

CONFIDENTIAL

CAPITAL DEVELOPMENT AUTHORITY
(Directorate of Coordination)

No.CDA-1212/BM-Coord/2011/

Islamabad July 2011.

Subject:- MINUTES OF THE 13TH MEETING OF CDA BOARD FOR THE YEAR 2011.

The 13th meeting of the CDA Board for the year 2011 was convened on Saturday, the 11th 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. Saeed-ur-Rehman,
Member (Finance), CDA.
- 3) Mr. Ibrar Shah,
Member (Engineering).
- 4) Mr. Tahir Shamshad,
Member (P & D / Estate).

- 5) Mr. Shaukat Ali Mohmand,
Member Administration.
- 6) Mian Waheed-ud-Din,
Member Environment.
- 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).
- 2) Mr. Naeem Iqbal Durrani,
D.G (Works), CDA.
- 3) Mr. Ghulam Murtaza Malik,
DDG (Building Control), CDA.
- 4) Mrs. Najma Azhar,
Director (HRD), CDA.
- 5) Mr. Mansoor Ali Khan,
Director Municipal Administration, CDA.
- 6) Mr. Najeeb-Ur-Rehman,
Director (Works), CDA.

- 7) Mr. Waqar Ali Khan,
Director (E.M-II / L&R), CDA.
- 8) Mr. Asim Kitchi.
Director (Public Relations), CDA.

4. Chief Commissioner (ICT), Islamabad and Commissioner, Rawalpindi could not attend the meeting. However, Mr. Asim Ayub, Deputy Director (Development), ICT attended meeting as the representative of ICT.

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:-

6.1 ESTABLISHMENT OF CNG STATION ON THE PLOT ALLOTTED TO NATCO IN SECTOR I-11/4, ISLAMABAD.

9959/1212/BM/'11
11-06-'11/13TH

DECISION

The summary was presented by Director General (Planning). The Board examined the case and the previous Board decision in the matter taken in the 18th Board meeting held on 26th September, 2009. The Policy of the Authority regarding establishment of Petrol Pumps and CNG Stations was also discussed. The Board decided to pend the matter as it merits further examination in detail.

Action: D.G (Planning)

6.2 ESTABLISHMENT OF SASTA BAZAR AT KHANNA PULL.

9960/1212/BM/11
11-06-'11/13TH

D G (Planning). explained to the Board that in the Board meeting

DECISION

The summary was submitted by the Planning Wing on the matter. The facts of the case were presented before the Board by Director Municipal Administration and Director General (Planning). The Board took notice of the fact that there is no CDA land available outside the Right of Way at Khanna Pull. It was also noted that the establishment of Sasta Bazaar at Khanna Pull is a genuine requirement of the local population. The Board decided that a temporary facility like H-9 Weekly Bazaar will be established at Khanna Pull. However, its exact disposal mechanism will be decided after further deliberation by the Planning Wing and Directorate of Municipal Administration. The matter was approved with the instructions that Director Municipal Administration will finalize the modus operandi of implementing the proposal at the earliest.

**Action: Member (Engg.)
D.G(Planning)
Director (M.A)**

6.3 ISSUES PERTAINING TO NORTHERN STRIP.

9961/1212/BM/'11

11-06-'11/13TH

DECISION

The Board examined the composition of the Committee for scrutiny of the scheme of Multi Professional Cooperative Housing Society and unanimously decided that the President of Islamabad Bar Association will act as the Chairman of the Committee. The other Members as decided in the Special Board Meeting held on 3rd June, 2011 remained un-changed.

Action: Member Estate/P&D)
Director (L & R)

6.4 WAIVING OF ADDITIONAL STOREY CHARGES OF PAK TURK SCHOOL AT PARK ROAD.

9962/1212/BM/'11

11-06-'11/13TH

DECISION

The Chair took serious notice of the fact that that neither DDG(Building Control) nor Deputy Financial Adviser-II submitted a summary for discussion in the Board meeting. Nevertheless, the matter was taken up by the CDA Board and it was noted that Pak Turk School is imparting quality education to the under privileged and socio economically deprived children which is a noble and charitable cause. Therefore, the CDA Board decided to consider their request. The Board appreciated the business community of Turkey for supporting the project and also appreciated the fact that this is a charitable organization. The Board remarked that CDA being the premier development Authority of the Federal Capital should put in its

share in the project. Therefore, the Board decided that the charges for additional storeys be treated as its contribution towards the project and hence waived off the additional storey charges in favour of Pak Turk School located at Park Road, Islamabad.

