's advance w.e.f. 1-7-1995. The necessary formalities such as payment of advance and execution of agreement may be arranged, immediately.

Action: Dir. Admin.

6085/839/95 755/BF dt:29-05-1995

b) Auction of Margalla Launch at Simly Dam.

W&S(Dev) and following decision was taken:-

Decision

The proposal of auction of Margalla Launch at Simly
Dam was not agreed to.

Action: Director W&S(Dev).

Allotment of alternate plot in lieu of Plot No. 196, Sector E-12/1, Islamabad.

6086/839/95 723/BF 4t:29-05-1995

<u>Decisions</u>

- i) Allotment of a plot of the same size in Sector G-11 in lieu of Plot No. 196, Sector E-12/1, was agreed to as a special case.
- The ownership of Plot No. 196, Sector E-12/1 will be reverted back to the CDA.

Action: DEM-I.

Planning, designing, construction and supervision of decorative ceiling and other art work in the National Assembly Hall.

6087/839/95 728/BF dt:29+05-1995

Decisions

i) To ensure timely completion of the work awarded, necessary funds out of the Government Grant, already available in CDA may be allocated immediately so that AA&ES could be issued.

ii) A revised PC-I as and when the cost over run is observed, may be prepared and got approved by the Government on actual cost basis.

Action: D.D.G(W-I)
D.F.A.

e) Restoration/conversion orders in respect of Plot No. 13, Markaz G-8, Islamabad.

6088/839/95 724/BF at: 29-05-1995

Decisions

i) As recommended by Member(A) in para 10 & 11 of the report, the withdrawal of CDA's Letter dated 13-12-94

was revived by cancelling CDA's letter dated 12-1-1995, on the subject.

The outstanding conversion charges of

Rs. 26,77,790.00 may be recovered in four

quarterly instalments with delayed payment

charges.

Action: DEM-II.

8. The meeting concluded with a word of "thanks" to the Chair.