

CONFIDENTIAL

CAPITAL DEVELOPMENT AUTHORITY
(Directorate of Coordination)

No.CDA-1231/BM-Coord/2012/

Islamabad May, 2012.

Subject:- MINUTES OF THE 9TH MEETING OF CDA
BOARD FOR THE YEAR 2012.

The 9th meeting of the CDA Board for the year 2012 was convened on Tuesday, the 4th May, 2012 at 11.00 A.M in Conference Room of Executive Block, CDA Headquarter, Islamabad under the Chairmanship of Chairman.

2. The following were in attendance:-

- 1) Engr. Farkhand Iqbal, In Chair
Chairman, CDA.
- 2) Mr. Javaid Jehangir,
F.A/ Member.
- 3) Mr. Shaukat Ali Mohmand,
Member (Admin).
- 4) Mr. Khalid Mahmood Mirza,
Member (Estate).
- 5) Mr. A. Aziz Qureshi,
Member (P & D).
- 6) Mian Waheed-ud-Din
Member (Environment)

7) Mr. Abrar Hussain Shah,
Member (Engineering).

8) Nadeem Akbar Malik,
Secretary CDA Board.

3 The following officers were in attendance and participated:-

1) Mr. Ghulam Sarwar Sandhu,
D.G (Planning), CDA.

2) Mr. Amjad Saleem.
Head of Treasury.

3) Mrs Shahwar Ajmal,
Principal, CDA Model School.

4. Ms. Saba Asim, Dy. Director (Dev) attended meeting on behalf of Chief Commissioner (ICT), Islamabad and Commissioner, Rawalpindi could not attend the meeting.

5. Meeting commenced with the recitation of “Holy Quran” by Nadeem Akbar Malik, Secretary CDA Board.

6. The following agenda items were taken up for discussion and following decisions were taken:

6.1 ISSUANCE OF NO OBJECTION CERTIFICATE (NOC) FOR DEVELOPMENT OF GULBERG GREENS FARM HOUSING SCHEME IN MOUZA KORAL, BOORA BANGIAL, PHAGM, DARWALA, GHORA SARDAR IN SUB ZONE – C OF ZONE-4, ISLAMABAD.

DG (Planning), explained to the Board that a request has been received from Secretary General, IB Employees Cooperative Housing Society for issuance of NOC for their scheme named “Gulberg Greens” in Zone 4 of Islamabad.

Layout plan of Gulberg Greens Farm Housing Scheme has been approved by CDA vide letter No. CDA/PLW/MPC-1/371/2011/995 dated 26/08/2011 over an area measuring 3861.85 kanals in Mouza Koral, Boora Bangial, Pahag, Darwala, Ghora Sardar in Sub-Zone C of Zone-4, Islamabad. The approved land use analysis of the scheme is given below: -

Sr. No.	Landuse	Area in Kanal	%age	CDA Standards
1.	Farm House (Residential)	2417.94	62.63	Not more than 55%
2.	Commercial	30.10	0.78	Not more than 5%
3.	Public Buildings	157.14	4.06	Not less than 4%
4.	Open space/Active Recreational Playfield / Parks	579.96	15.01	Not less than 15%
5.	Graveyard	77.16	2.00	Not less than 2%
6.	Roads / Streets	599.55	15.52	Not less than 26%
Total		3861.85	100	100%

The following formalities are to be completed to obtain NOC from CDA for development of scheme: -

- a) Submit within 45 days a **Certificate from Tehsildar**, ICT certifying sponsor's ownership of the land covered by the proposed scheme on Aks Shajra of scheme area on one copy of survey plan superimposed Aks Shajra of the scheme area.
- b) Submit an **undertaking within 15 (fifteen) days** from the date of issue the NOC as per specimen in the "Modalities & Procedures" regarding acceptance of the conditions relating to planning, designing and development/implementation of the scheme.
- c) Electrical Resistively Sounding Report for the project area would be provided within 45 days from the issue of LOP approval.
- d) The land ownership and possession information be advertised in Urdu Text in Urdu Newspapers within 45 days from the date of issue of this letter.
- e) Deposit within **45 days** the entire development cost of the scheme with the Authority. The amount of cost shall be assessed by the Authority on the basis of prevailing cost of the development on the sponsor's request.

