

**CONFIDENTIAL**

**CAPITAL DEVELOPMENT AUTHORITY**  
**(Directorate of Coordination)**

No.CDA-1199/BM-Coord/2011/ Islamabad Feb 2011.

**Subject: - MINUTES OF THE 1<sup>ST</sup> MEETING**  
**OF CDA BOARD FOR THE YEAR 2011.**

The 1st meeting of the CDA Board for the year 2011 was held on Wednesday, the 5th January, 2011 at 09.30 A.M in the Conference Room of Executive Block-V, CDA Headquarter, Islamabad.

2. Following attended:-

- 1) Mr. Imtiaz Inayat Ellahi, In Chair  
Chairman, CDA.
- 2) Mr. Saeed-ur-Rahman,  
Member (Finance), CDA.
- 3) Mr. S.M. Farooqi,  
Member (Estate).
- 4) Mr. Abdul Jabbar Malano,  
Member (Engineering) / (P&D).

- 5) Mr. Shaukat Ali Mohmand,  
Member Administration.
- 6) Mian Waheed-ud-Din,  
Member Environment.
- 7) Mr. Nadeem Akbar Malik,  
Secretary CDA Board.

3 The following officers were in attendance and participated:-

- 1) Lt.Col.(Retd) Arshad Nasim Qureshi,  
Consultant Engineering, CDA.
- 2) Mr. Saeed Ullah Khan Bangash,  
D.G (Design), CDA.
- 3) Mr. Ghulam Sarwar Sindhu,  
D.G (P&D), CDA.
- 4) Mrs. Najma Azhar,  
Director Estate Management-I, CDA.
- 5) Mr. Muhammad Hayat Waraich,  
Director Human Resource Development, CDA

6) Mr. Mansoor Ahmed Khan, Director (M.A),  
CDA

7) Mrs. Nasim Akhtar Qureshi,  
Director Estate Management-II, CDA.

4. Chief Commissioner (ICT), Islamabad and  
Commissioner, Rawalpindi could not attend the meeting.

5. Meeting commenced with the recitation from  
the Holy Quran by Mr. Nadeem Akbar Malik, Secretary  
CDA Board.

6. Then the agenda items were taken up for  
discussion and following decisions were taken:-

**6.1 SECRETARIAT ALLOWANCE TO CDA  
EMPLOYEES.**

**6.2 DETERMINATION OF LAND USE  
CONVERSION FEE FOR ESTABLISHMENT  
OF FLYING COACH STAND (EXEMPTED  
POCKET), FAIZABAD, IJP ROAD,  
ISLAMABAD.**

**6.3 ALLOTMENT OF ALTERNATE PLOT IN LIEU  
OF PLOT NO. 294, SECTOR, E-7,  
ISLAMABAD.**

**The above items were deferred.**

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**6.4 DELAYS IN REFUND AMOUNT OF I-15**  
**FLATS**

### **DECISION**

**The recommendations of Honourable Wafaqi Mohtasib were accepted by the Board and decided that Rs.5000/- on account of service charges may not be charged from**

the complainant and further decided that in future at the time of surrender of flat by the allottees of Sector, I-15 no amount will be deducted.

Action: Member (Estate)  
Director (E.M-I)

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6.5

RESTORATION OF FLAT NO.1 BLOCK NO.3  
GALI NO E-SECTOR I-8/1, ISLAMABAD.

## **DECISION**

CDA Board approved the restoration of Flat No.1, Block No.3, Gali No.5, I-8/1 subject to completion of all codal formalities and payment of all dues as per prevailing policy.

