

CONFIDENTIAL

**CAPITAL DEVELOPMENT AUTHORITY
(SECRETARIAT)**

No. CDA-970/BM-Coord/2003

Islamabad, July 2003.

Subject: **MINUTES OF THE 8TH MEETING OF THE CDA BOARD FOR
THE YEAR 2003.**

The 8th meeting of the CDA Board for the year 2003 was held on Thursday, 10-7-2003, at 9.00 A.M. in the Conference Room, Executive Block, CDA Headquarters, Islamabad.

2. The following attended:-

1. Mr. Abdur Rauf Ch.
Chairman CDA. In Chair.
2. Mr. Masud Muzaffar,
F.A/Member.
3. Mr. Ghulam Dastgir Akhtar,
Member (A)
4. Mr. Maqbool Ilahi,
Member (P&D).
5. Brig. Syed Ghulam Akbar Bukhari,
Member (E).
6. Mr. Nadeem Akbar Malik,
Secretary CDA Board.

The following attended the meeting on special invitation:-

- 1) Mr. Muhammad Rafiq Ahmad,
Consultant Engineering.
- 2) Mr. S.A.M. Wahidi,
Consultant (Law).

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

- 1) Mr. Faqir Ali Hasbani,
Director Sanitation.
- 2) Mr. Saadullah Khan Zimri,
DEM-II
- 3) Mr. S.M. Bokhari,
Director Personnel/Director Admin.
- 4) Mr. Muhammad Hayat Khan,
DEM-I.
- 5) Mr. Abrar Hussain,
Director E&M (Maint)
- 6) Dr. Sheikh Suleman,
Director Environment (U).
- 7) Mr. Javed Iqbal,
Director Arch.
- 8) Mr. Muhammad Ashfaq Ahmad,
Director E&M (Dev).
- 9) Mr. M. Rafiq Abbasi,
Director Roads (South).
- 10) Mr. Jamil-ur-Rehman,
Director Revenues.

4. Chief Commissioner, ICT and Commissioner/DCO, Rawalpindi, could not attend the meeting due to other official assignments. However, Mr. Muhammad Aslam, DDO (Coord) represented DCO, Rawalpindi.

5. The meeting started with recitation from the Holy Quran.

6. The Board confirmed the minutes of the 7th Board Meeting held on 26-6-2003.

Implementation.

7. Secretary, CDA Board, explained the implementation status of decisions upto 6th Board meeting for the year 2003. It was desired that item-wise the implementation status be circulated to all the Members of the Board alongwith agenda. The progress of implementation relating to remaining Board decisions be 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 **Refund of Security Deposit.**

7765/970/2003
732/BF
10-7-2003

- i) Director Sanitation was directed to put up detailed summary, alongwith supporting documents in the next Board Meeting.
- ii) It was also directed that in future all the summaries may be submitted to the Secretary CDA Board, alongwith complete relevant details and supporting documents well in advance of the meeting and Secretary should ensure that no incomplete summary is brought before the Board.

Action: Director Sanitation
All DGS/DDGS/Directors.

8.2 **Waiver of Extension surcharge in respect of Plot No. 153, Industrial Triangle Kahuta Road, Islamabad.**

7766/970/2003
724/BF
10-7-2003

Decision

- i) The request of the applicants was rejected as application for change of trade made in 1999 could not justify delay in commissioning of the concern for the trade it was allotted in 1994. DEM-II was directed to recover extension surcharge for the period from 25-1-1997 onwards.
- ii) Inquiry may be conducted for misplacement of the file and final report be submitted in the next Board meeting.

Action: DEM-II.

8.3 Restoration of Plot No. 15 (Petrol Pump) G-7 Markaz, Islamabad.

7767/970/2003
724/BF
10-7-2003

Decision

Having ascertained that all building violations have been removed the restoration charges which come to Rs. 2,190,720/- @ Rs. 1120/- per sq. yard (prevalent rate) be charged from the allottee (without any mark up).

Action: DEM-II.

8.4 Grant of Special Relief Fund.

7768/270/2003
726/BF
10-7-2003

Decision

Special Relief Fund be allowed only for one daughter's marriage of CDA employees in BPS-1 to 5 to be sanctioned by Member (A). The Chairman may, however, consider for approval extra-ordinary hardship cases outside this category.

Action: Director Personnel.

- 8.5 Amendment in CDA Employees (Service) Regulations, 1992 - Upgradation of the post of Assistant Director (Health) to the post of Deputy Director (BPS-18).

7769/970/2003
726/BF
10-7-2003

The Board directed that Director Health Services and Executive Director Capital Hospital may explain the case before the Board in its next meeting along with seniority list of Medical Officers.

Action: Exec. Director Capital Hospital
Director Health Services.

- 8.6 Un-just charging of Rs. 3,50,000/-.

7770/970/2003
723/BF
10-7-2003

Decision

The Board agreed to go by the recommendations of the Wafaqi Mohtasib and approved the proposal to demand the balance amount of Rs. 2,50,462/-/38 only from the allottee of Plot No. 492, G-11/1, Islamabad.

Action: DEM-I

- 8.7 Restoration of Quarter No. 2200-A, Sector I-10/1-4, (CDA Colony) Islamabad.

7771/970/2003
723/BF
10-7-2003

Decision

The Board approved the proposal for waiving of delayed-payment charges amounting to Rs. 55,670/- and acceptance of balance price of quarter amounting to Rs. 24,340/- on humanitarian grounds as her husband had expired while on duty.

Action: DEM-I.

