

CONFIDENTIAL

**CAPITAL DEVELOPMENT AUTHORITY
(SECRETARIAT)**

Islamabad, May , 2000.

No. CDA-923/BM-Coord/2000

Subject:

**MINUTES OF THE 6TH BOARD MEETING OF THE CDA
BOARD FOR THE YEAR 2000.**

The 6th meeting of the CDA Board for the year 2000 was held on Thursday, May 18, 2000 at 11.00 A.M. in the Conference Room, Executive Block, CDA Headquarters, Islamabad.

2. The following attended:-

1. Mr. Khalid Saeed,
Chairman CDA/Chief Commissioner ICT. In Chair.
2. Mr. Masud Muzaffar,
F.A/Member.
3. Mr. Sohail Ahmad,
Member (A).
4. Mr. Abdus Salam Khan Wazir,
Member (E).
5. Mr. Maqbool Elahi,
Member (P/D)
6. Mr. Abdul Ghafoor Dogar,
Secretary CDA Board.

3. The following were also present:-

- 1) Mr. Muhammad Rafiq Ahmad,
Consultant (Engg).
- 2) Mr. S.A.M. Wahidi,
Consultant (Law)

- 3) Mr. Imtiaz Inayat Elahi,
Director General (Env)
- 4) Mr. Mohiuddin Jameeli,
Director General (Services)
- 5) Major (R) Tayyab Iqbal,
Director Revenue
- 6) Mr. Ahmad Junaid Karim,
Director Special Projects.
- 7) Mr. Nadeem Akbar Malik,
DEM-II
- 8) Mr. Shafiq Ali Siddiqui,
Director (RP)
- 9) Mrs. Shaista Sohail,
Director L&R.

ARMY MONITORING TEAM

- 10) Lt. Col. Nadim Ahmar.

4. Commissioner Rawalpindi Division, Rawalpindi could not attend the meeting due to other official assignments.
5. The meeting started with recitation from the Holy Quran.
6. The Board confirmed the minutes of the 5th Board Meeting held on 22-04-2000.

Implementation of decisions taken in 3rd Board Meeting held on 7-3-2000 and 4th Board Meeting held on 28-3-2000.

7. The progress and implementation of the decisions taken in the 3rd Board Meeting held on 7-3-2000 & 4th Board Meeting held on 28-3-2000 was explained by the Secretary CDA Board. The Chairman desired that the remaining decisions should be implemented and compliance reported to the Secretary CDA Board without further loss of time.

8. The items of agenda for the Board Meeting were then taken up. Salient points of discussion and decisions are as follows: -

8.1 Price fixation for additional storey.

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Decision

- i) In order to regularize the existing unauthorized construction where technically feasible as per previous decision already taken by the Board in its meeting held on 17-12-1998 the following prices will be charged as per location of various plots.
 - a) Price of additional storey for plots in Markaz F-6 & F-7 Rs. 8500/- P.S.Y
 - b) For Markaz F-8, F-10, G-9 and G-6 Rs. 7000/- P.S.Y.
 - c) For Markaz G-7, G-8 Rs. 3000/- P.S.Y.
 - d) For Markaz G-10, I-9, I-10 & Diplomatic Enclave Rs. 4000/- P.S.Y.
- ii) In future one additional storey may be incorporated in the terms and conditions of auction brochure of all the Marakaz so that the CDA may improve its financial resources.
- iii) CDA should be indemnified by the owner & Architect/Contractor from any type of damage appearing in the said or neighboring property as a result of construction of additional storey.
- iv) The above prices shall be indexed with the GPI to determine the rates in future.
- v) No additional storey on existing structures be allowed and charges for the additional storey accepted without certificate of stability from a licensed Structural Engineer as approved by the CDA vide decision taken in Board Meeting held on 14-6-1999.

Action: DEM-II
Dir. Arch.

8.2 **Levy of sewerage charges.**

Decision

The proposal of imposition of Sewer Tax was approved in principle. The rates of the Sewer Tax should be progressive, proportionate to size of the various of plots. F.A/Member should rework out exact financial impact and go ahead for further action as required under Imposition of Tax Rules 1981.