Action: Member (Estate)  
Director ( EM-I)

6.6 **ENHANCEMENT OF QUOTA FOR THE PROMOTION OF SUB-ENGINEERS PROCESSING DEGREE OF B TECH (HONS) TO THE POST OF ASSISTANT DIRECTOR (BS-17) FROM 10% TO 15%.**

6.7 **ENHANCEMENT OF PROMOTION QUOTA FOR THE POST OF STENOYPIST.**

6.8 **TERMS AND CONDITIONS OF APPOINTMENT OF PART TIME ADDITIONAL LEGAL ADVISER**

6.9 **ABSORPTION OF MR. MUHAMMAD ASIF MAJEED EXTENSION SPECIALIST (BPS-18), PAKISTAN FOREST INSTITUTE PESHAWAR MINISTRY OF ENVIRONMENT, ISLAMABAD AGAINST THE POST OF DEPUTY DIRECTOR (BPS-18) ENVIRONMENT CADRE, CDA.**

The above items were deferred.

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## **6.10 ESTABLISHMENT OF VINTAGE CAR MUSEUM IN ISLAMABAD.**

### **DECISION.**

The Board examined the summary in detail and was of the view that Raja Mujahid Zafar has an impressive collection of a large number of vintage cars. He wants to display his cars for the enjoyment of public as a public service project without any commercial motive. The Board, therefore, approved construction of a show room for the display of these vintage cars. This facility would be available to Raja Mujahid Zafar as well as other vintage car collectors across the Board. The project would be implemented in consultation with Raja Mujahid Zafar and keeping in view his expertise, he would be given the role in the Management of the project. Raja Mujahid Zafar would not be paid any fee / emoluments for his services.

**Action: Director (M.A)**

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## **6.11 CONSULTANCY SERVICES TO CARRYOUT FEASIBILITY STUDIES DETAILED ENGINEERING DESIGN AND ONSITE CONSTRUCTION SUPERVISION - FOR CONTROL OF WATER POLLUTION IN STREAMS SURFACE RESERVOIRS AND SEWAGE TREATMENT PLANTS IN THE CITY OF ISLAMABAD.**



### **DECISION**

The Board decided to constitute a Committee to look into the grievances of the firm M/s NESPAK proceed with signing of the Contract Agreement with M/s Osmani & Company, Karachi. The scope of the consultancy assignment may at a later stage, if so decided by the Grievances Committee, be curtailed / capped. And as advised by PPRA, Board agreed for the constitution of Independent Grievance Redressal Committee. The Board further decided that Member (Engineering) to constitute this Committee within 15 days.

Action: Member (Engineering)  
D.G(Design)

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**6.12 REVISION OF FEES/PENALTIES FOR  
HOUSING SOCIETIES DIRECTORATE,  
PLANNING WING, CDA.**

### **DECISION**

**It was decided by the Board that all the  
Stakeholders be taken into confidence**

before implementing the following new rates:-

<b>S.No</b>	<b>Fees/Fines</b>	<b>Existing Rate (Rs.)</b>	<b>Proposed Rate (Rs.)</b>
1.	Fee for Scrutiny of Layout Plan of Housing Scheme.	4,000/- per acre (500/- per kanal)	2,000 per kanal
2.	Fee for Scrutiny of Engineering Designs.	1,000/- per acre (125/- per kanal)	500/- per kanal
3.	Fee for Inspection/Monitoring of the Scheme	2,000/- per acre (250/- per kanal)	1000/- per kanal
4.	Fee for grant of Extension of completion period of scheme.	500,000/- for one year.	For 1 <sup>st</sup> year - 5000/- per kanal For 2 <sup>nd</sup> year - 10000/- per kanal For 3 <sup>rd</sup> year - 20000/- per kanal (No extension beyond three years)
5.	Start of Development work of the scheme prior to obtaining NOC without approval of Engineering design.	Nil	10000/- per kanal.
6.	Start of Development work of the scheme prior to obtaining NOC, After approval of Engineering	Nil	5000/- per kanal.