Action: DDG(B.C)
D.F.A-II

6.5 REGULARIZATION OF MR. ADNAN KHAN S/O MR. JAHANZAIB KHAN IN CDA.

9963/1212/BM/'11
11-06-'11/13TH

DECISION

Director (HRD), presented the summary of the case before the CDA Board and the Board noted that regularization of Adnan Khan S/o Mr. Jahanzaib Khan is an issue which concerns a number of employees of the Authority. Prior to regularization it is pertinent that the posts against which an individual is to be adjusted are regularized first. Furthermore, given the present financial sensitivity which normally ensues towards the end of the financial year, the Board decided to defer the matter for the time being.

Action: Director (HRD)

6.6 REVIEW OF UNJUSTIFIED DEMAND OF DUES IN PLOT NO. 36, I&T CENTER, ISLAMABAD.

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

6.8 PURCHASE OF LAND FOR REGIONAL TAX OFFICES IN ISLAMABAD.

Due to paucity of time the above three items i.e. Item No. 6.6 to 6.8 could not be discussed.

6.9 REVIEW OF LEASE EXTENSION FEE – REPRESENTATION MADE BY ALOTTEES OF AGRO FARMING PLOTS AT SIHALA.

9964/1212/BM/11
11-06-'11/13TH

- ii) Price of Sihala Agro Farms assessed in three modes against demand No. 3/above may be considered. According to Finance Wing's apprehension, the Kahuta Road's agro farms valued as Rs. 3,012,209/- per kanal and 1% lease extension fee comes to Rs. 30,122/- per kanal is the suitable assessment required to be applied.
- iii) However, in case of any deviation in application of lease extension fee, (other than recommended to pre-para and also highlighted. Secondly against demand No. 3 in the table above), the CDA Board is the competent forum but any other move might lead to losses to be sustained by the Authority which will certainly be unbearable for it.

DECISION

Deputy Financial Adviser-II, submitted the above summary to the Board on the matter of review of lease extension fee to the allottees of Agro farming plots at Sihala. However, the official was indisposed and could not appear before the Board. A representation on behalf of the Sihala Agro farms allottees was made by a gentleman by the name of Dr. Usman Afridi. CDA's point of view was presented by Director Estate Management-II. The chair examined the facts of the case and also gave a patient hearing to Dr. Usman Afridi to hear the view point of the Sihala Agro farms allottees. It was decided by the Board that Member (P&D) and Member (Environment) shall hold a detailed meeting with the Sihala Agro Farms allottees on behalf of CDA to look into the issue of renewal fee and water supply and other related problems. A committee headed by Member (P & D) will also be constituted to review issues and submit proposals for streamlining the problems related to these farms. The other committee Members will be as under:-

- i) Director Estate Management-II.
- ii) Director (Regional Planning).
- iii) Dy. Financial Adviser-II.

Action: Member (P & D)
 Member (Envt)
 Director (E.M-II)
 Director (R.P)
 D.F.A-II

6.10 NON-ADHERENCE OF GOP APPROVED PEC BIDDING PROCESS.

6.11 ALLOTMENT OF PLOTS TO RETIRED EMPLOYEES OF CDA (BPS-16 AND ABOVE).

6.12 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.

Due to paucity of time the above three items i.e Item No. 6.10 to 6.12 could not be discussed.

6.13 REGULARIZATION OF CONTRACT SERVICE OF MR. AKHTAR RASOOL AS ASSISTANT DIRECTOR (HORTICULTURE) (BPS-17).

9965/1212/BM/11
11-06-'11/13TH

DECISION

Director (HRD), presented the summary for regularization of contract service of Mr. Akhtar Rasool as Assistant Director (Horticulture)

(BPS-17). The Board also took notice of the fact that Mr. Akhtar Rasool is a hard working officer and his performance during his posting has remained extremely satisfactory. Views were also taken from Member (Environment) on the matter by the CDA Board who also endorsed the fact that Mr. Akhtar Rasool is a conscientious hard working officer and his regularization will prove to be an asset to the Authority. It was noted that he has fulfilled all educational requirements for regularization against the vacant post of Assistant Director (Horticulture). Hence the Board agreed to regularize the contract service of Mr. Akhtar Rasool as Assistant Director (Horticulture) against the vacant post with immediate effect.

Action: Director (HRD)

6.14 REGULARIZATION OF PMO CONTRACT EMPLOYEES.

9966/1212/BM/11
11-06-'11/13TH

DECISION

Director (HRD) presented the facts of the case to the Board and the Board remarked that no positions were available at present against which PMO contract employees can be adjusted. Secondly the case of regularization of PMO Employees can not be decided in isolation as there are many employees in CDA which fall in the same category. The Board directed Director (HRD) to give a detailed presentation on the matter in one of the next Board meetings.