OR

Mortgage 20% of the saleable area in the approved layout plan, with the Authority as a guarantee for completing development works/services within the prescribed period i.e. in six years. The mortgage be finalized **within 45 days** from the date of issue of this letter.

- f) **Transfer to the Authority**, free of charge the land for open spaces / parks, graveyard, utilities and public buildings and area under right-of-way of roads, etc. in the scheme (over

an area measuring 3861.85 kanals) **within 45 days** w.e.f. the date of issue of the letter. Specimen of transfer deed is available in Modalities & Procedures.

g) A **public notice** shall be published in the National Dailies on the expense of sponsors **regarding mortgage of plots** (under saleable area) with the Authority **within five days** after mortgage deed has been executed. Specimen of public notice of the Modalities & Procedures.

h) A **public notice** shall be published in the National Dailies at the expense of sponsors **exhibiting the approved layout plan** of “Gulberg Greens” (3861.85 kanals) in Zone-4, Islamabad alongwith landuse analysis and schedule of plots.

i) Submit Engineering Designs as provided in Paragraph-11 of Modalities & Procedures for approval of the Authority **within 03 (three) months** from the date of issue of NOC.

j) Submit **Environmental clearance** report within 45 days for the scheme from Pakistan Environmental Protection Agency, Pak EPA Islamabad.

All the formalities have been completed except the submission of Environmental clearance from Pak EPA. As per prevailing practice Environmental Clearance is asked from the sponsors of the scheme to be submitted within 60 days as the same is to be issued by another department.

Above in view, case is recommended for issuance of NOC in favour of M/s Intelligence Bureau Employees Cooperative Housing Society for development of Gulberg Greens Form Housing Scheme over an area measuring 3861.85 kanals in Mouza Koral, Boora Bangial, Pahag, Darwala, Ghora Sardar

in Sub-Zone C of Zone-4, Islamabad. The Environmental clearance from EPA would be submitted within 60 days from the date of issue of NOC.

Proposal at pre para is placed before the CDA Board for consideration and approval please.

DECISION

The CDA Board approved the issuance of NOC in favour of M/s Intelligence Bureau Employees Cooperative Housing Society for development of Gulberg Greens Farm Housing Scheme over an area measuring 3861.85 Kanals in Mouza Koral, Boora Bangial, Pahag, Darwala, Ghora Sardar in Sub-Zone C of Zone-4, Islamabad. The Society will submit the NOC of Environmental Clearance from Pakistan Environmental Protection Agency, Islamabad within 60 days from the date of issuance of NOC, otherwise NOC issued by CDA will be withdrawn.

Action: DG(Plan)

6.2 REMEDIAL MEASURE TO CONTROL CONTAMINATION OF RAWAL LAKE WITHIN CDA'S JURISDICTION.

10132/1231/BM/'12
04-05-'12/9TH

DECISION

DG (Planning), CDA informed to the Board that above cited summary has already been approved on file.

Action: DG(Plan)

6.3 UP-GRADATION OF THE POST OF PHOTOGRAPHER FROM BS-17 TO BS-18.

10133/1231/BM/'12
04-05-'12/9TH

DDG(HRD) explained to the Board that CDA Employees (Service) Regulations, 1992, is silent for further promotion of Photographer (BS-17). On the other hand in other sister organizations the incumbents of the same post are enjoying (BS-18) inspite of having the same duties and responsibilities. A comparative statement of Photographer-I (BS-17) working in the Authority (CDA) and other sister organizations is as under: -

S.No	Name of Department	Basic pay scale of other organization
1	Capital Development Authority	BS-17
2	Press information Department	BS-18
3.	Zarai Taraqati Bank Ltd	BS-18

Duties and responsibilities of the Photographer-I are as under: -

- i. Coverage of VVIP dignitaries on important occasions / tree plantation, seminars etc.**
- ii. Coverage of Chairman's activities / functions.**
- iii. Keeping the photographic record of illegal construction / encroachments in the city.**
- iv. Projection of the CDA achievements through photographs.**
- v. Maintaining the photographic record of the Authority since 1960.**
- vi. Coverage of functions of Prime Minister of Pakistan, Controlling Minister of the Authority and other dignitaries on different occasions.**
- vii. Preparation of digital presentations and keeping record thereof.**

Mr. Waqar-ul-Islam is working in the Authority since, 2000 against the post of Photographer-I. He performed his duties with utmost diligence and professionalism. With the introduction of new technology in the field of photographic, computers and modern equipment the incumbent has improved his skills and qualification on his own to keep pace with the desired requirements and standards commensurate with the job.

