

(14)

CAPITAL DEVELOPMENT AUTHORITY
(Coordination Directorate)

Minutes of the meeting
of C. D. A Board.

The Board meeting was held on Thursday the 29th June 1989 at 10.00 A.M in the Conference Room of the Capital Development Authority. The following attended:-

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|---------------------------------|---------------------|
| 1. Chairman. | In chair. |
| 2. Administrator, ICT. | Ex-officio Members. |
| 3. Commissioner, Rawalpindi | |
| 4. Member (Planning). | |
| 5. Member Administration. | |
| 6. F.A/Member. | |
| 7. D.D.G (Works). | |
| 8. D.D.G (Services). | |
| 9. D.D.G (Planning). | |
| 10. Secretary, CDA. | |
| 11. Director Personnel. | |
| 12. Director Estate Management. | |
| 13. Director W&S(Development). | |
| 14. Director Environment. | |
| 15. Law Officer (Litigation). | |

2. The meeting started with the recitation from the Holy Quran. Initiating the discussion, Chairman, CDA said that although the notice for the Board meeting had been issued sufficiently in advance but the summaries/working papers to be discussed were circulated only a few days ago. In order to give the Members more time to go through the summaries included in the working papers, he directed the CDA Sectt: that in future, the agenda should be circulated at least a week before the date fixed for the meeting. Thereafter, the Board took up consideration of the summaries/

working papers included in the agenda circulated on 26th and 27th June 1989. The gist of discussion and decisions follows:-

1. Development of Model Village Humak (Model Town) Chak Shahzad and Rawal Town.

S290/753/89
412/25/87

The summary on the subject presented to the Board by D.D.G (Services) was considered. Chairman highlighted the background of the case and the factors which had contributed and led to the formulation of the proposal for the provision of additional facilities of door to door water connection and sewerage treatment in the model village Humak, Chak Shahzad and Rawal Town. It was apprehended that once these facilities had been provided, it was likely that the residents may demand other facilities such as vehicular roads and street lights etc., and therefore, instead of dealing with the issue in piece-meal, it would be desirable if it was dealt with in totality. Another point which attracted the attention of the Members pertained to the question as to how the amount that would be spent for the provision of additional services would be recovered from the allottees. It was viewed that whereas some of the allottees may pay the cost of additional charges willingly, there would be many who may not be willing to pay the additional cost. In order to

ensure that there was uniformity in thought amongst the allottees of plots in these model villages, the Administrator, ICT suggested that the problem could be tackled through a dialogue with the Association(s) of such allottees, if any, with the help of the Councillors of the area to whom suitable instructions would be issued by the ICT Administration. The Board approved the proposal contained in the summary, in principle, on the express condition that it will be implemented only when the consensus of the allottees to pay the additional cost for laying the additional services had reached.

Action: 1. Administrator, ICT.
2. D.D.G(Services).
3. Director W&S(Dev).

2.

Grant of House building advance -
Relaxation of condition of mortgaging
the house.

5291/753/89
2/18/88

The summary presented to the Board by the Personnel Directorate was considered. It was observed that the subject of the summary was mis-leading as the proposal actually related to the grant of advance from the G.P Fund for the purposes of house building and not grant of house building advance. The background of the case was briefly explained to the Board by Director Personnel as well as Director Audit and Accounts. After some discussion the Board approved the

proposal contained in para 5 of the summary subject to consideration of each case on merits provided that the advance for the construction of house was paid out of the employee's own G.P. Fund.

Action: 1. Director Personnel.
2. Director A.&A.

3.

Waiving of recovery of Rs.11,405/-
against Flat No.8, Block No.11,
Street No.1, I-8/1, Islamabad.

5292/753/89
690/135/87

The summary presented to the Board by Director Estate Management was considered. In consideration of the fact that the deceased allottee hailed from former East Pakistan and the amount of refund was received by him in good faith and it would be hard for his family to repay the same, the Board decided that the recovery of Rs.11,405/- may be waived purely on compassionate grounds.

Action: Director E.M.

4.

Bifurcation of Poultry and
Vegetable Plots.

