

**CONFIDENTIAL**

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

**No.CDA-1238/BM-Coord/2012/**

**Islamabad September 25, 2012.**

**Subject: - MINUTES OF THE 15<sup>TH</sup> MEETING OF THE CDA BOARD FOR THE YEAR 2012.**

The 15<sup>th</sup> meeting of 2012 of CDA Board was convened on Thursday, the 20<sup>th</sup> September, 2012 at 11:00 A.M. in Room No. 006, Jinnah Convention Centre, Islamabad as well as in continuation of this was again held on Monday, the 24<sup>th</sup> September, 2012 at 11.00 A.M presided by the Chairman, CDA.

2. Following attended the meeting:-

- |     |   |          |
|-----|---|----------|
| 1). | Engr. Farkhand Iqbal,<br>Chairman, CDA.           | In Chair |
| 2). | Mr. Javaid Jehangir,<br>F.A/Member.               |          |
| 3). | S.M Mustafain Kazmi,<br>Member (Admin).           |          |
| 4). | Mian Waheed-ud-Din<br>Member (Environment)        |          |
| 5). | Mr. A. Aziz Qureshi,<br>Member (P & D).           |          |
| 6). | Mr. Khalid Mahmood Mirza<br>Member Estate         |          |
| 7). | Mr. Abrar Hussain Shah,<br>Member (Engineering).  |          |
| 8). | Mr. Farooq Sultan Khatak,<br>Secretary CDA Board. |          |

3 The following officers also participated:-

- 1) Mr. Ghulam Sarwar Sindhu,  
DG(Planning), CDA.
- 2) Mrs. Najma Azhar,  
DDG (HRD), CDA.
- 3) Dr. Fawad Anwar Khan,  
D.F.A-I.
- 4) Mr. Masud-ur-Rehman Khan,  
Dy. Director Incharge,  
Dte. of Public Relations, CDA.

4. Chief Commissioner (ICT), Islamabad and Commissioner, Rawalpindi in their capacity as Members of the Board could not attend the meeting. However, Commissioner Rawalpindi has forwarded his recommendations on agenda items which are annexed with minutes for record purposes.

**AGENDA**  
**ITEM 01**

**ADJUSTMENT CLAIM OF MULTI PROFESSIONAL COOPERATIVE**  
**HOUSING SOCIETY FOR PLOT NO. 56-D, BLUE AREA, G-6/F-6,**  
**ISLAMABAD.**

10160/1238/BM /'12  
20-09-'12/15TH

M/S. Multi Professionals Co-operative Housing Society, Islamabad (MPCHS) in the first instance vide their letter No.MP/MC/JV/CDA-5/2012 dated 18.6.2012 requested CDA to pay an amount of Rs.1,264,308,462/- as recommended by CDA Board in its 3<sup>rd</sup> meeting held on 15, 16, 17, February 2012. Later on, the firm vide their letter No. MP/MC/JV/CDA-5/2012 dated 17.7.2012 approached to Chairman CDA to adjust the above mentioned amount against the value of the Plot No.56-D, Blue Area, F-6/G-6, Islamabad which was purchased by them during the auction held on 08 June, 2012. The facts of the case are narrated as under:-

- i) CDA Board during its meeting held on 03.06.2011 constituted a Committee/Commission consisting of 08 members (04 members from CDA and 04 external members) headed by Mr. Haroon-ur-Rasheed, Advocate Supreme Court of Pakistan, the then President Islamabad Bar Association Islamabad to ensure transparency and impartiality in adjudication of claim preferred by M/s Multi Professionals Cooperative Housing Society (MPCHS) in the light of judgment of Supreme Court of Pakistan dated 15.04.2011.
- ii) The amount verified and recommended by the Commission/Committee and verified by M/s Shoaib Asad & Co, Chartered Accountants stood as Rs. 1,264,308,462/-.
- iii) CDA Board after examining the background of the case and findings of the Commission and Audit constituted for scrutinizing claim of MPCHS principally approved the claim subject to availability of funds during its meeting held on 15,16,17 February, 2012.
- iv) CDA held an auction of its Commercial Plots in May 2012. in which M/s Multi Professionals Cooperative Housing Society (MPCHS) also participated and as a result of their highest bid amounting to Rs.1,334,666,970/- in respect of Plot No.56-D, Blue Area, F-6/G-6, Islamabad were declared successful. As the firm has deposited Rs.20 million on account of token money they were asked to deposit sum of Rs.313,666,743/- on account of balance 25% of the total payment by Director EM-II vide letter dated 28.06.2012.
- v) The firm instead of depositing the balance of 25% total premium as mentioned above has approached CDA to adjust the payable cost of the above mentioned Plot against their pending claim with CDA. They have further demanded to issue allotment letter, no demand certificates and handing over possession of the Plot along with payment of balance amount of Rs.16,374,840 on the basis of the following break-up:-
  - a) Total amount of claim of MPCHS  
=Rs.1,264,308,462/-

## b) MPCHS suggestion:

i)	Total price of Plot 4888.89 x 273000	Rs.1,334,666,970/-
ii)	Less 5% rebate on lump sum payment	Rs. 66,733,348/-
iii)	Less amount already paid by MPCHS on auction	Rs. 20,000,000/-
iv)	Balance amount payable to CDA by MPCHS	Rs.1,247,933,622/-
c)	Net balance claimed by MPCHS (a-b)	Rs.16,374,840/-

In this regards a meeting of all member Board were held on 1.8.2012 during which it was decided that Member (Finance) will seek legal opinion from CDA Legal Advisor on issue of adjustment of auction plots against pending claim of the firm at this stage. Consequently the opinion of the Chief Legal Advisor is reproduced as follows: -

“In the premise, where liability of CDA owed towards MPCHS is admitted by the Authority and not denied, there appear no lacunae in setting the same off against the Plot in respect whereof MPCHS emerged as the successful bidder after public auction”.