Finance wing is of the view that as there is no line for further promotion to the post in-question as compared to the other sister organizations as such recommended for up-gradation from BS-17 to BS-18 with a financial implication of Rs. 58, 000/- per annum which is a very nominal amount.

HRD Directorate has also agreed to the said up-gradation and opined that in order to eliminate the existing inconsistency it is imperative to up-grade the post of Photographer-I from BS-17 to BS-18.

In view of the above, summary is accordingly placed before the CDA Board for up-gradation of the post of Photographer (BS-17) as Chief Photographer-I (BS-18) and thereafter promotion of Mr. Muhammad Waqar-ul-Islam against the newly upgraded post after fulfillment of all codal formalities.

DECISION

The Board approved the creation of a post of Chief Photographer I/Deputy Director in BPS-18. The promotion will be subject to fulfillment of the condition of minimum 05

years service in BPS-17 as photographer and all other codal formalities.

Action: DDG(HRD)

6.4 Revision of Simly Dam Rest House Charges.

10134/1231/BM/'12
04-05-'12/9TH

The Director, (BWM) explained to the Board that the Rest House situated at Simly Dam site is approximately 40 Km away from Islamabad. It is being maintained/ run by the Simly Dam Division, Bulk Water Management Directorate, CDA on non-commercial basis. The Rest House is being mainly used by the Officers/officials of CDA and WAPDA in connection with the Monitoring and Surveillance activities of the Project and its general maintenance. However, the facilities available are also not denied to the other Government/Semi Government Officers/Officials and Private visitors for site seeing at Simly Dam on payment. The existing rates of charges for stay at Simly Dam Rest House were fixed during the year 1999 with the approval of CDA Board vide No. 7028/914/99/755/BF(8.7) dated: 13/10/1999. The details of these rates are as under:-

Sr.No	Particulars	CDA Officers/Officials (Rs)	Other Govt./Semi Govt. Officers (Rs)	Private Visitors (Rs)
1.	Single Room (per day)	Rs. 60/-	Rs.200/-	Rs.500/-
2.	Family Suite (per day)	Rs. 90/-	Rs. 360/-	Rs.600/-

Additional charges for extra facilities, if availed are covered as per schedule given below:-

Sr.No	Particulars	CDA Officers/Officials (Rs)	Other Govt./Semi Govt. Officers (Rs)	Private Visitors (Rs)
1.	Heating Charges	Rs. 20/-	Rs. 60/-	Rs. 100/-
2.	A.C Charges	Rs. 30/-	Rs. 100/-	Rs. 150/-
3.	Extra Bed	Rs.20/-	Rs. 60/-	Rs.100/-

During the last eleven years, the inflation has gone up manifold and accordingly, the rates of charges for stay at Simply Dam Rest house also need to be revised. The Revenue collected from the Rest House is not commensurate with the running expenditures and in order to have a balance between the Revenue collected and running expenditures; a proposal was submitted to revise the prevailing rates of charges for stay at Simly Dam Rest House. The Costing Section of Finance Wing, CDA has considered the proposal after scrutiny of the financial aspects and obtained the approval of worthy Chairman, CDA for following rates:

Sr.No	Particulars	CDA Officers/Officials (Rs)	Other Govt./Semi Govt. Officers (Rs)	Private Visitors (Rs)
1.	Single Room (per day)	200	500	1000
2.	Family Suite (per day)	350	830	1450
3.	Heating Charges	71	177	353
4.	A.C Charges	106	353	530
5.	Extra Bed	50	120	240

The revised rates of charges for stay at Simly Dam Rest house are placed before CDA Board for approval please.

DECISION

The Board approved the proposed rates for stay at Simly Dam Rest House.

