

**CAPITAL DEVELOPMENT AUTHORITY
(SECRETARIAT)**

No. CDA-921/BM-Coord/2000

Islamabad, April 04, 2000.

Subject: MINUTES OF THE 4TH BOARD MEETING OF THE CDA BOARD FOR THE YEAR 2000.

The 4th meeting of the CDA Board for the year 2000 was held on Tuesday, March 28, 2000 at 01.30 P.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. M.K. Pasha,
DDG(P)/Director (UP)
- 5) Mrs. Shaista Sohail,
Director L&R.
- 6) Mr. Rawal Khan Maitla
DEM-I.
- 7) Mr. Nadeem Akbar Malik,
DEM-II

ARMY MONITORING TEAM

- 8) Brig. Khalid Mahmood,
- 10) Major Syed Nisar Hussain Shah.
- 11) Major Muhammad Arshad.

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 3rd Board Meeting held on 07-03-2000

Implementation of decisions taken in the 1st Board Meeting held on 4-1-2000 & 2nd Board Meeting held on 2-2-2000

7. The Board reviewed the implementation status of decisions taken in the 1st Board Meeting held on 4-1-2000 & 2nd Board Meeting held on 2-2-2000. The Chairman desired that the remaining items of the 2nd Board Meeting may be got expedited and compliance reported in the next Board Meeting.
8. The items of agenda for the Board Meeting were then taken up. Salient points of discussion and decisions are as follows: -

8.1 Restoration of allotment of plot No. 917, I-16/2, Islamabad

Decision

No new grounds had been produced before the Board to justify reversal of its earlier decision. The request was, therefore, turned down.

Action: Member (A).
DEM-I.

8.2 Restoration of allotment of plot No. 613-C, I-8/2, Islamabad.

Decision

Residential plot No. 613-C Sector I-8/2, Islamabad be restored subject to payment of outstanding dues including restoration charges, delayed payment charges, etc. by 1-5-2000 failing which the plot will remain cancelled.

Action: DEM-I.

1/2000

8.3 Restoration of allotment of plots for workers/colonies/Katchi Abadies in Sector F-6/2, Islamabad.

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Decision

It was decided that the decision for cancellation of 190 plots of Christain Multipurpose Cooperative Society was fully justified and need not be altered. It was further decided that possession of land may also be retrieved from ex-allottees and no new construction should take place at the site.

Action: DEM-I

1/2000

8.4 Restoration of bid in respect of plot No. 26-D, Whole Sale F&V Market Sector I-11/4, Islamabad.

Decision

Plot No. 26-D, Whole Sale F&V Market Sector I-11/4, Islamabad be restored subject to payment of all outstanding dues including restoration charges, delayed payment charges etc. as per prevailing policy of the Authority by 1-5-2000 failing which the allotment of plot will remain cancelled.

Action: DEM-II

- 8.5 Restoration of Plot No. 23, Whole Sale Cloth Market Sector I-11/3, Islamabad.

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The case was deferred as the summary/working paper for the Board was sketchy and incomplete. Summary in proper format, concise, to the point giving background of the case, be brought before the Board.

Action: DEM-II

- 8.6 Restoration of Plot No. 30, P&V Scheme No. II Sehana Extension Islamabad – implementation of the decision of Lahore High Court, Rawalpindi Bench, Rawalpindi dated 20-6-1999.

Decision

It was decided to file application against the judgement of the High Court in terms of Section 12(2) of C.P.C. 1908 as the then Legal Adviser made conceding statement without approval of the competent Authority and compliance may be reported in the next Board Meeting.

Action: DEM-II

- 8.7 Waiving of delayed payment charges in the light of Wafaqi Mohtasib decision dated 28-5-1998 in respect of Plot No. 40 P&V Scheme No. 1, Tarlai Kalan, Extension Islamabad.

Decision

Full delayed payment charges from the allottee of Plot N. 40 P&V Scheme No. 1, Tarlai Kalan Extension be demanded as per prevailing policy of the Authority.

Action: DEM-II

8.8 **Restoration of Plot No. 189, Industrial Triangle Kahuta Road, Islamabad.**

Decision

Plot No. 189, Industrial Triangle Kahuta Road be restored subject to payment of all outstanding dues including restoration charges, delayed payment charges etc as per prevailing policy of the Authority by 1-5-2000 failing which the plot will remain cancelled automatically. The case for change of trade from PVC Asbestos Tiles to Steel Screw, Furniture Cosmetics etc. will be considered separately.

Action: DEM-II.

8.9 **Restoration of Plot No. 2-B, Bazar No. 6, Class-III Shopping Centre in Sector I-8/4, Islamabad.**

DEM-II explained that Plot No. 2-B Bazar No. 6, Class-III Shopping Centre, Sector I-8/4 allotted to Mr. Khalid Shakoor on 24-5-1995 as a result of open auction was cancelled on 14-7-1999 on account of default of payment despite issue of repeated notices. Now the ex-allottee has filed appeal for restoration of plot within prescribed period of 90 days. After discussion the following decision was taken:-

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Decision

Plot No. 2-B, Bazar No. 6, Class-III Shopping Centre, I-8/4, Islamabad be restored subject to payment of all outstanding dues including restoration charges, delayed payment charges etc. as per prevailing policy of the Authority by 1-5-2000 failing which the plot will remain cancelled.