The case was also discussed during 14<sup>th</sup> Board meeting held on 06-08-2012 and it was accordingly decided that the issue would be brought at the agenda of 15<sup>th</sup> Board meeting. During discussion on the issue it was elaborated that the claim of MPCHS for book adjustment need to be visualized in the light of the ground realities being faced by CDA in northern site. Settlement of book adjustment not only restricted for transaction between the parties, but it would certainly provide a pleasant atmosphere for resolving litigations being faced by the Authority in few other issue from MPCHS.

### **DECISION.**

The claim of Multi Professional Cooperative Housing Society (MPCHS) for book adjustment in respect of Plot No. 56-D, Blue Area, G-6/F-6, Islamabad was discussed in length and it was decided that keeping in view the current scenario i.e. Billion/ Rupees are stuck off due to the Stay order of MPCHS taken from court. Development works are badly suffered as no viable way is currently available for removal of stay order. A 05 members Committee under the convener-ship of Member (Finance) comprising Members (Estate), (Environment), (Planning) and Chief Legal Adviser will discuss the issue with MPCHS management. The Committee will submit its report within 15 days and the issue will be resolved on the basis of recommendations of the Committee which would be brought at the agenda of next Board meeting.

**Action: F.A / Member**

### **AGENDA ITEM 02**

10161/1238/BM /'12  
20-09-'12/15TH

### **IN PRINCIPLE APPROVAL OF THE CDA BOARD FOR AFFECTIVE AND EFFICIENT IMPLEMENTATION OF ISLAMABAD LAND DISPOSAL REGULATION, 2005, ICT (ZONING) REGULATION, 1992 AND ISLAMABAD RESIDENTIAL SECTOR ZONING (BUILDING CONTROL) REGULATIONS, 2005.**

In the recent past, it has been noticed that unauthorized construction in violation of the Islamabad Land Disposal Regulation, 2005, ICT (Zoning) Regulation, 1992 and Islamabad Residential Sector Zoning (Building Control) Regulations, 2005 and non conforming use of the plots allotted by CDA in violation of the terms and conditions of the allotment prescribed in the ILDR-2005 has been taking place on a rapid pace. This state of affairs on one side has de-shaped the face of the city and on the other side has brought bad name to the Authority.

2. This question is arising at different forums i.e. investigating

Agencies, standing committees and government functionaries. The discussion always resulted in serious criticism on CDA and the nature of steps being taken by the Authority to control these violations.

3. In order to resolve the issue and to streamline the mechanism, CDA Board is requested to accord in principle approval to suggest measures / amendments in the ILDR-2005, ICT (Zoning) Regulation, 1992 and Islamabad Residential Sector Zoning (Building Control) Regulation, 2005 for efficient and affective control of the violations. Constitution of a Committee under the Chairmanship of Member (P&D) along with three Members to be opted by the Chair to prepare proposals for formal approval of the CDA Board, may also be approved.

### **DECISION**

The Board approved the proposal in principle and a Committee comprising Member (Planning), Member (Estate), Member (Environment) and Member (Administration) under the convener-ship of Member (Planning) was constituted to review the proposed regulation and submit its recommendations to the Board for further consideration.

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

### **AGENDA ITEM 03**

### **ACCEPTANCE OR REJECTION OF BIDS-AUCTION OF RESIDENTIAL & COMMERCIAL PLOTS HELD FROM 10<sup>TH</sup> TO 11<sup>TH</sup> SEPTEMBER, 2012.**

10162/1238/BM /'12  
20-09-'12/15TH

The auction of Residential and Commercial plots was held on 10-09-2012 and 11-09-2012 in Islamabad Hotel at 10.00 AM under the supervision of the designated Auction committee, given below:-

i)	F.A/Member	Chairman of the Committee
ii)	Member (Estate)	Member
iii)	Member (Planning& Design)	Member
iv)	DFA-I	Member
v)	Director (E.M-I)	Member
vi)	Director (E.M-II)	Member cum secretary.
vii)	Director P.R	Member

2. For Participation in bidding against the offered plots, token money of Rs.1.00 Million for Residential Plots and Rs.2.00 Million for Commercial Plots was prerequisite from the bidders. The highlights of auction are recorded below:-

### **HIGHLIGHTS OF AUCTION**

- i. The video recording of the each auction proceedings was made by the Public Relation Dte. to ensure transparency .
- ii. On first day of auction 10-09-2012, 36 tokens were issued for bidding against 13 No. Residential of plots G-10/2.
- iii. On second day i.e. 11-09-2012, 28 tokens were issued for Auction of 12 No. commercial plots situated at different locations that were as under:-
  - Markaz Plots
  - Class III Shopping Center.
  - I & T Centre Plot
  - Orchard Scheme Plots
  - Wholesale Market Plot.