**Action: Director (BWM)
DD Simly Dam Div**

6.5 FEE COLLECTION THROUGH BANK.

10135/1231/BM/'12
04-05-'12/9TH

The Administration of CDA Model School intends to review the prevailing system of fee collection on the pressing demand of parents. Presently cashier of the school collects fee from 9 a.m to 12.00 noon. Timings and duration of fee collection irk the parents, mostly the serving people. The amount collected during the day is verified with receipt and deposited in two different banks i.e. Students' Fund in Allied bank I-9 branch and CDA receipt in MCB I-9 branch on the same day. Account section of the school faces a tough routine as cashier is also involved in preparing, depositing, clearing and receiving D.P Sheets, bills and cheques. It is also risky to carry heavy amount by the cashier for depositing in banks. The parents have been raising the issue of fee collection through banks from time to time in Teacher's Parents meetings. To have first hand information, the managers of local banks located in vicinity were approached. On request of the school administration, the managers have given their offers. A brief review of the banks' offers is as under:-

1	MCB Industrial Area Branch I-9		Not interested in fee Collection
2	ABL I-9, Branch	Annex "A"	Interested on the Condition that the School Management will ensure to open the "Allied Rising Star Accounts" of all Students in I-9 branch of the bank.
3	Bank Alflah I-9, Branch	Annex "B"	The bank will collect fee without extra charges in all the required sectors. The condition is to open DDO,s and Students' Fund Accounts in the Bank.

The Finance wing to whom the case was referred has agreed with the proposal of fee collection through banks. The Administration Wing of CDA supports the proposal.

The Case is placed before the Board for approval of the following proposals:-

- a). To collect the monthly fee through bank approved by the Authority.
- b). To close the existing bank accounts in MCB and ABL.
- c). To open the new bank accounts in bank AL-FLAH I-9 branch.

DECISION

The CDA Board approved the following proposal:-

- i. Monthly fee to be collected through bank.
- ii. Existing bank accounts in MCB and ABL be closed.

- iii. New accounts for Students Fund & CDA receipts be opened in Bank Al-Falah, I-9 Branch, Islamabad.

Action: DG(Admin)

6.6 ALLOTMENT OF SCHOOL PLOT FOR ESTABLISHMENT OF GIRLS HIGH SCHOOL IN MODEL TOWN CHAK SHAHZAD, ISLAMABAD

10136/1231/BM/'12
04-05-'12/9TH

Additional Director (P&D), Federal Directorate of Education, Islamabad has referred the request made by the inhabitants of MV Chak Shahzad Islamabad, for allotment of school plot for establishment of **Girls High School in Model Village Chak Shahzad, Islamabad.**

In this regard, it is submitted that that there are two planned sites for primary school in MV Chak Shahzad. One site measuring **1.689 acres** stands vacant and is available for allotment. The subject school plot situated on Street No. 1, MV Chak Shahzad may be offered to Federal Dte of Education provided its level is raised form Primary School to High School. The **up gradation** of the Primary School to the level of High School would be **as per the demand made by Federal Dte of Education** and the **requirements of the residents of the Model Village Chak Shahzad, Islamabad.**

He placed the following proposals before the Board for approval:-

- 1) The level of the Primary school in MV Chak Shahzad (measuring 1.689 acres; may be upgraded to High School.
- 2) The case for allotment (as per provisions of Islamabad Land Disposal regulations 2005, i.e., at amenity rates) of subject (upgraded) High school plot, to Federal Dte of Education for establishment of Girls High School may be considered for approval, please.

DECISION

The Board approved the allotment of school plot for establishment of Girls High School in Model Town, Chak Shahzad Islamabad measuring 1.689 Acres on amenity rates.

Action: DG(Plan)

6.7 RULES/POLICY FOR MONETIZATION OF TRANSPORT FACILITY FOR CIVIL SERCANTS (BPS-20-22)

10137/1231/BM/'12
04-05-'12/9TH

DG(Admin), explained to the Board that the Federal Government has approved the Compulsory Monetization of Transport Facility for Civil Servant, in BPS-20-22 to be implemented from 1st January, 2012 subject to fulfillment of the parameters of the Policy framed by the government and conveyed to CDA by Cabinet Division vide letter dated 12-12-2011.

The Authority examined the policy and decided that clarification regarding adoption of policy to be sought from

Cabinet Division about following points vide letter dated 03-02-2012:-

- i. The Capital Development Authority is statutory body and its employees are not civil servant except the Board Members. It may kindly be clarified whether the Monetization Transport Facility is applicable to the officers of Capital Development Authority including the Board Members.
- ii. There is no mention in the policy about the monetization of vehicles under the use of officers in BPS-19 and below because a large number of vehicles are under the use of Officers in BPS-19 and below.
- iii. The Capital Development Authority has purchased all the vehicles from its own resources. In case of Monetization of vehicles the price of vehicles so determined will be deposited in the CDA account or the Federal Government Account.