8.8 **Maintenance operation and payment of Electric Bills for Street Lights installed in Model Village Humak.**

7772/970/2003
748/BF
10-7-2003

Member (A) informed that a Committee headed by Director L&R is examining the case for inclusion of Model villages in the municipal limits of Islamabad. Therefore, the case was deferred till receipt of report of the Committee. Director L&R was directed to finalize the report within 30 days. After receipt of report, if need be, the revised summary may be submitted to the Board for consideration.

Action: Director E&M (Maint)
Director L&R

8.9 **Presentation Regarding Hiring of Financial Planning & Advisory Services.**

7773/970/2003
735/BF
10-7-2003

The item was withdrawn.

8.10 **Hiring of Private Landscape Consultant for Landscape designing of area in front of Cabinet & Parliament buildings alongwith parade ground, Islamabad.**

7774/970/2003
741/BF
10-7-2003

The Board directed Director Environment (U) to work out the estimates on travel charges on the basis of anticipated visits and to prepare a comprehensive summary for consideration by the Board in the next Board meeting.

Action: Director Env(U)

8.11 Construction of Houses on Plot No. 261, 262, 263, 193 & 194, In Sector F-11/2, Islamabad.

7775/970/2003
739/BF
10-7-2003

Decision

The Board agreed to waive recovery of the penalty amounting to Rs. 2,50,000/- from ISI for construction of houses without approval of building plans in view of the fact that ISI had submitted the building plans before starting the construction and the houses constructed are in accordance with the corrected building plans.

Action: Director Arch.-I

8.12 Extension of lease period in respect of Agro Farming Plots in Islamabad.

7776/970/2003
724/BF
10-7-2003

After lengthy and through discussion the Board decided as under:-

Decision

- i) The lease period of all the plots be extended upto the period of 66 years, extendable by a further term of 33 years. This does not apply to Nursery plots in Sector II-8 whose alternative urban usage may be examined in consultation with Planning & Environment Wings.
- ii) On the basis of relationship between AGR and premium, as per calculations the AGR comes to Rs. 9,377/- per acre but considering the difficulties of the allottees it was decided to charge approximately 50% of the same, @ Rs. 4500/- per acre w.e.f. 18-1-2003, i.e. the date on which it was decided for the first time to extend the lease which is compatible with the AGR being charged in respect of industrial plots. In the case of expired leases, AGR will be charged at the old rates till 17-1-2003. In the case of un-expired leases, the rate will be effective from the date of expiry of lease period.
- iii) To consider the security problem of the allottees the Board approved the proposal to allow construction of seven feet boundary wall (3' bricks and 4' grill fencing) around the plot.
- iv) The Board did not agree to more than one sub-division of a plot.
- v) The covered area of buildings on the form land will remain as per the existing rules/policy.

Action: DEM-II.

8.13 Completion of balance work (E&M) of Parliament Lodges at Islamabad.

777/970/2003
743/FF
10-7-2003

Decision

In view of their cooperative attitude at a very critical time and genuineness of their demand, the Board approved the proposal to entertain the claims of M/s Samra Enterprises, M/s Babar Brothers and M/s Noman Brothers on the pattern of M/s Moin Sons and M/s ECM.

Action: Director E&M (Dev).

8.14 Four Bridges on 2nd Carriageway of Islamabad Highway, from
Airport Turning to G.T. Road Islamabad.

78/970/2003

45/BF

10-7-2003

Decision

- a) The point 'execution of additional works' was discussed in detail. After due deliberations, Board decided to approve the additional cost of works involved in completion of four bridges on Islamabad Highway in the best interest of the project as well as to save the Authority from additional financial loss.
- b) Board also decided that the case of abnormal variation in quantities, may be referred to the Pakistan Engineering Council at the earliest for investigation/analysis. Further action will be taken based on the recommendations of the Pakistan Engineering Council as regards mis-conduct or otherwise of CDA Engineer..

Action: Director Roads (South).
Secretary CDA Board

8.15 Engagement of Consultants for construction supervision of 2 Nos. Bridges on I.J. Principal Road from G.T. Road to Faizabad Interchange.

7779/970/2003
745/BF
10-7-2003

Decision

As the CDA has not constructed any bridge since 1996 its staff has inadequate experience of supervision in this regard. The appointment of Consultants was approved.

Action: Director Roads (South).

NON-AGENDA ITEMS.

- i) Restoration of allotment of plot No. 26, Automatic Car Washing Plant G-6 Markaz, Islamabad.

7780/970/2003
724/BF
10-7-2003

The Board directed that DEM-II and FA/Member will examine all pros and cons of the case and submit a working paper for the consideration of the Board in its next meeting.

Action: F.A/Member
DEM-II.

- ii) Status of Property Tax-Family Health Hospitals Sector I-10/4, Islamabad.

7781/970/2003
730/BF
10-7-2003

Director Revenue was directed to collect the charter of duties, organizational structure, performance report and audit reports in respect of the hospital. On receipt these reports, revised summary may be submitted to the Board for consideration.

Action: Director Revenue.

- iii) Establishment of CNG Station at MPO old site Sector G-7/4, Islamabad.

7782/970/2003
727/BF
10-7-2003

Decision

- i) Negotiations may be held with other CNG stations in Islamabad, particularly the stations of CDA Welfare Organization, for supply of gas to CDA vehicles. Till then present arrangements may continue.
- ii) The possibility of installation of CNG Station at the present filling station site be examined.

Action: Director Admin.

- vi) Upgradation of the posts of Medical Officers as Associate Cardiologist and Associate Pulmonologist.

7783/970/2003

726/BF

10-7-2003

The item was deferred with the direction that qualifications, experience and quota may be re-examined and a revised self contained summary be brought before the Board.

Action: Director Personnel.

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