	<b>design.</b>		
<b>7.</b>	<b>Fee for scrutiny of amended/revised layout plan of Housing scheme.</b>	<b>4,000/- per acre</b>	<b>1,000/- per kanal</b>
<b>8.</b>	<b>Fee for scrutiny of Layout Plan of Extended Housing Scheme.</b>	<b>4,000.-per acre (500/- per kanal)</b>	<b>2,000 per kanal</b>
<b>9.</b>	<b>Fee for scrutiny of Layout Plan of Revised and Extended Housing Scheme.</b>	<b>4,000/- per acre (500/- per kanal)</b>	<b>1000/- per kanal for Revised Scheme and 2,000/- per kanal for Extended Scheme.</b>
<b>10.</b>	<b>Penalty for late submission of Engineering Design after the stipulated period.</b>	<b>25% of the original scrutiny fee of Engineering Designs.</b>	<b>25% of the original scrutiny fee of Engineering designs.</b>
<b>11.</b>	<b>Penalty for late transfer of land allocated for Roads, Parks/Playgrounds / Open spaces/Nullahs, Amenities</b>	<b>Nil</b>	<b>1000/- per kanal per month.</b>
<b>12.</b>	<b>Penalty for Late Mortgage Saleable area</b>	<b>Nil</b>	<b>500/- per kanal per month</b>
<b>13.</b>	<b>Penalty for Change in approved layout plan prior to approval of CDA.</b>	<b>Nil</b>	<b>10,000/-per kanal.</b>

**Action: Member(P&D)  
D.G (Planning)**

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**6.13 ALLOTMENT OF PLOT NO.10, INDUSTRIAL AREA, I-11/4 FOR ILYAS COLD STORAGE.**

The Board decided that D.G (Planning & Design) to come up with a workable comprehensive proposal. He should explain the disposal of Industrial plots under the prevalent policy with the comparison of its disposal under the old policy of Industrial plots including cold storage plots.

Action: D.G (P&D)

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**6.14 DEMANDS FOR OPENING OF POST OFFICE IN MARGALLA TOWN, ISLAMABAD.**

**DECISION**

The allotment of plot for Post Office site in Bazaar No.1, Margalla Town, Phase-I to Pakistan Post, Government of Pakistan measuring 30' x 30' was approved by the CDA Board. The rate of land will be determined by the Finance Wing of CDA.

Action : D.G (P&D)  
D.F.A-II  
Director(E.M-II)

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**6.15 REQUEST FOR APPROVAL OF PROPOSAL  
FOR PLANNING AND DEVELOPMENT OF  
MIXED USE DEVELOPMENT PROJECT  
(RESIDENTIAL - CUM COMMERCIAL) IN  
SECTOR E-11, ISLAMABAD.**

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### **DECISION**

**The CDA Board approved the proposed mixed use Planning and Development (Residential - cum - commercial) in Sector, E-11 subject to fulfillment of the following conditions:-**

- a) Costing analysis be carried out through Finance Wing for land use conversion fee.
- b) Adequate parking (1.5 places for each flat be made available on the premises).



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**6.16 RELOCATION OF 05 PLOTS IN SECTOR,**  
**I-10/4, ISLAMABAD.**

