

CAPITAL DEVELOPMENT AUTHORITY
(SECRETARIAT)

No.CDA-1119/BM-Coord/2008/ Islamabad, March: 2008.

Subject:- MINUTES OF THE 15TH MEETING OF CDA BOARD FOR THE YEAR 2008.

The 15th meeting of CDA Board for the year 2008 was held on Tuesday, the 18th March, 2008 at 8.30 a.m in the Conference Room of Executive Block, CDA Headquarters, Islamabad.

2. Following attended:-

- 1) Mr. Kamran Lashari, In Chair
Chairman, CDA.
- 2) Mr. Kamran Ali Qureshi,
F.A /Member.
- 3) Mr. Shaukat Ali Mohmand,
Member Administration.
- 4) Brig. Nusrat Ullah,
Member (P & D).
- 5) Brig. (Retd) Mr. Asad Munir,
Member (Estate).
- 6) Mian Moeen-ud-Din Kakakhel,
Member (Engineering).
- 7) Mr. Mazhar Hussain,
Member (Environment)
- 8) Mr. Nadeem Akbar Malik,
Secretary CDA Board.

3. The following officers of the CDA were in attendance and participated when items pertaining to their Directorates were discussed:-

- (1) Mr. Abrar Hussain,
Director Coordination,
Parliament House.
- (2) Mr. Muhammad Ali Shah,
Director Human Resource Development.
- (3) Mr. Khalid Mehmood Mirza,
Director Estate Management-II.
- (4) Mr. Shabbir Ahmed,
Director Works.
- (5) Malik Abid Mehmood,
Director (Parks).
- (6) Mr. Shahid Mehmood,
Dy. Director Roads Div-I,
Directorate of Roads (South).
- (7) Mr. Farhan-ul-Haq Faisal Hashmi,
Manager (Finance & Accounts),
Project Management Office, CDA.

4. Chief Commissioner (ICT), Islamabad could not attend the meeting and Mr. Mumtaz Hussain Zahid, District Officer (Coordination) attended the meeting on behalf of DCO, Rawalpindi.

5. Meeting commenced with the recitation from the Holy Quran by Brig. Nusrat Ullah, Member (P&D).

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

6.1 PRESENTATION REGARDING RELOCATION OF NURSERY PLOTS FROM CHAK SHAHZAD - EXTENSION OF LEASE PERIOD OF PRIVATE NURSERY SCHEME NATIONAL PARK AREA, ISLAMABAD.

The above item was deferred.

6.2 UPGRADATION OF THE POST OF STENOTYPISTS (BPS-12 TO BPS-14).

9040/1119/08
726/BF
18-3-2008

DECISION

The case was discussed by the Board and decided that as per policy adopted by Federal Government no change be made in the pay scale of Stenotypists.

Action: Director (HRD)

6.3 APPOINTMENT OF MR. JAMIL, SECTION OFFICER (BPS-18) PRESENTLY SERVING IN THE MINISTRY OF HEALTH ON DEPUTATION BASIS IN THE CDA AS DIRECTOR (BPS-19).

9041/1119/08
726/BF
18-3-2008

DECISION

The Board keeping in view of that already one deputationist is working over and above the quota, decided that Mr. Jamil, Section Officer, Ministry of Health may not be posted in CDA on deputation basis.

Action: Director (HRD)

6.4 PROMOTION OF DR. HAIDER ALI SHAH, ASSOCIATE DERMATOLOGIST (BPS-18) TO THE POST OF DERMATOLIGIST (BPS-19) IN RELAXATION OF TERMS AND CONDITIONS OF SERVICE.

9042/1119/08
726/BF
18-3-2008

He placed the case before the Board for decision.

DECISION

The Board decided that as Dr. Haider has been recently promoted in BPS-18, he is not eligible for further promotion under the rules. Therefore, his promotion as Dermatologist in (BPS-19) was not approved.