3. The proceedings of auction held on 10<sup>th</sup> and 11<sup>th</sup> September, 2012 are recorded below along with highest bids offered during current auction versus previous auctions bids achieved against each category of plots:-

### **COMPARSION OF CURRENT BIDS WITH PAST AUCTION RESULTS**

4. For determining reserve price the following decision of the CDA Board dated 03-06-2011 has been followed. The relevant part of decision states as under: - *“in future whenever such bids are presented by Finance Wing before the Board, the summary should include the following information in order to facilitate the Board in accepting or rejecting the bids*

- a) Previous Sale Price
- b) GPI
- c) Market Trends”

#### **A. RESIDENTIAL PLOTS OF G-10/2**

- a. Total No. of plots put to auction = **13 plots**
- b. Bids received against plots = **13 Plots**

**TABLE-A**

<b><i>Detail of Residential Plots G-10/2 Auctioned on 10<sup>th</sup> Sept 2012</i></b>							
<b>S.No</b>	<b>Plot No.</b>	<b>Size in Sq. Yard</b>	<b>Previous auction results January, 2012 (Averag)</b>	<b>Previous result updated on GPI</b>	<b>Current Highest Bid Achieved (PSY)</b>	<b>Total Value Current Auction (Rs)</b>	<b>% age Increase/Decrease Current Auction vs Previous Auction</b>
<b>1</b>	131	233.33	<b>37,250</b>	<b>37,250</b>	48,000	11,199,840	28.86 %
<b>2</b>	132	233.33	<b>37,250</b>	<b>37,250</b>	38,500	8,983,205	3.36 %
<b>3</b>	133	233.33	<b>37,250</b>	<b>37,250</b>	41,000	9,566,530	10.07 %
<b>4</b>	134	233.33	<b>37,250</b>	<b>37,250</b>	43,500	10,149,855	16.78 %
<b>5</b>	135	233.33	<b>37,250</b>	<b>37,250</b>			18.12 %



					44,000	10,266,520	
<b>6</b>	136	233.33	<b>37,250</b>	<b>37,250</b>	44,000	10,266,520	18.12 %
<b>7</b>	136-A	233.33	<b>37,250</b>	<b>37,250</b>	50,500	11,783,165	35.57 %
<b>8</b>	136-B	233.33	<b>37,250</b>	<b>37,250</b>	57,500	13,416,475	54.36 %
<b>9</b>	466	355.55	<b>37,250</b>	<b>37,250</b>	50,500	17,955,275	35.57 %
<b>10</b>	467	355.55	<b>37,250</b>	<b>37,250</b>	48,000	17,066,400	28.86 %
<b>11</b>	468	355.55	<b>37,250</b>	<b>37,250</b>	52,500	18,666,375	40.94 %
<b>12</b>	469	355.55	<b>37,250</b>	<b>37,250</b>	51,500	18,310,825	38.26 %
<b>13</b>	470	355.55	<b>37,250</b>	<b>37,250</b>	48,500	17,244,175	30.20 %
Total Receipt						174,875,160	

## **B. COMMERCIAL PLOTS**

i) Total Plots = **12 Nos.**

ii) Bids received against plots = **05 Nos.**

iii) Bids not received against plots = **07 Nos.**

5. The current auction bids of Commercial Plots along with detailed view of previous auction results are tabulated below:-

**TABLE-B**

<b><u>COMPARISON OF CURRENT BID WITH LAST AUCTION RESULTS WITHOUT UP DATING ON GPI</u></b>							
<b>S. No</b>	<b>Plot No.</b>	<b>Sq. Yard</b>	<b>Previous Auction results (Rs/PSY)</b>	<b>Current Highest Bid Achieved</b>	<b>Total Value Current Auction (Rs.)</b>	<b>% age Increase/Decrease Current Auction vs. Previous Auction</b>	<b>Remarks</b>
<b>Markaz Plots</b>							
1	13-X, F-7	700	-	-	-	-	Withdrawn due to Court stay
2	26, F-11	822.22	379,000 (Jan-2012)	388,000	319,021,360	2.37 %	
3	10, F-11	888.88	379,000 (Jan-2012)	255,000	226,664,400	(32.72 %)	
4	40-B, G-9	733.33	315,000 (May,2009)	306,000	224,398,980	(2.86 %)	
<b>Class-III Shopping Centre</b>							
1	1-D, G-11/1	177.78	119,000 (Jan-2012)	122,000	21,689,160	2.52 %	
2	1-G, F-10/2	133.33	-	-	-		Withdrawn due to Court Stay
3	1-O, F-10/2	888.88	31,600 (June-2001)	245,000	217,775,600	675.32 %	
<b>I &amp; T Centre</b>							
1	31, G-10	533.33	-	-	-	-	Withdrawn due to no bid.
<b>Orchard Scheme</b>							
1	51,	2.64	-	-		-	Withdrawn