Action: DEM-II

8.10 Extension of lease period of commercial plots situated in various sectors in Islamabad.

DDG(P) explained that CDA had leased out a number of commercial plots in various sectors in Islamabad.

Decision

A uniform policy for enhancement of premium and AGR of various commercial plots located in Marakiz, Class-III Shopping Centres, Shops in I&T Centre Aabpara Market etc. may be proposed in consultation with Finance Wing and brought before the next Board Meeting.

Action: DEM-II

8.11 Naming of avenues and major roads in Islamabad.

DDG(P)/Director (UP) explained the case about the naming of avenues and major roads in Islamabad. He further requested that the proposal may be acceded to and sent to the Ministry of Interior for obtaining approval of the President of Pakistan in the light of instructions issued by the Cabinet

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Decision

A committee comprising Member (P), DG (Environment) & DDG(A) is constituted for submission of its recommendation after inviting public opinion /proposals through press.

Action: DDG(P)

8.12 **Excess area Plot No. 107, F-11/1, Islamabad.**

Decision

The proposal was not acceded to by the Board as allotting such excess areas will lead to multiple requests from many others.

Action: DDG(P)/Director UP.

8.13 **Plot for marriage Hall in Markaz G-6, Islamabad.**

Decision

The Board agreed to the proposal for basement, ground floor plus two floors leaving 27 ft. set back on the front subject to payment of delayed payment charges to the tune of Rs. 6,52,047/49.

Action: DDG(P) Director (UP)

8.14 Development of Federal Government Employees Housing Scheme in Sector G-14/1, G-14/2 & G-14/3, Islamabad.

Decision

The Board agreed to the issuance of NOC and approved draft agreement subject to fulfilment of following conditions:-

- i) To acquire land under half of the width of the surrounding Principal Roads in addition to the land within the limits of the Sector concerned.
- ii) To have Planning & Development of these sectors done through CDA as deposit work.
- iii) To transfer commercial and business plots in Markaz and other shopping centres of the sector on actual acquisition cost basis to the Authority to finance maintenance of the sectors.
- iv) Allocation of 5% quota of plots for CDA employees.

Action: DDG(P).

8.15 **Establishment of new Club-cum-Community Centre, Islamabad.**

Decision

The proposal for allotment of 50 acres for Islamabad Club in F-9 Park was approved in principle by the Board. A committee consisting of F.A/Member, Member (P) and DG(Env) was constituted to propose the price to be charged.

Action: DDG(P)/Director (UP).

8.16 **Change of trade of Industrial plots.**

Decision

The proposal for change of trade from S.No. 1 to 8, 11 to 15 & 17 to 23 of Annexure "A" is acceded to.

Action: DDG(P)/Director (UP).

- 1/2000 8.17 House No. 54, Margalla Road, F-6/3, Islamabad – Embassy of Italy.
8.18 Review of Conduct of Business Regulation 1985.
8.19 Removal of anomaly in pay scales of Bazar inspectors.
8.20 Grant of special pay to the staff of Commissioner Capital Development Authority.
8.21 Review of Schedules of Administrative and Financial Powers.
8.22 Merger of Employees of Store Cadre in General and Ministerial Cadre.
21/2000 8.23 Price fixation for additional storey.

The above items were deferred for want of time and will be considered in the next Board Meeting.

- 21/2000 8.24 Compensation claim of Mst. Zarina Bibi widow of Robin Masih (Late) S/o Manga Masih (Daily Wages) Operator.

Decision

FA/M to examine the case and indicate the relevant head/account from which this amount could be paid.

Action: Director MPO.

- /2000 8.25 Revision /fixation of Telephone Ceiling.

8.26 Acquisition of two spots of BUP in alignment of Conduction Main '2'
at Dhoke Yousaf & Dhok Jhandala, Revenue Estate Maira Bheri
(Water Supply Line from Shah Allah Ditta.

Decision

Following three demands found justified were approved by the Board after discussion:-

- i) The restriction of 300 sq. ft. of built up property to qualify for a plot be waived for affectees of Dhok Yousaf and Dhok Jhandala.
- ii) The reserve price of plots be reduced from Rs. 600 to Rs. 300/- per sq. yard for affectees of Dhok Yousaf and Dhok Jhandala Maira Bheri.
- iii) The affectees be allowed to lift malba if they so wish without deducting 15% malba charges as the malba was over 25 years old.

These concessions, however, were conditional to affectees handing over the possession of land for the pipe line at once and Member (A) was authorised to offer the above decisions/benefits if the affectees let the water pipe line (Conduction Main '2') pass through immediately.

Action: Member (A)
Director L&R

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