Action: Director (HRD)

6.5 CONSTRUCTION OF PRIME MINISTER SECRETARIAT, ISLAMABAD - WITHDRAWAL OF LETTER DATED 23-06-2005 REGARDING RECOVERY OF LABOUR ESCALATION OF RS. 59.852 MILLION AS POINTED OUT IN AUDIT PARA A-I.1 (1996-97).

9043/1119/08
743/BF

18-3-2008

DECISION

The Board decided that Member Finance and Member Engineering to finalize this case.

**Action: Member Finance
Member (Engg.)
Director (Works)**

6.6 RESTORATION OF PLOT NO. 26, I&T CENTRE, SECTOR G-10, ISLAMAB AD.

9044/1119/08
724/BF

18-3-2008

DECISION

The Board approved the restoration of Plot No. 26, I&T Centre, Sector G-10, Islamabad subject to payment of the remaining installments on the prevailing / current price and usual restoration fee.

Action: Director (E.M-II)

6.7 ISSUE OF ALLOTMENT LETTERS.

The above item was deferred.

6.8

IMPROVEMENT OF AC FACILITIES BY
PROVIDING ADDITIONAL INSTALLATION OF
SPLIT / PACKAGE UNITS, PROVISION OF CCTV
SYSTEM, FIRE ALARM SYSTEM AND
PROCUREMENT OF PARE PARTS FOR
OPERATION OF LIFTS AT PARLIAMENT HOUSE
BUILDING, ISLAMABAD.

0045/1119/08
769/BF
18-3-2008

DECISION

The Board approved the Revised PC-1 for provision of 765 Ton Capacity Direct Fired Absorption Chiller at Parliament House Building, Islamabad.

**Action: Director Coordination,
Parliament House, CDA**

**6.9 POLICY ON HOUSE BUILDING LOAN FACILITY
TO CDA EMPLOYEES.**

**6.10 CREATION OF POST FOR RISK MANAGEMENT
AT TREASURY DIVISION.**

The above two items i.e. Item No. 6.9 to 6.10 were deferred.

**6.11 CONSTRUCTION OF UNDERPASS AND FLY OVER
AT INTERSECTION OF FAISAL AVENUE AND
JINNAH AVENUE, ISLAMABAD.**

9046/11119/08
745/BF
18-4-2008

DECISION

The Board in the light of Consultants recommendations approved the proposed changes in the design of the construction of underpass and flyover at Faisal Avenue and Jinnah Avenue, Islamabad.

Action: Director Roads (South)

9047/1119/08
745/BF
18-3-2008

- 6.12 CONSTRUCTION OF UNDERPASS AND FLYOVER AT THE INTERSECTION OF FAISAL AVENUE AND JINNAH AVENUE. (CEASING THE RECOVERY OF WATER CHARGES).

DECISION

The Board approved the recommendations of Deputy Director Roads Division-I, Directorate of Roads (South), CDA.

Action: Director Roads (South)

6.13

**CHANGE IN THE PLANNING PARAMETERS OF
PLOT NO. 59 AND 60, BLUE AREA, F-7 / G-7,
ALLOTTED TO CIVIL AVIATION AUTHORITY.**

**9048/1119/08
737/BF
18-3-2008**

DECISION

The Board approved the recommendations of Member Planning & Design.

**Action: Member (P&D)
Director (U.P)**

- 6.14 **ALLOTMENT OF LAND FOR CONSTRUCTION OF RESIDENTIAL ACCOMMODATION FOR 304 FLATS (19 BLOCKS) CAT-IV, FOR UPPER SUBORDINATES AND 704 FLATS (44 BLOCKS) CAT-V, FOR LOWER SUBORDINATES.**

- 6.15 **MINUTES OF THE MEETING OF ASC HELD ON 23-01-2008.**

The above two items i.e Item No. 6.14 to 6.15 were deferred.

2049/1119/08
743/BF
18-3-2008

- 6.16 WRITING OFF RS. 1.036 MILLION SPENT ON RE-UPHOLSTERY OF SOFA SEATERS OF PARLIAMENT LODGES (PARA NO. 1.25) 2004-2005.

