

CONFIDENTIAL

CAPITAL DEVELOPMENT AUTHORITY
(Directorate of Coordination)

No.CDA-1206/BM-Coord/2011/ Islamabad April 2011.

Subject: - 8TH SPECIAL BOARD MEETING FOR THE YEAR-2011.

The 8th Special Board Meeting of the CDA Board for the year 2011 was convened on Monday, the 28th March, 2011 at 11.30 A.M in Room No. 6, Jinnah Convention Centre, Islamabad with the Chairman, CDA presiding.

2. The following were in attendance:-

- 1) Mr. Imtiaz Inayat Ellahi,
Chairman, CDA. In Chair
- 2) Mr. Saeed-ur-Rehman,
Member (Finance), CDA.
- 3) Mr. S.M. Farooqi,
Member (Estate).
- 4) Mr. Abdul Jabbar Malano,
Member (Engineering).
- 5) Mr. Tahir Shamshad,
Member (Planning & Design).

6) Mr. Shaukat Ali Mohmand,
Member Administration.

7) Dr. Raja Mustafa Hyder,
Secretary CDA Board.

3 The following officers were in attendance and participated:-

1) Mr. Ghulam Sarwar Sandhu,
D.G (Planning), CDA.

2) Malik Aulya Khan,
D.D.G (Environment-I), CDA.

3) Mr. Waqar Ali Khan,
Director Estate Management-II, CDA.

4) Dr. Fahad H. Aziz,
Director (Audit), CDA.

5) Mr. Irfan Azim Khan,
Dy. Director (Parks), CDA.

4. Chief Commissioner (ICT), Islamabad and Commissioner, Rawalpindi or their designated representatives were not present in this meeting.

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

6. Due to paucity of time and the dynamics of the agenda item, the Chairman, CDA restricted this Special Board Meeting to only one following agenda item:-

9929/1206/BM/'11
28-03-'11/8TH

6.1

ISSUES PERTAINING TO NURSERIES AND
LEASING OF NURSERY PLOTS.

DECISION

The Board was informed that during 1970s some land on the National Park Road and Kurri Road was leased out to different persons for establishing Plant Nurseries to cater

for the Horticultural needs of the growing Capital. The lease was initially granted for a period of twenty years **extendable for another term**. At the expiry of the first lease period the Nursery owners applied for the extension of their leases as per the relevant clause of the agreement. However, the lease was extended for only 10 years due to proposed extension of National Park Road because the Nurseries were located in the Right of Way of Park Road. At expiry of 10 years they again requested for further extension, the CDA Board however did not agree to their request on the grounds that the widening of the National Park Road was on cards. However the lease was converted to License. After the extension of Park Road in 2007 the Nursery owners again approached to CDA seeking the extension of lease due on part of CDA as per original lease agreement. The CDA Board considered their requests on following grounds:-

- i) The National Park Road had been widened and there was no proposal for its further extension in the near future.
- ii) The contribution made by these Nurseries for the last 40 years towards the beautification of the city and introduction of plants of various species to add to colors to the capital was acknowledged.
- iii) It was also considered that unlike the Nurseries located at Peshawar More, which were only retail traders, these Nurseries were the real plant producers / growers.
- iv) Most of these Nursery owners were even willing to invest a large amount of money on setting up tissue culture labs in their

Nurseries to start the production of plant species which were difficult to produce through normal modes of propagation. The investment of such magnitude could not be made on the land which is on yearly license basis.

- v) The tissue culture labs established by the Government Agencies are only working on production of crops and fruits etc. None of these labs are producing the ornamental plants therefore, proposals from private parties to establish the tissue culture labs exclusively for ornamental plants was given special consideration.
- vi) The Authority will earn a handsome amount from the lease extension fee of these Nurseries.
- vii) The past experience of CDA in retrieval of land after expiry of lease in case of brick kiln plots in the vicinity of Kurri Road resulted in litigation. Even till date CDA has not been able to resolve this issue.
- viii) The extension of lease (2nd term) was permissible as per the terms and conditions of lease agreement but CDA did not grant the same for the full term as per relevant clause. Rather only a ten year extension was granted by the Authority.

Keeping the above factors in view, it is evident that CDA had in good faith and intention considered the request of Nurserymen as a case of "Lease Extension" and processed it as such. However, considering also the reservations expressed by the Honorable Members of the PAC and their directions in various meetings, a special Board meeting was convened and the Board decided to

withdraw the grant of lease to the 08 Nurseries in question and revert them back to their license status.

It was further decided that in line with the directions of the PAC, a uniform policy for disposal / lease of Nursery plots would be formulated. Special emphasis would be put on the aspect of transparency in the disposal of all pieces of land meant for Nurseries. In this regard a draft policy proposal will be put up by Member (Environment) in consultation with Member (Planning & Design) and F.A / Member within one month.

Detail of 52 Acres 3000 Square Yards land leased / licensed for development of Nurseries in Islamabad.

The following land was leased / licensed to 24 Nurseries/ Government Institutions in the following manner:-

- i) Out of 23 plots, 03 have been leased out to the NCRD (National Commission for Rural Development) measuring 3 acres and 3000 square yards.
- ii) Two plots measuring 02 acres and 05 acres each have been given on license basis to the Forest Division, Government of Punjab. Both the plots are un-developed ever since.
- iii) 08 plots measuring 19 acres have been accorded lease extension on Park Road (the Board in its recent meeting converted these leases into license). However one plot measuring 05 acres which is exclusive of the above mentioned plots was leased out in 1985 for 33 years and the lease is valid till 2018.

- iv) 10 plots measuring 20 acres have been given out on annual license basis.

Action: Member (Estate)

Member (Envt)

F.A / Member

Member (P & D)

Director (E.M-II)

Dy. Director (Parks)

7. The meeting concluded with a word of thanks to and from the Chair.