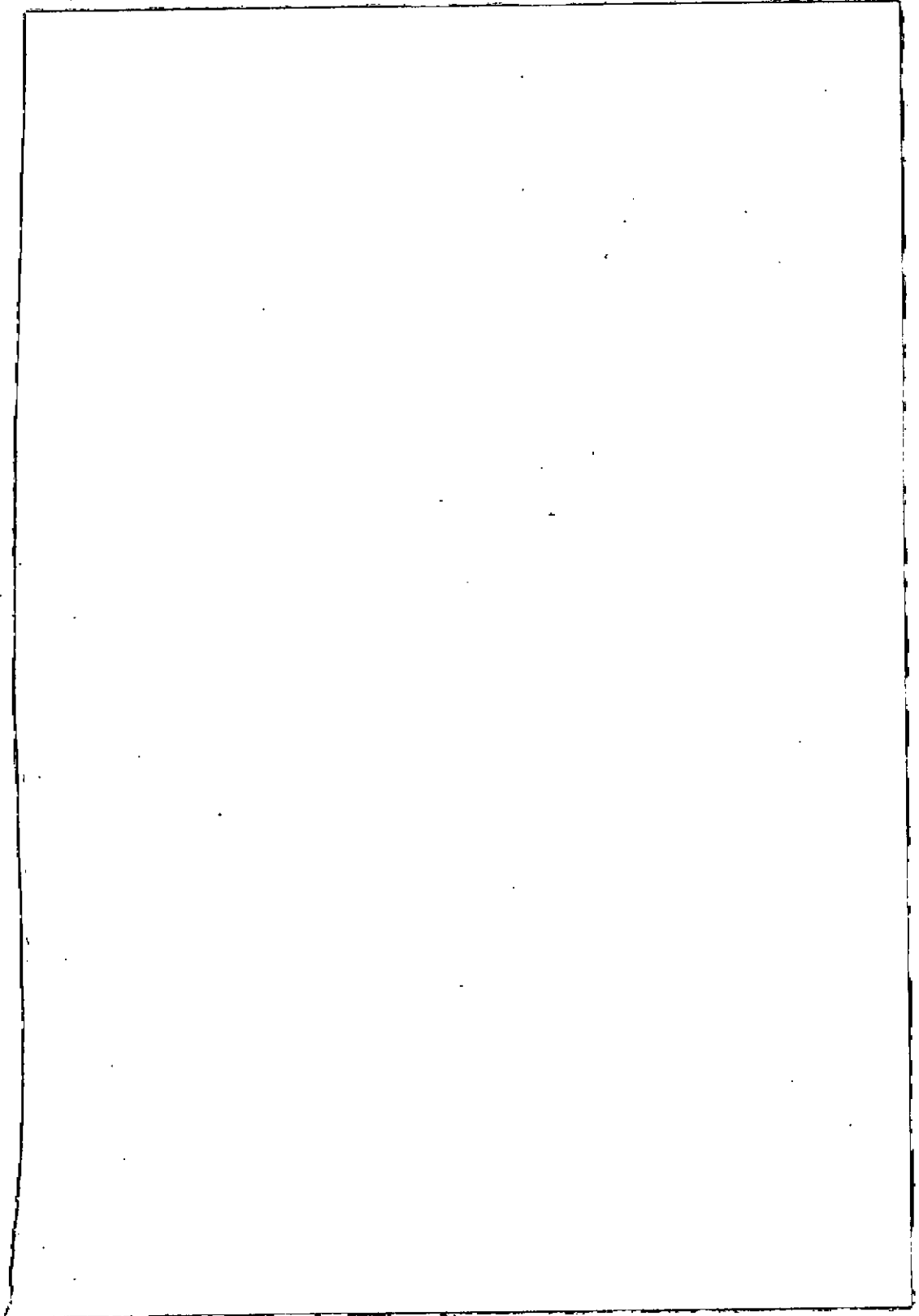
**DECISION**

The Board decided that comprehensive summary may be prepared and placed before the Board for decision.

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

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**6.17 PROVISION OF MANAGEMENT AND  
OPERATION OF TOURIST BUS SERVICE IN  
ISLAMABAD.**



### DECISION

CDA Board in principal agreed for the launching/operating of Tourist Bus Service in Islamabad and decided that Committee to prepare Joint Venture (JV) Agreement in consultation with selected bidder (M/s Ali Automobiles, Hino Islamabad). The Joint Venture Agreement to be got scrutinized from Finance, Law Directorate, Estate-II and Planning & Design Wing and be submitted to the Board for decision.

**Action :** Director Traffic Engineering  
& Transport Planning  
Member-Cum Secretary of  
the Committee.

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**6.18 REGULATION OF CONTRACT EMPLOYEES**  
**AGAINST SANCTIONED POSTS IN THE**  
**ENGINEERING WING.**

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**DECISION**

The Board before the finalization of bid, negotiated the rates with the highest bidder i.e. M/S Siza Foods (Pvt) Limited, as a result, he agreed to increase the bid amount to Rs.1,500,000/- (Fifteen hundred thousand) or 5% of gross sales which ever is higher. These rates are for three years and will be increased @ 5% per annum after the expiry of initial three years period.

Action : Director (E.M-II)

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