

CONFIDENTIAL

CAPITAL DEVELOPMENT AUTHORITY
(Directorate of Coordination)

No.CDA-1222/BM-Coord/2011/

Islamabad Dec 2011.

Subject:- MINUTES OF THE 23RD MEETING OF
CDA BOARD FOR THE YEAR 2011.

The 23rd meeting of the CDA Board for the year 2011 was convened on Friday, 2nd December, 2011 at 10.00 A.M in the Conference Room of CDA Headquarters, Islamabad with the Chairman, CDA presiding.

2. The following were in attendance:-

- 1) Mr. Imtiaz Inayat Elahi,
Chairman, CDA. **In Chair**
- 2) Mr. Javaid Jehangir,
F.A/ Member.
- 3) Mr. Shaukat Ali Mohmand,
Member (Admin).
- 4) Mian Waheed-ud-Din,
Member (Environment).
- 6) Syed Abrar Hussain Shah,
Member (Engineering).

- 7) Mr. Khalid Mehmood Mirza
Member (Estate).
- 8) Dr. Raja Mustafa Hyder,
Secretary CDA Board.

3 The following officers were in attendance and participated:-

- 1) Mr. Ghulam Sarwar Sandhu,
D.G (Planning), CDA.
- 2) Mrs. Najma Azhar,
Dy. D.G (HRD).
- 3) Mr. Faisal Nisar Chaudhary,
Director Estate Management-I.
- 4) Mr. Waqar Ali Khan,
Director Estate Management-II.
- 5) Mr. Najeeb-ur-Rehman,
Director (Works), CDA.
- 6) Capt. Fareed-ud-Din Mustafa,
Director Lands & Rehabilitation, CDA.

4. Chief Commissioner (ICT), Islamabad and Commissioner, Rawalpindi could not attend the meeting.

5. Meeting commenced with the recitation of "Bismillah" by Dr. Raja Mustafa Hyder, Secretary CDA Board

and then the Chairman, CDA welcomed Mr. Javaid Jehangir, the new Member (Finance) to CDA and lauded his vast experience in the field of Finance and government service. The Chair also told the august gathering that Mr. Javaid Jehangir has also worked as Deputy Auditor General of Pakistan. The Chairman, CDA stated that he looked forward to working with Mr. Jehangir for the betterment and the best interest of the Authority.

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

6.1 **ALLOTMENT OF ALTERNATE PLOTS IN SECTOR G-11 (PLOT NO. 1497, 1498 OF G-11/2).**

DECISION

Director Estate Management-I, presented the summary before the CDA Board regarding alternate allotment of plots in Sector G-11 in the case of Plot No. 1497 and 1498, G-11/2 which are under adverse possession. The Board scrutinized the report of the Land Survey Division of Planning Wing in which they have stated that Plot No. 133-K and 133-L, G-11/3 have been planned in place of Plots No. 1497 and 1498, G-11/2, Islamabad. The Board approved the alternate allotment in G-11/3 subject to fulfillment of necessary codal formalities. The Board also observed that the price of the alternately allotted plots is in the same price range as the original plots and they are located in the same sector.

Action: Director (E.M-I)

6.2

10072/1222/BM/11
02-12-11/23RD

FAZAL ELLAHI S/O IMRAN BAKSH, LUNDA
MASTAL.

DECISION

Director Lands & Rehabilitation, presented the case pertaining to allotment of Agro-farms to the legal heirs of Fazal Elahi S/o Imam Buksh, Village Lunda Mastal. The Board scrutinized the case and the opinion of the Legal Adviser in which he had stated that Affectees are eligible for rehabilitation benefits in accordance with the law against their acquired land which has not been accounted for in any rehabilitation benefit in the past. The Board considered the Legal Adviser opinion and observed that in the past the case did not meet the criteria strictly as per then prevailing provision of the Rehabilitation Policy – 1996 which stated that only one rehabilitation benefit was admissible to an Affectee. However, since an amendment has been made in the Rehabilitation Policy by the CDA Board vide Para-8(i) of Islamabad Displaced Persons Rehabilitation Policy 1996 (Revised), the affectee may avail an agro-farm subject to prior submission of an affidavit by the Affectee to the effect that no Member of the family unit of affectees has already availed any Rehabilitation Benefit from the CDA against the subject land, even though he may have availed rehabilitation benefits against