5293/753/89
681/135/87

The proposal contained in the summary presented to the Board by Director Estate Management was considered and approved.

Action: Director E.M.

5.

Extension in construction period of
Plot No.305, G-10/1, Islamabad.

5294/753/89
68/185/88

The summary submitted to the Board on the subject by Director Estate Management was considered but it was not found feasible to accede to the request made therein.

Action: Director E.M.

6.

Industrial and Trading Centre.

5295/753/89
62/185/87

The salient features of the summary were explained to the Board by D.D.G(Planning). Chairman, CDA also threw light on the background of the issue. D.D.G(Planning) explained that the case regarding commercialization of I&T Centre was discussed at length in the Board meeting held on 19th December 1988 and it was felt that the conversion charges @ Rs.1,000/- proposed to be levied appeared to be on lower side and should be reviewed keeping in view the prevailing rates in other similar situation/locations. He, therefore, drew the attention of the Board to the proposal contained in para 4 of the summary for consideration and approval. After some discussion the Board approved the proposals reproduced hereunder:-

- 1) "Conversion charges equivalent to the amount of differential of Rs.2,000/- per sq.yard and the total cost of plot, already paid.

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- ii) Building bye-laws of I&T Centre will remain unchanged. As such, covered area already permissible under I&T Centre may not be increased".

Action: D.D.G (Planning)
Director E.M.
Director P,E&C.

7.

Policy regarding allotment of acquired houses.

5296/753/89
690/8187

The background of the case was explained to the Board by Director Environment. The following decisions were taken by the Board:-

- i) Such of the CDA employees who had been provided with residential accommodation and who were not entitled to rent free accommodation, should pay 5% of their pay towards rent of the accommodation provided to them. The Board observed that an employee who had been provided with residential accommodation was not entitled to draw 45% house rent which was given in lieu of accommodation. If any employee (s) of the Authority who had been provided with residential accommodation, had also been drawing house rent allowance, he/they should be dealt with according to Government Rules.
- ii) Such of the CDA employees who were entitled to rent free accommodation and had been provided with residential accommodation were not to be

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charged rent @ 5% of their salaries. However, such employees were not entitled to receive 4% house rent allowance which was given in lieu of accommodation. Cases of irregularity in this behalf, if any, should be dealt with under Government rules.

- iii) The maintenance of the acquired houses allotted to CDA employees shall be done by the Maintenance Directorate as was being done in the case of other Government houses. However, such of the houses which were not considered habitable should be demolished and the allottees of such houses be asked to make alternate arrangements.

Action: Director Environment.
Director A&A.
Director Maint:.
Admin:Officer(Sectt).

8.

Waiving of extension surcharge upto 30.6.1989 and further extension in construction period upto December 1990 without any surcharge to Mrs. Nasim Mahmood widow of Late Major Mahmood Hussain.

5297/753289
18/10/87

The summary on the subject circulated to the Board Members by Director Estate Management during the Board meeting was considered. It was observed that the husband of the applicant had died in an air crash while on duty and she was therefore, a widow of Shaheed and being under pressure both mentally as well as physically was going through very difficult time. She was keen to start construction and had recently

(5)
taken possession of the plot. But due to financial constraints she was finding it difficult to pay the extension surcharge. In consideration of the peculiar circumstances of the case, the Board, purely on compassionate grounds, agreed to the waiving of extension surcharge amounting to Rs.11,720/- and granting her further extension in construction period upto 31st December 1990 without any surcharge. This was done on the clear understanding that the subject case would not be quoted as a precedent.

Action: Director E.M.

9. Exemption from delayed payment charges on account of Shop No.2, F-6/2, Islamabad.

5298/753/88
682/88/87
The working paper presented to the Board by Director Estate Management was considered. The Board felt that the applicant had no case for exemption of payment of the balance amount of premium, waiver of annual ground rent and delayed payment charges that had accrued thereon and therefore, rejected the request made by the allottee.

Action: Director E.M.

3. The minutes of the meeting as recorded above may kindly be seen for favour of confirmation before these are circulated to all concerned for compliance.

Chairman.

(Z.D. Butt)

Secretary

July 01, 1989.

84/77
Please make

02/7/89