In response to our letter the Cabinet Division has replied which reads as under:-

“The subject policy is applicable to the civil servants (BS-20 to BS-22) of Ministers/Divisions/Attached/Departments/Sub-Ordinate offices only. If CDA intends to adopt the policy approval of the competent authority may be solicited in this regard”.

Being a statutory body CDA employees are not Civil Servants except the posts of Chairman and Board Members whereas, CDA is providing Transport facilities to the Chairman, CDA, Board Members, DG's, DDG's, Directors, and Deputy Director in shape of Category I, II and III.

The policy of transport facility approved by the Federal Government is aimed to eliminate any possibility of misuse of official vehicles as well as, to restrict the maintenance expenditure of the vehicle to the bare minimum, which shall be used as protocol/operational duty purpose. This will also minimize unnecessary documentation, Audit issues, litigation and number of driving staff, if this policy is adopted by the CDA.

It is, therefore, proposed that Rules/Policy for Monetization of Transport facility for civil servants may be adopted in CDA for officers having Cat I & II vehicles, however, in the first instance maybe adopted for Cat-I vehicles i.e allocated to Executive Director, DG's, Board Members and Chairman CDA"-

DECISION

The Board approved the adoption of monetization of transport facility for civil servants/Members (BPS-20) & above posted in CDA by the Government. It was further decided that case for adoption of said policy for the officers of CDA in (BPS-20) & above be forwarded to Cabinet Division for approval.

Action: DG(Admin)

6.8 APPROVAL OF TRANSFER/ UTILIZATION OF FUNDS FROM "PARK ENCLAVE" SCHEME.

10138/1231/BM/'12
04-05-'12/9TH

CDA has launched the "Park Enclave" scheme during the month of July,2011 and out of total 725 residential plots,

613 applications were received on closing date of subscription. Total cost of each plot was fixed to Rs.12,000,000/- which spread over 6 installments after down payment. Detail of expected receipt of “Park Enclave” scheme is as under:

Particulars	Due date	No. of applications	Rs.in million	
			Amount per installment	Amount
Down payment				762.60
1 st Installment	Sep, 11	613	1.800	1,103.40
2 nd Installment	Dec, 11	613	1.800	1,103.40
3 rd Installment	Mar, 12	613	1.800	1,103.40
4 th Installment	June, 12	613	1.800	1,103.40
5 th Installment	Sep, 12	613	1.800	1,103.40
6 th Installment	Dec, 12	613	1.800	1,103.40
Total expected receipt				7,383.00

According to CDA Board decision dated 23-08-2011, 40% of total proceeds of “Park Enclave” scheme (i.e. Rs.2,953 million approximately) will be utilized for contingency payments and 60% will be utilized for development of “Park Enclave” scheme.

As per projection of CDA budget, our salary payment was mainly dependent on receipt of Park Enclave installments whereas we have received only Rs.2,076.31 million so far against expected receipt of Rs.4,072.80 million up to 3rd installment (50.97% less received from expected amount). Since last three years CDA’s inflow (revenue receipt) from other sources has been depleted whereas outflow (expenditure) is increasing day by day. Due to this situation the payment of salary on each month end has become very difficult.

Since September, 2011, salaries were paid by transfer of funds from “Park Enclave Development Account”. Initially we have transferred Rs.400 million with the approval of CDA Board and subsequently with the approval of Chairman, CDA as detail given below:

Date	Authority	Rs.in million
		Amount
13-10-2011	CDA Board	400.00
18-01-2012	Chairman, CDA	250.00
31-01-2012	Chairman, CDA	120.00
24-02-2012	Chairman, CDA	200.00
22-03-2012	Chairman, CDA	250.00
	Total	1,220.00

It is important to mention here that “Park Enclave” installments receipt is underway and on receipt of total expected amount, the amount so far transferred/ utilized from “Park Enclave” account would remain within the prescribed limit of 40%. We expect that in 1st week of May developmental process will start and the flow of remaining installments will speed up and we shall have sufficient fund for development of the scheme.