	Murree Road	Acres					due to no bid.
2	55, Murree Road	2.50 Acres	-	-	-	-	Withdrawn due to no bid.
3	56, Murree Road	4.82 Acres	-	-	-	-	Withdrawn due to no bid.
<b>Whole Sale Market</b>							
1	31, G-100	533.33	-	-	-	-	Withdrawn due to no bid.
<b>Total value of plots at bid price</b>					<b>1,009,549,500/-</b>		
<b>Grand total (Residential + Commercial) bid price</b>					<b>1,184,424,660/-</b>		

**TABLE-C**

<b><u>COMPARISON OF CURRENT BID WITH LAST AUCTION RESULTS ON UP DATED GPI (2012)</u></b>								
S.No	Plot No.	Sq. Yard	Previous Auction results (Rs/PSY)	Previous result updated on GPI	Current Highest Bid Achieved	Total Value Current Auction (Rs.)	% age Increase/ Decrease Current Auction vs Previous result updated on GPI	Remarks
<b>Markaz Plots</b>								
1	13-X, F-7	700	-	-	-	-	-	Withdraw due to Court stay
2	26, F-11	822.22	379,000 (Jan-2012)	379,000	388,000	319,021,360	2.37 %	
3	10, F-11	888.88	379,000 (Jan-2012)	379,000	255,000	226,664,400	(32.72 %)	

4	40-B, G-9	733.33	315,000 (May,2009)	475,851	306,000	224,398,980	(35.69 %)	
<b>Class-III Shopping Centre</b>								
1	1-D, G-11/1	177.78	119,000 (Jan-2012)	119,000	122,000	21,689,160	2.5 %	
2	1-G, F-10/2	133.33	-			-		withdraw due to Court Stay
3	1-O, F-10/2	888.88	31,600 (June-2001)	98,182	245,000	217,775,600	149.53 %	
<b>I &amp; T Centre</b>								
1	31, G-10	533.33	-	-	-	-	-	Withdrawn due to no bid.
<b>Orchard Scheme</b>								
1	51, Murree Road	2.64 Acres	-	-	-	-	-	Withdrawn due to no bid.
2	55, Murree Road	2.50 Acres	-	-	-	-	-	Withdrawn due to no bid.
3	56, Murree Road	4.82 Acres	-	-	-	-	-	Withdrawn due to no bid.
<b>Whole Sale Market</b>								
1	31, G-100	533.33	-	-	-	-	-	Withdrawn due to no bid.
<b>Total value of plots at bid price</b>						1,009,549,500		
<b>Grand total (Residential + Commercial) bid price</b>						1,184,424,660		

## 6. ANAYSIS/CRITICAL EXAMINATION OF AUCTION/BIDS.

1. The current bids achieved against 13 No. residential plots located at G-10/2 are higher than the previous auction results of January, 2012. The increase in bids ranges between 3.36 % to 54.36% as indicated in **Table –“A”**.

2. The bid achieved against the Plot No.26, Markaz F-11 is 2.37 % higher than the previous auction results of January, 2012. But in

case of Plot#10, F-11 the current bid is 32.72 % lower than the previous auction January, 2012.

3. The bid achieved against Plot # 40-B sector G-9 Markaz is Rs.306,000/-Psy. The current bid is 2.86% lower than the last auction results of may, 2009. However, if the last auction results of Markaz G-9 are updated on GPI as pointed out at Para 4/N of the summary, the current bid is 35.69% lower than the current updated price (Table-C).

4. The bid achieved against Plot No.1-D, G-11/1 and I-O, F-10/2, Class-III shopping centre is 2.5 % and 149.53% higher respectively then the previous auction and updated results as indicated in Table-C.

5. There is precedent in the past where “Due to depress economic conditions, the CDA Board decided on 30-04-2010 allowing the acceptance of bid even if received 10% below the reserve price can be accepted”. The case is placed before the CDA Board for decision.

### **DECISION**

The Board approved the auction proceeding of 13 Residential Plots i.e. Plot No. 131 to 136, 136-A, 136-B and 466 to 470 located at G-10/2 on the basis of their higher bids as compared to previous auction taken place during January, 2012 against total value of current auction in Rs. 174,875,160/-. The auction of 11 Commercial Plots was also considered in light of the recommendations of the Auction Committee and the Board approved the auction proceedings of only following 03 Commercial

Plots on the basis of their highest bid received as compared to previous auction:-

S.No.	Plot No.	Sq. Yard	Previous Auction Results (Rs/PSY)	Current Highest Bid Achieved	Total Current Value Auction (Rs.)	% age Increase / Decrease Current Auction vs. Previous Auction	Remarks
1	26, F-11	822.22	379,000 (Jan-12)	388,000	319,021,360	+ 2.37%	
2	1-D, G-11/1	177.78	119,000 Jan-12	122,000	21,689,160	+ 2.52%	
3	1-O, F-10/2	888.88	31,600 Jun-01	245,000	217,775,600	+ 675.32%	

Auction proceedings for rest of the Commercial Plots were not approved by the Board as either their auction value was lower than their reserved prices or no bid has been received for their sale.

