

CONFIDENTIAL

**CAPITAL DEVELOPMENT AUTHORITY
(SECRETARIAT)**

No. CDA-937/BM-Coord/2001

Islamabad, May , 2001.

Subject: **MINUTES OF THE 5TH MEETING OF THE CDA BOARD FOR
THE YEAR 2001.**

The 5th meeting of the CDA Board for the year 2001 was held on Wednesday, May 16, 2001, at 1130 hours in the Conference Room, Executive Block, CDA Headquarters, Islamabad.

2. The following attended:-

1. Mr. Khalid Saeed,
Chairman CDA/Chief Commissioner ICT. In Chair.
2. Mr. Masud Muzaffar,
F.A/Member.
3. Mr. Attaullah Khan,
Member (A).
4. Mr. Maqbool Ilahi,
Member (P&D),
5. Mr. Muhammad Anjum Malik
Member (E).
6. Mr. Abdul Ghafoor Dogar,
Secretary CDA Board.

3. The following were also present:-

- 1) Mr. Muhammad Rafiq Ahmad,
Consultant (Engg).
- 2) Mr. Imtiaz Inayat Elahi,
Director General (Env).
- 3) Mr. M.K. Pasha,
DDG (P).

- 4) Mrs. Shaista Sohail,
Director L&R
- 5) Mr. Muhammad Hayat Khan,
DEM-I
- 6) Major. (R) Tayyab Iqbal,
DEM-II
- 7) Mr. M. Shakir Shamim,
Director (Audit & Accounts)
- 8) Mr. Muhammad Iqbal,
Director (UP)
- 9) Mr. Shafiq Ali Siddiqui,
Director (RP)

ARMY MONITORING TEAM

- 1) Brig. Liaqat Ali.
- 2) Maj. Abdus Sattar.

4. Commissioner Rawalpindi Division, Rawalpindi could not attend the meeting due to other official assignments.
5. The meeting started with recitation from the Holy Quran.
6. The Board confirmed the minutes of the 4th Board Meeting held on 11-4-2001.
7. The items of agenda for the Board Meeting were then taken up. Salient points of discussion and decisions are as follows:-

7.1

Discrimination in allotment of Agrofarming plot despite approval of Board also alleged demand of bribe.

7358/937/2001
750/BF
16-5-2001

Decision

Under the circumstances the Board decided that no case was made out for giving him another agro farming plot.

Action: Director L&R

7.2 **Approval of minutes of the Allotment Scrutiny Committee Meeting held on 19-2-2001.**

7359/937/2001
750/BF
16-5-2001

Decision

Recommendations at para 2(xii) was approved. In respect of items (iv), (v) and (vi), a detailed counter check and scrutiny of the original land revenue record by the ASC is required before putting up the final recommendations before the Board.

Action: Director L&R

7.3 **Allotment of land in Sector E-11 in Exchange of land acquired in other sectors-terms and conditions of conveyance deed.**

7360/937/2001
750/BF
16-5-2001

Decision

In order to rectify the situation and to study the likely implications of a change in the regulations, a Committee consisting of Member (Admin), Member (P/D), Consultant (Law) and Legal Adviser shall study the subject case and present their report with categorical recommendations in the next Board Meeting.

Action: Director L&R.

- 7.4 **Allotment of residential plots to remaining affectees of village Sheikhpur (Settlement of pending I-14, 15 & 16, claims prior to award of Service Road and passage of Conduction Main-I.**

7361/937/2001
750/BF
16-5-2001

Decision

- i) The Board did not agree to the proposal to withdraw the orders of the Ex-Chairman as the same were based on the apprehensions that the affectees may not vacate the built-up properties even after receiving the compensation and may invoke other clauses of the deal to extend their stay in the area.
- ii) In the meanwhile, Member (Engineering) and Member (P&D) and DLR should also finalise alternative alignment for conduction of Shah Allah Ditta to I-16 to ensure that the work does not suffer. Final recommendations in this respect should be placed before the next Board Meeting.

Action: Member (P/D)
Member (E)
Director L&R

7.5

Fee in cases of transfer of plots through attorneys and by one of the co-allottees.

7362/937/2001

723/EF

16-5-2001

Decision

Let the issue be discussed in a meeting to be held by F.A/Member, Member (A), Consultant (Law) and Secretary, CDA Board and they may submit their recommendations.

Action: F.A/Member
Member (A)
Consultant (Law),
Secretary CDA Board
DEM-I

- 7.6 **Allotment of plots to Secretariat Employees dealing with CDA affairs- recommendations of Wafaqi Mohtasib in case No. REG.H/15949/96 and REG.H/17671/96.**

7363/937/2001
723/BF
16-5-2001

Decision

The Board has decided to offer them plots in Sector I-16 as per their entitlement as there is no legal remedy left and recommendations of Wafaqi Mohtasib attained finality.

Action: DEM-I

7.7 Allotment of Plot No. 14-B. Whole Sale (F&V) Market, Sector I-11/4, Islamabad.

7364/937/2001
724/BF
16-5-2001

- i) The item was deferred.
- ii) The DEM-II was directed to discuss the case further with Consultant (Law) to check the legal status of the bid. The current market value of the plot and the total payment to be made by the applicant to CDA should also be worked out for comparison.

Action: DEM-II

7.8 Sale of property without seeking NOC from CDA. Transfer of Property-Unit No. 6, Blok 'B' Super Market, Markaz F-6, Agha Khan Road, Islamabad.

7365/937/2001
724/BF
16-5-2001

DEM-I read the summary. He stated that M/s. [redacted] and

Decision

The Board approved the ex-post facto sale of property Unit No. 6, Block-B in the Super Market.