In view of position explained above, CDA Board is requested to accord approval for the amount so far transferred/ utilized from “Park Enclave Development Account” for salary expenses ignoring the prescribed limit of 40% at this stage through circulation please.

DECISION

The Board approved the transfer/utilization of Park Enclave Development accounts on loan basis for the payment of salary and utility services.

Action: DD Treasury

6.9 REQUEST FOR RESTORATION OF PLOT NO. 34-A, MARKAZ G-9, ISLAMABAD

10139/1231/BM/'12
04-05-'12/9TH

The case relates to the restoration of Plot No.34-A, Markaz G-9, Islamabad. The background of the case is as under:-

- Plot No-34-A, Markaz G-9, Islamabad measuring 277.77 Sq. Yards was auctioned on 27.10.1988.
- Mr. Niaz Ahmed Zahid offered highest bid of Rs.13,900/- P.S.Y. Total works out to Rs.38,61,003/-
- He paid Rs.9,65, 251/- on account of token money and advance money due to which, according to the then policy, allotment letter was issued in the name of highest bidder on 20.11.1988.
- He paid nothing after issuance of allotment letter and came up with an application on 08.1.1990, stating that due to financial hardship he wants to surrender the plot and requested to refund the balance amount after deduction as per Clause 12 of allotment letter and got refund cheque of Rs.5, 48,959/04 on 07.03.1990.
- On 28.07.2010, Mr. Niaz Ahmed applied for Restoration of allotment of his Plot and CDA Board in its meeting

dated 18.10.2010 restored the allotment as per decision reproduced below:-

“The Board in the light of prevalent restoration policy and advise of Law Wing decided to approve the restoration of Plot No. 34-A, Markaz G-9, Islamabad @ Rs. 1,89,000/- per Square Yard for FAR 1:3 and Rs. 3,15,000/- per square yard for FAR 1:5 plus payment of Rs.30,55, 470/- as special fine/penalty.”

- Restoration letter was issued on 24.12.2010 according to which the total Payment of Rs. 5,55,54,000/- on account of Restoration Charges were required to be paid on or before 23.01.2011.
- According to the Restoration Policy 2009 as well as Islamabad Land Disposal Regulation 2005 the restoration charges were required to be paid within 30 days of issuance of restoration letter in toto. The relevant sub clause-3 of clause-20 of Islamabad Land Disposal Regulation 2005 regarding payment of restoration charges is reproduced as under:-

“ In all cases of restoration, the allottees shall be required to pay a outstanding dues of the Authority, including delayed payment charges and delayed construction surcharge, if any, and the restoration fee within 30 days of the letter intimating grant of restoration of allotment failing which the application for restoration shall be deemed to have been rejected. ”

- Due to non payment, the restoration letter was withdrawn on 26.01.2011.
- The Attorney holder paid Rs.5 Million only on 03.02.2011(after issuance of withdrawal of restoration letter)
- On receipt of part payment of Rs.5,55,54,000/- the applicant was served with a demand note advising him to pay the total balance restoration charges within 15 days on 09-02-2012.
- On 19.02.2011 he requested for four months extension in time of remaining payment of Rs. 5,05,54,000/- as he took the option of FAR 1:3 @ of Rs. 1,89,000/- per Sq. Yard according to which total restoration charges become Rs. 5,55,54,000/-
- The Attorney holder on 19.02.2012 requested for four months extension in time for payment on which FA/Member, CDA recorded his remarks as under:-
“Please examine on merit as allow if rules permit”
- While as per his request he was required to remit the restoration charges before 19.05.2012, but he did not.
- The request of the applicant was discussed in 20th Board meeting held on 30th September, 2011 as non agenda item No.III and decided that:-

“The case should be processed after completion of codal formalities of the Price Evaluation Committee and then the same will be examined by the CDA Board afresh for deciding the matter”

- In the light of above said Board decision the Price Evaluation Committee determined the Price which could be charged upon restoration of subject Plot under New Restoration Policy.