**Action: DD(I) E.M-I/II  
D.F.A-I**

**AGENDA**  
**ITEM 04**

**TRANSFER FEE/OTHER LIABILITIES REGARDING PARK ENCLAVE**

10163/1238/BM /' 12  
20-09-'12/15TH

Park Enclave Scheme was launched in the year 2011 with 700 (seven hundred) plots on site and on receipt of 613 applications all applicants were issued office letters with schedule of payment. After the balloting on 17-07-2012 allotment letters of plots were issued and now the allottees are in demand for transfer of their plots on acceptance of balance payment by the proposed transferee as per given schedule on payment of transfer fee to CDA. Therefore, it is proposed that we may allow transfer of plots on payment of Rs. 250/- per Sq. yard as transfer fee at par with other sectors, without any condition of 100% payment of cost of land prior to transfer as

the balance liability is to be transferred to the new transferee. In the light of position narrated above the matter is placed before Board of CDA for consideration and appropriate decision through circulation.

### **DECISION**

The Board approved to allow transfer of plots in Park Enclave Scheme on payment of Rs. 250/- Per Sq. Yard as transfer fee while relaxing the existing condition for paying full (100%) payment of land by the allottee. The plot will be transferred at the name of new transferee as per existing policy of transfer of plots in other Sectors. It was also decided that without making 10% deduction from deposited money and the amount will be refunded to the applicants/allottees on their requests.

**Action: Director (E.M-I)**

### **AGENDA** **ITEM 05**

### **AMENDMENT IN LAND SHARING POLICY 2007**

10164/1238/BM /'12  
20-09-'12/15TH

Series of negotiations have been carried out with the affectees of Sector C-15 & C-16 on the directions of Chairman CDA. Minutes of the meeting held in the Chairmanship of Chairman, CDA, in this regard are being enclosed for reference. The affectees have demanded a few changes in Land Acquisition & Rehabilitation Policy 2007 (Land Sharing Policy). On the demands of affectees, the following changes are proposed in Land Acquisition & Rehabilitation Policy 2007 (Land Sharing Policy).

<b><u>CLAUSE 2 (VI)</u></b> <b><u>FOR</u></b>	<b><u>CLAUSE 2(VI)</u></b> <b><u>READ</u></b>
"Landless Affectee or Landless	"Landless Affectee or Landless

<p>Dweller” means a person who has a built up property in form of dwelling house on piece of land being acquired, and such land does not belong to him or is not eligible for allotment of plot under Land Sharing Formula otherwise.          Provided that, he is a bonafide resident of the village being acquired, to be confirmed by any one of the following documents:</p> <ul style="list-style-type: none"> <li>a) Holder of Computerized National Identity Card (CNIC) issued by National Database and Registration Authority(NADRA).</li> <li>b) Entry in the current Voter List of the village being acquired.</li> <li>c) Entry of his or his ancestor’s name as tenants in the land record of the village on or before 31-12-2006.</li> </ul>	<p>Dweller” means a person who has a built up property in form of dwelling house on piece of land being acquired, and such land does not belong to him or is not eligible for allotment of plot under Land Sharing Formula otherwise.          Provide that, a bonafide resident of the village being acquired, to be confirmed by any one of the following documents:</p> <ul style="list-style-type: none"> <li>a) Holder of Computerized National Identity Card (CNIC) issued by National Database and Registration Authority (NADRA).</li> <li>b) Entry in the current Voter List of the village being acquired.</li> <li>c) Entry of his or his ancestor’s name as tenants in the land record of the village on or before 21-12-2006.</li> <li><b>d) Verification by affectee committee and Lumberdar of the respective area regarding being old and genuine resident of the area.</b></li> </ul>
<p><b><u>Clause 2(VIII)</u></b>  <b><u>FOR</u></b></p> <p>“Dwelling House” means a residential unit with constructed covered area of not less than 1000 sq feet, and having all the features of a composite residential unit, like bedroom, toilet/bath, kitchen, compound wall etc.</p>	<p><b><u>Clause 2 (VIII)</u></b>  <b><u>READ:</u></b>  <b>“Dwelling House” means a residential unit with constructed area of not less than 300 sq feet for a plot of size measuring 25’ x 50’ and with constructed area of not less than 500 sq feet for a plot size measuring 30’ x 60’ and having all the features of a composite residential unit, comparable to the area.</b></p>



3. The summary is placed before the CDA Board for consideration/approval please.

### **DECISION**

It was decided that Director Lands & Rehabilitation will arrange a meeting of the CDA Board members with the affectees to discuss the issues of C-15 and C-16 in order to resolve these amicably within a timescale of one week for early settlement of problems being faced by the allottees in Sectors i.e. C-15 and C-16

**Action: Dy. Director (L&R)**

#### **AGENDA ITEM 06**

#### **ALLOTMENT OF PLOTS TO THE LEGAL HEIRS OF DECEASED OTHER THAN WIDOW OF EX-CDA EMPLOYEES.**

The above item was deferred.