DECISION

The Board decided that the case be referred to Ministry of Finance through Finance Wing for the regularization of the amount of Rs. 1.036 million.

Action: Director (Works)

- 6.17 RECTIFICATION OF ANOMALIES IN THE CDA EMPLOYEES (SERVICE) REGULATIONS-1992.

The above item was deferred.

NON-AGENDA ITEMS

- (I) REVISION OF LEASE AGREEMENT - AGRO FARMING SCHEMES.

2050/1119/08
724/BF
18-3-2008

DECISION

The Board approved the following:-

b) Change of trade with parameters

- i) Orchard
- ii) Vegetable
- iii) Orchard / vegetable
- iv) Poultry & vegetable

- b) Conversion of trade fee @ Rs. 1,00,000/acre.
- c) No change to be made in Clause No 11 as well as the Board approved the deletion of Clause No. 13 and 15.
- d) The Board approved the revision of Lease Agreement drafted by Law Directorate.
- e) Member Engineering to examine the possibility of provision of Infrastructure facilities to these schemes.
- f) Revenue Directorate to examine the possibility of inclusion of these schemes into Property Tax Net work of CDA in consultation with stake holders.
- g) Permission to increase security fence height to 6 feet bricks wall.

Action: D.G (Works)
Director (E.M-II)

(II) DEVELOPMENT OF CENTRAL BUS TERMINAL,
SECTOR I-11, ISLAMABAD

9051/1119/08
773/BF
18-3-2008

DECISION

The Board has taken the following decisions:-

- i) Nomination/appointment of the following members of CDA Board as Directors and shareholders of the JV Company on behalf of CDA:-
 - a) Chairman, CDA
 - b) F/A (Member)
 - c) Member (Estat)
- ii) As arbitration under Arbitration Act, 1940 is not applicable under CDA Rules, therefore, a committee comprising of the following members shall decide about the disputes, if any, arising out of the JV relationship in case the disputes are not mutually settled by both the parties through discussions within thirty (30) days of submission thereof:-

- ii) Chairman, CDA as Chairman of the Committee
- iii) Member Administration, CDA.
- iv) Two members from Midway Consortium or its successors-in-interest or permitted assigns
- iii) A firm of A-rated Chartered Accountants nominated mutually by both the parties to the Joint Venture Agreement; and
- iv) A firm of legal consultants to be mutually nominated by both the parties to the Joint Venture Agreement.
- iii) Equity participation by CDA through value of land area of about 21.13 acres at the rate of Rs. 40 million per acre as calculated by the independent valuer on amenity basis.
- iv) Signing of the JV agreement as of today by Director Project Management on behalf of CDA.
- v) Incorporation of JV Company under Companies Ordinance, 1984 according to the terms of the JV Agreement reviewed by Directorate of Law and Head of Treasury.
- vi) It was decided that the financial team of the CDA headed by the Member (Finance) may examine / satisfy in detail the financial Model of the Joint Venture before the agreement is finalized / signed.
- vii) Before signing of agreement the decision be shown to Ministry of Finance.

Action: Director (PMO)

**(III) CONSTRUCTION OF 5-STAR HOTEL BEHIND
MARRIOT HOTEL, ISLAMABAD.**

9052/1119/08
773/BF
18-3-2008

DECISION

The Board decided that action be taken as per terms and conditions of the brochure.

Action: Director (PMO)

- (IV) EXTENSION OF AGREEMENT WITH THE
CONSULTANT FOR ENHANCEMENT IN SCOPE
OF WORK I.E. CONSTRUCTION OF AUDITORIUM
IN NATIONAL POLICE ACADEMY, H-11,
ISLAMABAD.

9053/1119/08
773/BF
18-3-2008

DECISION

The Board approved the hiring of the consultancy of M/s Rehman Sohail & Associates for construction and design of the Auditorium of National Police Academy.

Action: Director Architecture

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