Option-1:-

PRICE TO BE CHARGED UPON RESTORATION UNDER NEW POLICY WITH FAR 1:5

Auction price achieved on 30.05.2009, Markaz G-9	Rs.315,000/- P.S.Y
Price Updated on GPI:	Rs.430,959/- P.S.Y
Total Price of Plot (277.77 x 430,959)	Rs.119,707,481/-
Penalty (500 x 277.77 x 23)	Rs.3,194,355/-
Penalty for 2 nd Restoration @ 10% of premium	<u>Rs.11,970,748/-</u>
TOTAL DUES	Rs.134,872,584/-

Option-2:-

PRICE TO BE CHARGED UPON RESTORATION UNDER NEW POLICY WITH FAR 1:3

Price with FAR 1:3 (315,000 x 3/5)	Rs.189,000/- P.S.Y
Price Updated on GPI:	Rs.258,576/- P.S.Y
Total Price of Plot (277.77 x 258,576)	Rs.71,824,656/-
Penalty (500 x 277.77 x 23)	Rs.3,194,355/-
Penalty for 2 nd Restoration @ 10% of premium	<u>Rs.7,182,466/-</u>
TOTAL DUES	Rs.82,201,477/-

Now the attorney holder has come up with an other request that the restoration letter dated 24.12.2010 is still intact and its cancellation was unjustified, therefore the remaining

restoration charges of Rs. 5,05,54,000/- @ of Rs.1,89,000/- P.S.Y may be accepted.

In view of above the case is again placed before CDA Board for consideration of the request of applicant.

DECISION

The allotment of Plot No. 34-A, Markaz G-9, Islamabad was restored by CDA Board on 18.10.2010. The allottee was asked to make the payment of all dues by 23.01.2011. Due to non payment of dues by the allottee within specified time the restoration was withdrawn by DD, EM-II on 26.01.2011 without information of the Director EM-II and approval of the competent Authority. The allottee/attorney, on 01.02.2011 deposited an amount of Rs. 5 Million. The allottee/attorney on 19.02.2011 requested to Chairman, CDA for extension in payment of remaining amount for the period of four months. The Ex-Chairman, CDA directed on his application "Please examine on merit and allow if rules permit". Further to that, later on Director Staff conveyed that FA/Member allowed the extension of four months time for the payment of balance premium. The Ex-Chairman, CDA directed for disposal of case within two days. On 04.08.2011, Ex-Chairman, CDA directed to DEM-II to resolve the issue amicably. The case was re-submitted in the CDA Board on the analogy of second time restoration on 07.03.2012 and the CDA Board decided as under:-

"The Estate Wing presented the facts of the case pertaining to restoration of Plot No. 34-A, Markaz G-9, Islamabad. The

Board approved the restoration of Plot No. 34-A, G-9 Markaz, Islamabad on the basis of prevailing rate plus 10% penalty as late fee as outlined in the prevailing/current restoration policy. The Board further directed that the Price Evaluation Committee should assess the actual value of the plot on basis of the above parameters. The Board agreed with the contention of the allottee that 02 restoration charges can not be levied on the allottee”.

Being aggrieved to this decision, the allottee/applicant requested CDA Board for review of this decision, and accordingly Chairman, CDA directed them to present their case to the Board in person.

On 04.05.2012 during the meeting the allottee pointed out the discrepancies on the part of CDA and also informed that as per Supreme Court Judgment No. 99, PLD 2004, only Chairman, CDA is authorized to cancel the allotment whereas in this particular case even DEM-II have no knowledge of cancellation of allotment.

During the proceedings of the Board it was observed that such cancellation issued by DD, EM-II was not according to rules and in contraventions of Supreme Court Judgment No.99 PLD 2004 and also without approval of the Competent Authority. It was further revealed that Member Finance has already granted four months extension in payment so the issue of cancellation does not stands merit.

After hearing the detailed arguments of the allottee/attorney and production of record by DFA-I and DEM-II, the CDA Board decided to review its earlier decision and decided as under:-

- i. The allottee will deposit the total premium plus restoration charges as already decided by CDA Board on 18.10.2010 plus delayed charges for the period of 23.01.2011 to 22.06.2012 within 60 days from the issuance of restoration letter. No further extension or installment will be granted in the schedule of payment beyond 60 days of issuance of the restoration letter.
- ii. In case of failure to deposit the lum sum demanded amount within specified period. Authority in future will not consider the restoration of said plot.
- iii. Inquiry against the officers/officials those mis-handled the case to be initiated within 15 days.