#### **AGENDA ITEM 07**

#### **DETERMINATION OF CRITERIA FOR PROMOTION OF SENIOR AUDITOR (BPS-16) TO THE POST OF DIVISIONAL AUDIT OFFICER(BPS-17) ON THE BASIS OF HIGHER QUALIFICATION I.E. (PIPFA PUBLIC SECTOR EXAM)**

10165/1238/BM /'12  
20-09-'12/15TH

According to rules in vogue the basic criteria to fill up the vacant post of Divisional Audit Officer (BPS-17) is as under:

### **THROUGH DIRECT APPOINTMENT**

#### **Sr. No**

I B. Com with PIPFA, ACCA, ICMA (finalist), CA inter

#### **Or**

Ii 2<sup>nd</sup> Class or grade "C" B.Com/ BBA from a university recognized by HEC and Two years experience in the relevant field of Audit or 1<sup>st</sup> class M. Com, MBA (with major in finance from a university recognized by HEC.

- iii After joining, the selected candidates if not passed earlier will have to pass the Divisional Accounts Officer exam of Pakistan Audit Department with in the time frame as specified by the Authority. Only successful incumbents will be posted to their posts, otherwise their service will stand terminated.
- Iv Already trained applicants will be given preference.

### **THROUGH PROMOTION**

<b>Serial No. and Cadre post with pay scale</b>	<b>Person eligible for promotion to the post specified in column (1)</b>	<b>Minimum qualification and experience and other conditions</b>
Divisional Audit/Accounts Officer (BPS-17)	Senior Auditor (BPS-16)	On completion of 10 years service or <b><i>qualifying DAO exam which ever is earlier</i></b>

2. In this regard it is stated that perusal of the above reveals that a fresh candidate possessing PIPFA (Public Sector) qualification is eligible to be appointed against the post of Divisional Audit Officer (BPS-17); where as the Senior Auditor (BPS-16) already working in the Authority in spite of having the relevant experience and PIPFA (Public Sector) qualification has been deprived off from the said benefit. Since there is no facility available in the Authority to conduct the exam of Divisional Audit Officer (BPS-17), which is not only contrary to the rules/regulations but it also creates heartburning amongst the qualified Senior Auditors, desirous to be promoted to the post of Divisional Audit officer (BPS-17) on the basis of PIPFA (Public Sector) exam.

3. In order to remove this discrepancy and to give some relief/benefit to the PIPFA (Public Sector) qualified Senior Auditors,

following recommendations may be placed before the CDA Board for approval please: -

- (i) PIPFA (Public Sector) exam may also be considered for promotion of Senior Auditor (BPS-16) to the post of Divisional Audit Officer (BPS-17); and
- (ii) Necessary amendment may also be incorporated in the CDA Employees (Service) Regulations, 1992 at appropriate place as under: -

Serial No and cadre post with pay scale	Personal eligible for promotion to the post specified in column (1)	Minimum qualification and experience and other conditions
Divisional Audit/Accounts Officer (BPS-17)	Senior Auditor (BPS-16)	One completion of ten (10) years service or qualifying DAO exam or PIPFA exam which ever is earlier.

### **DECISION**

The Board considered the case for eligibility of Senior Auditors (BS-16) having relevant experience and PIPFA (Public Sector) qualification for the post of Divisional Audit Officer (BS-17). The Board decided that recruitment for all posts in BPS-16 and above in CDA need to be channelized through FPSC. It was accordingly agreed that in this regard necessary home work regarding Recruitment Rules etc. would be carried out by HRD Wing before obtaining approval of the CDA Board.

**Action: DDG (HRD)**

<b><u>AGENDA ITEM 08</u></b>	<b><u>NAMING OF ROAD IN ISLAMABAD (CHAUDHARY GHULAM ABBAS).</u></b>
<b><u>AGENDA ITEM 09</u></b>	<b><u>INQUIRY REPORT REGARDING PAYMENT OF ESCALATION TO M/S RAJA MUHAMMAD ZAMAN KHAN AGAINST WORK CONSTRUCTION OF 224-C TYPE FLATS IN SECTOR I-8/1, ISLAMABAD</u></b>
<b><u>AGENDA ITEM 10</u></b>	<b><u>ALLOTMENT OF RESIDENTIAL PLOTS TO THE AFFECTEES OF VILLAGE BADHANA KHURD, ISLAMABAD.</u></b>
<b><u>AGENDA ITEM 11</u></b>	<b><u>PERMISSION FOR FULLY EXTENDED MAZZANINE FLOORS AND 100% GROUND COVERAGE ON PERMISSIBLE FLOORS UPON COMERCIALIZATION.</u></b>
<b><u>AGENDA ITEM 12</u></b>	<b><u>REQUEST FOR CONVERSION OF LAND USE OF PLOT RESERVED FOR DISPENSARY INTO COMMERCIAL IN MODEL VILLAGE RAWAL TOWN, ISLAMABAD.</u></b>

The above agenda items i.e. Item No. 8 to 12 could not be discussed due to paucity of time.