Action: F.A/Member
Director Revenue.

8.3 **Release of Security deposit to M/s Homeworthy Panels (Pvt) Ltd.**

Decision

- i) The security of the contractor should be released with the approval of the competent authority.
- ii) Cases should not be unnecessarily advised to be brought before the Board. In future action should be taken under CDA Employees (Service) Regulation 1992 against the officers violating these instructions.

Action: F.A/Member.
Member (E).
Director Spl. Projects.
Director Audit & Accounts.
Director Personnel.

8.4 Delay in the refund of Security Deposit.

Decision.

- i) It was decided that the competent authority should release the security at his level in compliance with the findings of Wafaqi Mohtasib after meeting necessary codal formalities.
- ii) Member (E) to issue warning to the Director Roads for his absence.

Action: Member (E)
Director Roads-I

8.5 **Provision of rates of water charges.**

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The item was deferred.

8.6 **Appeal for restoration of change of trade in respect of Plot No. 295-298 Industrial Area I-9, Islamabad.**

Decision

The Board upheld its previous decision dated 7-10-1998.

Action: DEM-II

- 8.7 **Re-Scheduling of premium in respect of Automobile Workshops and Steel Fabrication Workshop Plots allotted in Sector I-10/3, Islamabad.**

Decision

- a) Recover the balance premium in four equal instalments of 45 days each.
- b) The Associations to withdraw the Writ Petition un-conditionally within 30 days.
- c) Issue the allotment letter to the remaining allottees, after completing all the relevant formalities incorporating the schedule of payment in accordance with (a) above.
- d) Hand over physical possession to the allottees after receipt of full premium of the plot.
- e) The grant of permission to construct basement in addition to the ground floor was also given.

Action: DEM-II

EE Allotment of Plot No. 23-A, Markaz G-10, Islamabad.

Decision

It was decided to implement the findings of the Wafaqi Mohtasib having attained the finality.

Action DEM-II

- 1923/2000 SF -2000
- 8.9 Auction of Margalla Launch.
 - 8.10 Revision of terms and conditions for auction of plots.
 - 8.11 Suggestions for improving financial health of CDA.
 - 8.12 Repair/maintenance of official vehicles.
 - 8.13 Summary for the Board regarding allotment of accommodation on out of turn basis.
 - 8.14 Compensation for extra working to the MPO field staff.

The above summaries were deferred for want of time.

- 8.15 Allotment of residential plots to CDA employees in Implementation of the Recommendations of the Wafaqi Mohtasib.

Decision

The proposal for grant of ex-post facto approval is acceded to.

Action DEM-I

- 8.16. **Development of site for Car Bazar and licensing on annual basis.**

3/2000

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The item was deferred.

- 8.17 **Allotment of Plot No. 2-B in lieu of Plot No. 275, Whole Sale Fruit & Vegetable Market, Sector I-11/4, Islamabad.**

3/2000

Decision

Plot No. 2-B Whole Sale Fruit & vegetable Market Sector I-11/4 should be included in the forth-coming open auction.

Action: DEM-II.

8.18 **GRANT OF PERMISSION FOR USE OF LAND IN THE ICT.**

Decision

In future no NOC will be issued for Petrol Pump on private land in the ICT. The already allowed NOCs by CDA may continue on temporary basis till such time these interfere in any way with traffic safety or a public scheme. In the two cases recommended by the Committee NOC on temporary basis may be issued after clearance from District Magistrate, Traffic Police, Explosive Department, National Highway Authority and on payment of fee of Rs. 10,000/- per annum. The fee in the existing cases (NOCs) will also be charged @ Rs. 10,000/- per annum with effect from next due date i.e. 2-2-2000.

Action: DDG(P).
Dir (RP)

8.19 NON AGENDA ITEM.

5/2000

Lifting of Ban on Transactions on plots allotted to affectees from
Main Awards & & Package Deal, village Bheka Sayedan.

Decision

It was decided that all transfers/possession/water connections/approval of building plans of residential plots allotted in the three main awards of 7/1980, 9/1982, 10/1985 and the following eighteen affectees of review orders featuring in the package deal (to whom plots had already been allotted) of village Bheka Sayedan be allowed.