Action: Director EM-II

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

CONFIDENTIAL**CAPITAL DEVELOPMENT AUTHORITY**
(SECRETARIAT)

No.CDA-1231/BM-Coord/2012/

Islamabad May 2012.

Subject:- MINUTES OF THE 9TH MEETING OF THE
CDA BOARD FOR THE YEAR 2012.

The 9th meeting of the CDA Board for the year 2012 was convened on Tuesday, the 04th May, 2012 at 11.00 A.M in Conference Room of Executive Block, CDA Headquarter, Islamabad with the Chairman, CDA presiding. Draft minutes have been attempted maintaining the highest ethical standards and placed below for the kind perusal and approval of the Board.

(Nadeem Akbar Malik)
Secretary CDA Board

Member (Administration)**Member (Estate)****Member (P & D)****Member (Engineering)****F.A / Member****Member (Environment)****Chairman**

9TH BOARD MEETING FOR THE YEAR-2012

HELD ON 4TH MAY, 2012

(DRAFT MINUTES)

AGENDA ITEMS

Sr. #	Items of Agenda	Presenter	Page No
1	Issuance of No Objection Certificate (NOC) for development of Gulberg Greens Farm Housing Scheme in Mouza Koral, Boora Bangial, Phagm, Darwala, Ghora Sardar in Sub Zone – C of Zone-4, Islamabad.	DG(Plan)	02
2	Remedial measure to control contamination of Rawal Lake within CDA's jurisdiction.	DG(Plan)	06
3	Up-Gradation of the post of Photographer from BS-17 to BS-18.	DDG(HRD)	07
4	Revision of Simly Dam Rest House charges	Director BWM, DD Simly Dam Div	09
5	Fee Collection through Bank.	DG(Admin)	11
6	Allotment of school plot for establishment of Girls High School in Model Town Chak Shahzad, Islamabad.	DG(Plan)	13
7	Rule/Policy for monetization of transport facility for civil servants (BPS-20-22)	DG(Admin)	14
8	Approval of Transfer/Utilization of Funds from "Park Enclave" Scheme.	DD Treasury	16
9	Request for restoration of Plot No. 34-A, Markaz G-9, Islamabad.	Director EM-II.	19



Capital Development Authority
(Coordination Directorate)

MOST IMMEDIATE
BY SPL MESSENGER

No.CDA-1231/BM-Coord/2012/1558

Islamabad

May 02 , 2012

Subject: - **9TH BOARD MEETING FOR THE YEAR-2012.**

The 9TH Board Meeting is scheduled to be held on **Friday, May 04, 2012 at 12:00 Noon** in Conference Room of Executive Block, CDA Headquarter, Islamabad under the Chairmanship of Chairman.

2- The agenda of the meeting is limited to the items as under. You are requested to attend the meeting on the scheduled date, time and venue.

Sr. #	Items of Agenda	Presenter
1.	Issuance of No Objection Certificate (NOC) for development of Gulberg Greens Farm Housing Scheme in Mouza Koral, Boora Bangial, Phagm, Darwala, Ghora Sardar in Sub Zone – C of Zone -4, Islamabad.	DG (Plan)
2.	Remedial measure to control contamination of Rawal Lake within CDA's jurisdiction.	DG(Plan)
3.	Up-Gradation of the post of Photographer from BS-17 to BS-18.	DDG(HRD)
4.	Revision of Simly Dam Rest House charges.	Director BWM, DD Simly Dam Div.
5.	Fee collection through Bank.	DG(Admin)
6.	Allotment of school plot for establishment of Girls High School in Model Town Chak Shahzad, Islamabad.	DG(Plan)
7.	Rules / Policy for monetization of transport facility for civil servants (BPS-20-22)	DG Admin
8.	Approval of Transfer / Utilization of Funds from "Park Enclave" Scheme.	DD Treasury
9.	Request for restoration of plot No. 34-A, Markaz G-9, Islamabad.	Director EM-II

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

Copy To:-

1. DG (Admin)CDA
2. DG (Plan) CDA
3. DDG (HRD), CDA
4. Director Public Relations, CDA
5. Director Coord. Council, CDA
6. Director BWM, CDA
7. Director EM-II, CDA
8. DD Treasury, CDA
9. DD Simly Dam Div. CDA

(NADEEM AKBAR MALIK)
DG Admin. / Secretary CDA Board

DG Admin. / Secretary CDA Board