#### **NON-AGENDA ITEMS**

- (1) **RESTORATION OF ALLOTMENT OF UNIT NO. 8 & 10 BLOCK-A, F-6 MARKAZ, ISLAMABAD.**
- (2) **RESTORATION OF SHOP-CUM-FLAT NO. 2, BLOCK B, F-6 MARKAZ, ISLAMABAD IMPLEMENTATION OF FINDINGS OF HON. WAFaqi MOHTASIB.**
- (3) **RESTORATION OF SHOP-CUM-FLAT NO. 3, BLOCK-B, F-6 MARKAZ, ISLAMABAD IMPLEMENTATION OF FINDINGS OF HON. WAFaqi MOHTASIB.**
- (4) **ENGAGEMENT OF MR. KAMRAN KHAN S/O MALIK MUZAFAR KHAN AS ASSISTANT DIRECTOR E&M (BS-17) ON DAILY WAGES BASIS.**
- (5) **UPGRADATION AND REDESIGNATION OF THE POST OF ASSOCIATE PHYSICIAN BS-18 AS PHYSICIAN MEDICINES BS-19/HPS-11, IN THE CAPITAL HOSPITAL (DR. HAFIZ SAJJAD).**

The above 05 additional items also could not be discussed due to paucity of time.



**15<sup>TH</sup> BOARD MEETING FOR THE YEAR-2012**

**HELD ON 20<sup>th</sup> SEPTEMBER, 2012**

**AGENDA ITEMS**

<b>Sr. #</b>	<b>Items of Agenda</b>	<b>Presenter</b>	<b>Page No</b>
1	Adjustment claim of Multi Professional Cooperative Housing society for Plot No. 56-D, Blue Area, G-6/ F-6, Islamabad. <b>(Discussed)</b>	FA Member	2-5
2	In principle approval of the CDA Board for affective and efficient implementation of Islamabad Land Disposal Regulation, 2005, ICT (Zoning) Regulation, 1992 and Islamabad Residential Sector Zoning (Building Control) Regulations, 2005. <b>(Discussed)</b> .	D.G (Planning)	5-6
3	Acceptance or rejection of Bids – Auction of Residential & Commercial plots held from 10 <sup>th</sup> to 11 <sup>th</sup> September, 2012. <b>(Discussed)</b> .	Director (E.M-I) Director (E.M-II)	6-14
4	Transfer of allotment of plot in Park Enclave Scheme. <b>(Discussed)</b> .	Director (E.M-I)	14-15
5	Amendment in Land Sharing Policy 2007. <b>(Discussed)</b> .	D.D Incharge (L&R)	15-17
6	Allotment of plots to the legal heirs of deceased other than widow of Ex-CDA Employees. <b>(Not discussed)</b> .	DDG (HRD).	17
7	Determination of criteria for promotion of Senior Auditors (BPS-16) to the post of Divisional Audit Officer (BPS-17) on the basis of higher qualification i.e. (PIPFA Public Sector Exam). <b>(Discussed)</b> .	DDG (HRD)	17-19
8	Naming of Road in Islamabad (Chaudhary Ghulam Abbas). <b>(Not discussed)</b> .	Director (TE & TP)	20
9	Inquiry report regarding payment of escalation to M/s Raja Muhammad Zaman Khan against work construction of 224-C Type Flats in Sector I-8/1, Islamabad. <b>(Not discussed)</b> .	Director (Works)	20
10	Allotment of residential plots to the affectees of Village Badhana Khurd, Islamabad. <b>(Not discussed)</b> .	D.D Incharge (L&R)	20
11	Permission for fully extended Mezzanine Floors and 100% ground coverage on permissible floors upon commercialization. <b>(Not discussed)</b> .	DDG (B.C)	20
12	Request for conversion of land use of plot reserved for Dispensary into commercial in Model Village Rawal Town, Islamabad. <b>(Not discussed)</b> .	DDG (Planning).	20

### **ADDITIONAL AGENDA ITEMS**

<b>Sr. #</b>	<b>Items</b>	<b>Presenter</b>	<b>Page No</b>
1	Restoration of allotment of Unit No. 8 & 10, Block-A, F-6 Markaz, Islamabad. <b>(Not discussed).</b>	Director (E.M-II)	20
2	Restoration of Shop-Cum Flat No. 2, Block-B, F-6 Markaz, Islamabad – Implementation of Findings of <b>Honorable Wafaqi Mohtasib. (Not discussed).</b>	Director (E.M-II)	20
3	Restoration of Shop-Cum Flat No. 3, Block-B, F-6 Markaz, Islamabad – Implementation of Findings of <b>Honorable Wafaqi Mohtasib. (Not discussed).</b>	Director (E.M-II)	20
4	Engagement of Mr. Kamran Khan S/o Malik Muzafar Khan as Assistant Director E&M (BS-17) on Daily Wages Basis. <b>(Not discussed).</b>	DDG (HRD)	20
5	Upgradation and re-designation of the post of Associate Physician BS-18 as Physician Medicines BS-19 / HPS-11, in the Capital Hospital. <b>(Not discussed).</b>	DDG (HRD)	20



Capital Development Authority  
(Coordination Directorate)

**MOST IMMEDIATE**  
**BY SPL MESSENGER**

No.CDA-1238/BM-Coord/2012/

Islamabad, September 18 , 2012.

Subject: - **15<sup>TH</sup> BOARD MEETING FOR THE YEAR-2012.**

Reference Coordination Directorate, CDA letter No. CDA-1238/BM-Coord/2012/2519 dated 17-09-2012.