some other acquired land. The CDA Board keeping in view the above approved the allotment of 02 agro-farms to the Legal Heirs of Fazal Elahi S/o Imam Buksh, Village Lunda Mastal in line of the Amended Rehabilitation Policy subject to provision of an affidavit and fulfillment of necessary codal formalities.

Action: Director (L&R)

6.3

**RESTORATION OF CANCELLED PLOT IN ORCHARD
SCHEME, ISLAMABAD.**

10073/1222/BM/'11
02-12-11/23RD

Director —

DECISION

Director Estate Management-II, presented the facts before the CDA Board in the case of Plot No. 47 measuring 8.37 acres in the Defunct Orchard Scheme, Murree Road, Islamabad. The Board examined the facts of the case and regretted the restoration on the grounds that the said scheme was cancelled under the orders of the President of Pakistan and the scheme was deleted from the plan of CDA. Later on the scheme was converted in to the Orchard Scheme, Murree Road and P&V Scheme -IV, Murree Road with new plot numbers and sizes i.e 2.5 acres approximately. The Board also observed that the subject scheme was cancelled by the then President of Pakistan and the allottee Mr. Naeem Arshad, M.D was returned the deposited lease money amounting to Rs. 6277.50. The Board observed that in the year 1984, the President of Pakistan decided to restore the following two categories of plots only:-

- i) Plots belonging to the affectees who did not avail any concession in lieu of their land acquired by CDA.
- ii) Plots allotted to retired officers (Retired Army Officers).

The cancelled plot of the applicant could not be restored being not falling in the above mentioned categories. A meeting to this effect was also held by the Additional Secretary (IA), Prime Secretariat, Islamabad in which Director Estate Management-II explained the facts of the case before the participants and it was decided that the matter be referred to the CDA Board. The Board observed that since the case of the allottee, Mr. Naeem Arshad does not fall in both the categories eligible for

restoration and since the scheme stands abolished and subject plot does not exist any more, restoration of the said plot can not be acceded to. The Board also observed that there are approximately 42 cases of similar nature who will also become eligible for the same benefit if the subject restoration is acceded to and another scheme to address this issue would have to be launched by the Chief Executive/ President of Pakistan, as there exists no such a scheme to accommodate the would be allottees' at present, if restored by the President. Furthermore, the Board decided that Member (Estate) shall call the applicant Mr. Naeem Arshad and explain the reasons behind the CDA Board regarding the request. An appropriate response on these lines may also be furnished to the Prime Minister's Secretariat.

Action: Member (Estate), CDA
Director (E.M-II)

RESTORATION OF SHOP CUM FLAT NO. 4,
BLOCK-D, F-6 MARKAZ, ISLAMABAD.

6.4

10074/1222/BM/'11
02-12-11/23RD

DECISION

Director Estate Management-II, presented the facts of the case for restoration of Shop-cum Flat No. 4, Block-D, F-6 Markaz, Islamabad. The Board observed that the plot was cancelled because of building violations and since then the building violations have been removed. The Board observed that this is a case of restoration, lease extension and transfer and approved the restoration subject to payment of updated / revised lease extension fee and restoration charges as worked out by the Finance Wing.

Action: Director (E.M-II)
D.F.A-II

6.5

RESTORATION OF LAND FOR RESORT /
RESTAURANT AT DAMAN-E-KOH, ISLAMABAD.