Action: DEM-II

7.9

Orders passed in Appeal No. 2059(R)/1999 filed by Mr. Mazhar Hussain Javed V/S CDA through its Chairman & others.

7366/937/2001
735/BF
16-5-2001

It stated that De

Decision

Director Audit & Accounts was asked to work out the consequences of the proposed action with the Executive Director Capital Hospital and Director Personnel, before a final decision is taken by the Board.

Action: Director A&A

7.10 **Allotment of additional area to COMSTECH.**

7367/937/2001
737/BF
16-5-2001

Decision

The proposal was approved.

Action: Director (UP)

7.11 Establishment of CNG Stations in Islamabad.

7368/937/2001
737/BF
16-5-2001

It is stated that in compliance of the

Decision

The proposal to create nine new sites for Petrol Filling and CNG Station was approved in view of the fillings needs of the area. At least 3 of the 9 plots should be included in the next auction for which an advertisement may be placed in the newspapers within next 10 days after verification of sites by the Planning Wing.

Action: Director (UP).

7.12 **Requests of Serena Hotel, Sector G-5, Islamabad.**

7369/937/2001
737/BF
16-5-2001

Decision

The proposal made by the Planning Wing in respect of Serena Hotel for provision of vehicular access from service lane and kerb side parking along the road to the eastern side of the hotel, was approved to facilitate the flow of traffic in the area on the condition that the entire cost for the construction of the road and kerb side parking etc. will be borne by the Serena Hotel and the Park alongwith the eastern side shall be developed and maintained by the Serena Hotel.

Action: DDG(P).

7.13

Demolition of illegal construction on the Nursery Plot No. 11, Near Park Road, Chak Shahzad, Islamabad.

7370/937/2001
737/BF
16-5-2001

Decision

The Board approved the proposal subject to submission of a formal request and undertaking from NCRD to voluntarily clear the area as and when required by the CDA duly vetted by the Consultant (Law).

Action: Director (RP).

- 7.14 **Approval of layout plan of River Garden Housing Scheme in Zone-V Islamabad sponsored by M/s Renaissance (Pvt.) Developers.**

7371/937/2001
737/BF
16-5-2001

Decision

The layout plan of River Gardens Housing Scheme proposed by the Planning Wing subject to the following conditions was approved by the Board:-

- i) The sponsors shall keep the study area of DD&C clear i.e. no development shall be carried out therein.
- ii) All developments in the scheme area shall be carried out at the cost and risk of the sponsors.
- iii) The sponsors shall implement all recommendations of DD&C regarding river width as well as flood protection measures at their cost.
- iv) The sponsors shall construct the flood protection measures on both sides of Soan River within the corresponding area of the scheme in accordance with DD&C's recommendations.
- v) The sponsors shall put up their own sewage treatment plant meeting the relevant standards as per undertaking given by them in 1996.

- vi) Only one access to the scheme from west service road of Islamabad Highway of their choice shall be allowed.
- vii) The sponsors shall provide an undertaking to this effect before communication of the approval of the layout plan.

Action: Director (RP)

7.15 **Computerization of record engagement of programmers and Data Entry Operators.**

7372/937/2001
726/BF
16-5-2001

Decision

The proposal to engage M/s Inamullah Qureshi and Muhammad Imran Khan, as Programmers and eight DEOs was approved on the terms and conditions proposed in the last para of the summary.

Action: DDG (A),.

7.16 Vacation of village Bhekha Sayvedan.

7373/937/2001
750/BF
16-5-2001

Decision

- i) The '36' plots created by DDG(Planning) need to be reconfirmed and verified by Member (Planning/Design). Director L&R through Land Survey staff and revenue staff should also confirm the physical availability of newly created plots.
- ii) The allotment will be made strictly in a transparent manner through balloting except nine cases which had already been issued offer letters for F-11/I-11.
- iii) The allotment letters shall be issued to the affectees only after taking over the vacant possession of the built-up property. The BUP so taken over shall be immediately got demolished and Member (Engineering) shall deploy his machinery to start levelling ground and start structural development like road construction etc.
- iv) Immediately after doing the basic infrastructural work, the possession shall be handed over to the people who had been allotted these plots after completion of formalities.

Action: Member (P&D)
Member (E)
DDG (P)
Director L&R
Director MPO.

7.17 Appeals against cancellation of Agro. Plots No. '38' & '40' Orchards
Scheme Murree Road, Islamabad.

7374/937/2001
750/BF
16-5-2001

i

iv

v)

Decision

- i) The case shall be referred to the Committee headed by Member (Admin) which had already been set up to check the transfers of such like cases where the transfers have been found to be fraudulent. However, in case the Committee decides to restore the cancelled plots, the complainants will be asked to withdraw the cases from the courts.

- ii) F.A/Member was also requested to work out the apportioned recovery to be imposed on the officials responsible for causing this loss to the Authority as decided by competent authority separately.
- iii) Director L&R will also follow up the pending cases against the Revenue Staff who were found responsible for the fraudulent transactions.

Action: Director L&R

7.18 Auction of parking site for trucks measuring 400' x 300' concerning fruit & vegetable Market I-11/4, Islamabad.

7375/937/2001
732/BF
16-5-2001

Decision

The bid for auction of parking site as presented by DMA for an amount of Rs. 1.10 crore as the highest bid was approved by the Board.

Action: DMA.

7.19 **NON AGENDA ITEM.**

Production on rent/fee offered through Tender on Competitive Basis.

6/937/2001
/BF
5-2001

Decision

The Board did not accede to the proposal put forth by the DMA.

Action: DMA.

3. The meeting concluded with a word of "**thanks**" to the Chair.