2- The following additional items are also included in the agenda of Board Meeting scheduled to be held on 20-09-2012.

Sr. #	Agenda	Presenter
Item.1	Restoration of allotment of unit No. 8 & 10 Block -A, F-6 Markaz, Islamabad.	Director EM-II
Item.2	Restoration of Shop-Cum-Flat No.2 Block-B, F-6, Markaz Islamabad-Implementation of Findings of <b>Hon. Wafaqi Mohtasib.</b>	Director EM-II
Item.3	Restoration of Shop-Cum-Flat No.3 Block-B, F-6, Markaz Islamabad-Implementation of Findings of <b>Hon. Wafaqi Mohtasib.</b>	Director EM-II
Item 4	Engagement of Mr. Kamran Khan S/o Malik Muzafar Khan as Assistant Director E&M (BS-17) on daily wages basis.	DDG(HRD)
Item 5	Up Gradation and redesignation of the post of Associate Physician BS-18 as Physician Medicines BS-19/ HPS-11, in the Capital Hospital. (Dr. Hafiz Sajjad)	DDG(HRD)

**Distribution**

1. Chairman, CDA.
2. Chief Commissioner, ICT Islamabad.
3. Commissioner, Rawalpindi.
4. F.A, Member, CDA.
5. Member (Admin), CDA.
6. Member (Engineering), CDA.
7. Member (P & D), CDA.
8. Member (Estate), CDA.
9. Member (Environment), CDA

**(FAROOQ SULTAN KHATTAK)**  
**Secretary CDA Board**

**Copy To:-**

1. DDG(HRD), CDA
2. Director EM-II, CDA
3. Director Coord. Council, CDA
4. Director Staff, CDA
5. DD (Incharge) PR, CDA

**Secretary CDA Board**





Capital Development Authority  
(Coordination Directorate)

**MOST IMMEDIATE**  
**BY SPL MESSENGER**

No.CDA-1238/BM-Coord/2012/

Islamabad September 17 , 2012

Subject: - **15<sup>TH</sup> BOARD MEETING FOR THE YEAR-2012.**

The 15<sup>TH</sup> Board Meeting is scheduled to be held on **Thursday, September 20, 2012 at 11:00 A.M** in Room No. 006, Jinnah Convention Centre, Islamabad under the Chairmanship of Chairman, CDA. The agenda of the meeting is as under.

Sr. #	Items of Agenda	Presenter
1.	Rediscussion on claim of Multi Professional Cooperative Housing Society for Plot No. 56-D, Blue Area, G-6 /F-6, Islamabad.	FA Member
2.	Modification in LDR-2005	DG Plan
3.	Acceptance or Rejection of Bids- Auction of Residential & Commercial plots held from 10 <sup>th</sup> to 11 <sup>th</sup> September, 2012	DD (Incharge) EM-I, Director EM-II
4.	Transfer fee/ other liabilities regarding Park Enclave.	DDG Finance, DD (Incharge) EM-I,
5.	Amendment in Land Sharing Policy 2007.	DD (Incharge) L&R
6.	Allotment of plots to the Legal Heirs of deceased other than widow of Ex- CDA Employees.	DD (Incharge) EM-I
7.	Determination of Criteria for promotion of Senior Auditor (BPS-16) to the Post of Divisional Audit Officer (BPS-17) on the basis of Higher Qualification i.e. (PIPFA Public Sector Exam).	DDG(HRD)
8.	Naming of road in Islamabad (Chaudhary Ghulam Abbas).	Director TE & TP
9.	Inquiry report regarding payment of escalation to M/s Raja Muhammad Zaman Khan against work construction of 224-C Type flats in Sector I-8/1, Islamabad.	Director Works
10.	Allotment of residential plots to the affectees of Village Badhana Khurd, Islamabad.	DD (Incharge) L&R
11.	Permission for fully extended Mezzanine floors and 100% ground coverage on permissible floors upon commercialization.	DDG(BC)
12.	Request for conversion of Land use of Plot reserved for Dispensary into Commercial in Model Village Rawal Town, Islamabad.	DG(Plan)

2- You are requested to attend the meeting on the scheduled date, time and venue

**Distribution**

1. Chairman, CDA.
2. Chief Commissioner, ICT Ibd.
3. Commissioner, Rawalpindi.
4. F.A, Member, CDA.
5. Member (Admin), CDA.
6. Member (Engg), CDA.
7. Member (P & D), CDA.
8. Member (Estate), CDA.
9. Member (Env't), CDA

**Copy To:-**

1. DG Plan, CDA
2. DDG HRD, CDA
3. DDG Finance, CDA
4. DDG BC, CDA.
5. Dir Coord. Council, CDA
6. Director Staff, CDA
7. Director TE&TP, CDA
8. Director Works, CDA
9. Director EM-II, CDA
10. DD (Incharge) PR, CDA
11. DD (Incharge) L&R, CDA
12. DD (Incharge) EM-I, CDA

**(FAROOQ SULTAN KHATTAK)**  
**Secretary CDA Board**

**Secretary CDA Board**