10075/1222/BM/'11
02-12-11/23RD

DECISION

Director Estate Management-II, presented the case pertaining to restoration of land for resort / restaurant at Daman-e-Koh, Islamabad. The Board approved the request of M/s Sunshine Heights (Pvt) Limited for deletion of Clause-2(a)(iv) regarding let able units from the allotment letter and also decided that there is no need for clearance of construction certificate on the said plot from the Security Agencies / PEPA as the interest of CDA is not affected either way and this is the responsibility of the allottee. However, the Board decided that the CDA's stance be communicated to the Honorable Supreme Court of Pakistan where the allottee will also be asked to furnish statement that he is ready to abide by the terms and conditions as already determined by the CDA in its letter dated 09-07-2005. The Legal Adviser's opinion also agreed with the above facts as Clause 2(a)(iv) is not a part of the original bid documents. The restoration will be subject to updated charges / fees as worked out by the Finance Wing of CDA.

Action: Director (E.M-II)

6.6 REQUEST FOR RESTORATION OF SHOP-CUM FLAT NO. 9, BLOCK-C, F-6, SUPER MARKET, ISLAMABAD.

10076/1222/BM/'11
02-12-11/23RD

DECISION

Director Estate Management-II, presented the case of restoration of Shop-cum-Flat No. 9, Block-C, F-6 Markaz, Islamabad. The Board approved the restoration subject to payment of updated / revised lease extension fee and approved the restoration as per the latest restoration policy. The Board further directed Deputy Financial Adviser-II to revise / review the lease extension fee rates and present the same before the CDA Board.

**Action: Director (E.M-II)
D.F.A-II**

6.7

DISCUSSION ON CONVERSION CHARGES OF MARRIAGE HALL TO OFFICE COMPLEX OF PLOT NO. 26, G-6 MARKAZ, ISLAMABAD.

10077/1222/BM/11
02-12-11/23RD

DECISION

Secretary CDA Board presented the new developments in the case of rationalization of charges for conversion from Marriage Hall to Office Blocks on Plot No. 26, G-6 Markaz,

Islamabad. He informed the CDA Board that the Deputy Commissioner, Islamabad has now written a new letter dated 14-11-2011 in which he has withdrawn his old letter dated 09-02-2011 in which he had stated that the plot is unsuitable for holding marriage ceremonies due to religious implications which could lead to complications. The Board decided to hold in abeyance the decision taken in the subject case in the 21st Board Meeting for the year 2011 as Agenda Item No. 3 and further directed that I.G. Police Islamabad Capital Territory be asked for his views in light of the Deputy Commissioner's new correspondence as previously the Board had passed its decision in light of the D.C Islamabad and AIG Special Branch's letter. The matter will be decided once I.Gs comments about the case have been received.

Action: D.G (Planning)
DDG(Finance)
Director(E.M-II)

6.8 RESTORATION OF BID PLOT NO. I-H, CLASS-III
SHOPPING CENTRE SECTOR G-11/1, ISLAMABAD.

10078/1222/BM/' 11
02-12-11/23RD

Director Estate Management Islamabad

DECISION

Director Estate Management-II, presented the case of restoration of bid of Plot No. 1-H, Class-III, Shopping Centre, G-11/1, Islamabad. The CDA Board approved the post-facto restoration of bid of Plot No. 1-H, Class-III, Shopping Centre, G-11/1, Islamabad subject to payment of delayed charges as worked out by Finance Wing of CDA.

**Action: Director (E.M-II)
D.F.A-II**

6.9

**ENHANCEMENT OF QUOTA FOR THE PROMOTION
OF SUB-ENGINEERS POSSESSING DEGREE OF
B.TECH (HONS) TO THE POST OF ASSISTANT
DIRECTOR (BS-17) FROM 10% TO 15%.**

10079/1222/BM/'11
02-12-11/23RD

DECISION

DDG (HRD), presented the case for enhancing of quota for the promotion of Sub Engineers possessing Degree of B.Tech (Hons) to the post of Assistant Director (BPS-17) from 10% to 15%. The Board heard the deliberations of DDG (HRD) and Member Administration also given his view on the matter. The Board decided to revise the promotion quota of AIME(Pak)/B.Sc (Engineering), B.Tech(Hons) Degree holder Sub Engineers to 15% instead of 10%. The initial / direct recruitment quota for the same will now stand revised to 45% instead of the existing 50%.