Action: Director (HRD)

6.15 CREATION OF POST OF REGULARIZATION OF
CONTRACT EMPLOYEES OF LAND ACQUISITION
PROJECT.

9965/1212/BM/11
11-06-11/13TH

DECISION

Director (HRD) presented the facts of the case for the creation of post for regularization of contract employees of land acquisition project. The Board decided that the contract of all the contract employees of

Land Directorate may be extended for a period of three months (Ninety days only). Concomitantly the Board also directed that a presentation be made on the subject matter by the Director (HRD) in consultation with Director (Lands & Rehabilitation) which should also include the performance report of these contract employees. The presentation should have thematic scheme of performance based evaluation so that the Board can reach a decision in the best interest of the Authority.

**Action: Director (HRD)
Director (L&R)**

**6.16 ENGAGEMENT OF MALIK MUHAMMAD QASEEM S/O
MALIK HUMAMMAD RAMZAN AS ASSISTANT DIRECTOR
(STRUCTURE) (BPS-17) ON DAILY WAGES BASIS.**

DECISION

The Board examined the submissions of Director (HRD) in the matter and approved the engagement of Malik Muhammad Qaseem S/o Malik Muhammad Ramzan as Assistant Director (Structure) (BPS-17) on daily wages basis given his foreign qualification and in the best interest of the Authority's work. However, his Notification will be issued in the next financial year.

Action: Director (HRD)

6.17 **PLOT NO. 224, INDUSTRIAL TRIANGLE KAHUTA.**

9968/1212/BM/'11
11-06-'11/13TH

DECISION

Director Estate Management-II, presented the facts of the case before the Board. However, the Chair found some short comings in the summary presented and it was decided by the Board that the matter will be presented in the next Board meeting with a new summary so that the issue is settled once and for all.

Action: Director (E.M-II)

6.18 **REGULARIZATION OF THE SERVICES OF DIVISIONAL
AUDIT / ACCOUNTS OFFICER IN FINANCE, AUDIT &
ACCOUNTS CADRE ENGAGED ON DAILY WAGES BASIS
IN THE AUTHORITY.**

9968/1212/BM/'11
11-06-'11/13TH

DECISION

The Board examined the facts of the case as presented by Director (HRD) and also heard the views of the concerned Divisional Audit / Accounts Officer in the Finance Division for regularization of service. The Board decided to defer the matter as it was too early to be considered by the Board and also noted that the concerned officers should complete their Divisional Audit / Accounts Officers Examination of the Pakistan Audit Department in the mean time.

Action: Director (HRD)

**6.19 MOBILIZATION ADVANCE OF 103 FAMILY SUITES FOR
PARLIAMENT LODGES.**

9969/1212/BM/'11
11-06-'11/13TH

Director (Works) ...

DECISION

The Board examined the issue of payment of mobilization advance against the Bank Guarantee offered by Trust Investment Bank Limited, Gulberg-III, Lahore for construction of additional 104 Family Suits for Members of the Parliament. The CDA Board decided to refer the matter to the State Bank of Pakistan to take their opinion on the acceptance of Bank Guarantee of Trust Investment Bank Limited which has been submitted by the Contractors M/s Habib Rafiq (Pvt) Limited, before processing the matter further.

**Action: D.G (Works)
Director (Works)**

6.20 PETROL STATION(S) ON KASHMIR HIGHWAY.

Due to paucity of time the Above item could not be discussed.

NON-AGENDA ITEM

9970/1212/BM/'11
11-06-'11/13TH

PRESENTATION BY M.COM ENTERPRISES ON PUBLICITY CAMPAIGN FOR PROMOTING CDA'S PARK ENCLAVE HOUSING SCHEME.**DECISION**

Two representatives of M.Com Enterprises presented a specimen of the T.V Commercial and its proposed airing schedule in prime time hours on premier Television Channels of Pakistan. The Board approved the advertisement in principle but remarked that there is too much mixing of Urdu and English language. It was also decided that the more emphasis is to be placed on the salient features of the Park Enclave Housing Scheme. The Board approved the airing schedule and the channels selected for airing of the advertisement subject to a final review. The only change in the channels selected for airing the advertisement was that Hum TV will replace Aaj Channel. The brochure for the Housing Scheme was also examined and it was decided that the brochure will first be submitted to the relevant Board Members for evaluation and necessary changes prior to final approval. It was also remarked that the flower in the CDA Logo be improved as was directed by the Chairman, CDA during the presentation.

Action: Director (P.R)

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