Action: DDG (HRD)

6.10 APPOINTMENT ON DAILY WAGES BASIS IN RESPECT OF USMAN RASHID AS ASSISTANT DIRECTOR (CIVIL).

10080/1222/BM/'11
02-12-11/23RD

DECISION

DDG (HRD), presented the case of appointment on Daily Wages in respect of Usman Rasheed Khan as Assistant Director (Civil) (BPS-17). The Board observed that Mr. Usman Rasheed Khan had appeared before the DRC for the written

test which was taken against the advertisement of Assistant Director (Civil) (BPS-17) dated 26-02-2009. He was short listed but later on a ban was imposed by the Federal Government on recruitment vide letter dated 18-03-2011 and CDA also adopted the same in toto. Subsequently the case of Mr. Usman Rasheed Khan was processed for consideration on engagement on daily wages basis and his name was included in the list of cases for appointment on daily wages basis. The Board observed that no regular recruitment has been made in the Engineering cadre since 2008, due to which approximately 20 posts under the direct recruitment quota are lying vacant. The Board also observed that Mr. Usman Rasheed Khan's case be considered on merit and he may be engaged as Assistant Director (Civil) (BPS-17) on daily wages basis for a period of 89 days as a stop gap arrangement.

Action: DDG (HRD)

6.11 EXCHANGE OF PLOT NO. 203-A INSTEAD OF PLOT NO. 257, KAHUTA TRIANGLE.

10081/1222/BM/'11
02-12-11/23RD

DECISION

Director Estate Management-II, presented the case of alternative plot allotment in the case of Plot No. 203-A, Industrial Triangle, Kahuta Road, Islamabad. The Board agreed to the allotment of alternative plot due to non-availability of possession because of a road constructed by the locals on the original plot. The Chair also enquired that how many plots are under adverse possession and directed Member (Estate) to visit the area and determine the scope of encroachment and propose an effective disposal mechanism to cope / remedy the menace of encroachment in the area. The Board agreed to allot Plot No. 157, Industrial Triangle Kahuta Road, Islamabad measuring approximately 3555 Square Yards in the same vicinity in lieu of Plot No. 203-A, Industrial Triangle Kahuta Road, Islamabad in order to avoid litigation and to address the Allottee's grievances subject to payment of charges on extra land (if any) as per rules.

Action: Director (E.M-II)

NON-AGENDA ITEM-I

CONSTRUCTION OF ADDITIONAL (104) FAMILY
SUITES FOR MEMBERS OF THE PARLIAMENT I/C
BLOCK FOR 500 SERVANTS AT SECTOR G-5/2,
ISLAMABAD.

12-11/23RD
12-11/23RD

DECISION

Director (Works), CDA, presented the facts of the case and CDA Board approved acceptance of AA Rating insurance bond from PACRA / JCR against the remaining amount of mobilization advance considering the following circumstances which require to mobilize additional resources by the contractor:-

- i) As the subject project is the PSDP work and the funding of the same is through Ministry of Finance, Government of Pakistan, therefore, the CDA Board in its meeting held on 31-10-2011 decided to refer the case to Planning Commission. Accordingly, clarification of the matter has been sought from Planning Commission who permitted the same for adoption in the instant case.

- ii) The security clearance of red zone has entirely been extra tightened and after 4 months of hectic efforts, concerned security agencies gave clearance for labor, machinery and equipment to proceed with the execution work.
- iii) The priority was fixed to the servant quarter side to start construction work as directed by Honorable Deputy Speaker. This change in plans had an adverse effect on the feasibility and financial health of the Contractor.
- iv) The difference of bids of 1st & 2nd lowest firms is Rs. 289.48 (M), which is a major difference and does not effect the position of 1st & 2nd lowest bidder due to acceptance insurance bond against mobilization advance.
- v) Pocket of land on the southern side of site is still in the occupancy of 111 Brigade and NAB Authorities which is hampering construction activities and disrupting the cash flow.

Action: Director (Works)

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