

CAPITAL DEVELOPMENT AUTHORITY
(SECRETARIAT)

No. CDA-818/BM-Coord/94

Islamabad, September 21, 1994.

Subject:- MINUTES OF THE 11TH MEETING OF THE CDA BOARD HELD
ON 18TH SEPTEMBER(SUNDAY) AT 6.00 P.M.

The 11th meeting of the CDA Board was held on 18th September, 1994 (Sunday) at 6.00 P.M. in the Chairman's Office, Executive Block, CDA Headquarters, Islamabad.

2. The following attended the meeting:-

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| 1. | Mr. Shafi M. Sewhani,
Chairman, CDA. | In Chair |
| 2. | Mr. Jaffar Raza,
Member(E), CDA. | |
| 3. | Mr. M. Hamid Hasan,
Member(A), CDA. | |
| 4. | Mr. Abdul Wahid Shahid,
Secretary to the Board. | |

3. Commissioner Rawalpindi Division, Rawalpindi and Chief Commissioner ICT, Islamabad could not attend the meeting due to other important assignments and intimated their regrets over telephone.

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

5. The minutes of the last meeting of the CDA Board held on 28th August, 1994, were confirmed by the Chairman.

6. Due to time constraint the progress on the implementation of the decisions taken in the last meeting held on 28th August, 1994 could not be reviewed.

RESUME OF DECISIONS TAKEN ON AGENDA ITEMS
OF THE CURRENT MEETING.

7. After review, the CDA Board took up items included in the agenda for the current meeting one by one. Brief account of the discussion/deliberations held and decisions taken are summarized below:-

7.1 Rehabilitation of Katchi Abadi dwellers in Islamabad.

5894/818/94
737/BF
dt: 18-09-1994

Decision

190-plots measuring 20' X 30' as planned on a piece of land/pocket of the existing Katchi Abadi in F-6/2, may be allotted to Christian Multi Purpose Cooperative Housing Society at CDA's reserve price for construction

of houses in accordance with the following terms and conditions:-

- i) The Christian Multi Purpose Cooperative Housing Society will pay the cost of land at CDA's reserve price on the following terms and conditions:-

Payment Schedule

The Christian Multi Purpose Cooperative Housing Society will pay the cost of land in the following manner:-

1. 50% of the total price of the land will be paid to the CDA within 2 months from the date of issue of allocation letter.
 2. The remaining 50% cost of land will be paid within 6 months from the date of handing over possession of plots.
- ii) The area of plots will be got cleared from Katchi Abadi dwellers by the Society and possession taken over. The CDA's representative will assist technically in this regard and would provide necessary equipment for this purpose.

- iii) The housing units shall be built as per design and specification approved by the Authority.
- iv) The price of housing units shall be subsidized, fixed and got approved from the CDA.
- v) The period of construction shall be 24 months w.e.f. the date of taking over possession by the Society.
- vi) Only existing dwellers of Katchi Abadi in F-6/2, shall be eligible for allotment of housing unit for the project. Any housing unit/units lying unallotted due to any reasons will be allotted to the next deserving members as identified by the Society with the consent of CDA.
- vii) The Society would be responsible to take possession of at least that portion of the land where housing units are to be constructed.
- viii) The individual or collective loan from the House Building Finance Corporation shall be subject to NOC from the Society. The laoning and funding agencies will act on advice/recommendations of the Society.
- ix) The Society shall be authorised to cance membership of any individual whose activities are found detrimental to the execution of the project or the policy of the Society.

- x) The Society shall pay the cost of land and development charges to be worked out by the CDA.
- xi) The Society shall submit building plans with specifications, and financial construction schedule and terms and conditions of sale of housing units for approval within 60 days from the date of issue of the allocation letter.
- xii) The possession of the site on paper will be given by CDA after receipt of 50% price of land.
- xiii) The construction shall commence within 3 months from the date of handing over possession of the site to the Society after the approval of building plans.
- xiv) The Society shall recover the cost of housing units without markup within 5 years or even earlier.
- xv) The housing units shall not be sold or transferred for a period of 10 years. The allotment and transfer etc. of housing units would be subject to the standard terms and conditions followed by CDA in respect of allotment, transfer etc.
- xvi) The formal allotment letter will be issued on completion of the housing units over a specified site only on recommendation and approval of the Society.

- xvii) Ownership of land shall be reverted back to CDA in case the Society fails to accomplish the project within two years.
- xviii) Allotment of land shall stand withdrawn after notice of 30-days in case any of the conditions referred to above is violated

Action: D.D.G(P)
D.E.M-II
D.E.M-I
D.F.A.

- 7.2 Allotment of 200 plots for refugees of Azad Jammu and Kashmir in Sub Urban Centre Farash.

5895/818/94
737/BF
dt: 18-09-1994

Decision

The CDA Board showed its inability to make allotment of 200 residential plots for refugees of Azad Jammu and Kashmir in Sub Urban Centre Farash Wafaqi Mohtasib's Sectt. may be informed suitably.

Action: D.D.G(P)
D.E.M-I

5896/818/94739/BF

dt: 18-09-1994

Decisions

- i) Violation of opening of gates towards open land, side streets and cul-de-sac may be ignored.
- ii) Stair may be allowed from front set back in the small size of plots measuring 200 square yards and below.
- iii) The above amendments in the Islamabad Residential Sectors Zoning (Building Control) Regulations 1993, may be got notified.

Action: D.G.(Design)
D.D.G(P)
D.D.(BCS).

- 7.4 Allotment of an Agro-Farming plot in
lieu of acquired cultivable land.

5897/818/94
760/BF
dt: 18-09-1994

Decision

The position of the existing vacant plots in
Agro-Farming Schemes other than located on Murree
Road may please be given in the revised summary to
be considered by the Board in its next meeting.

Action: Director Rehab.

- 7.5 Remission of interest on House Building Advance
and Cycle/Motor Cycle Advances.

5898/818/94
726/BF
dt: 18-09-1994

Decision

The necessary corrigendum of Personnel Directorate letter No. CDA-8(9)-Pers/84/Sec-II, dated 20-4-1993, may be issued as under:-

- a) No interest will be charged from CDA employees in BPS-1 to 15 (Non gazetted) on advance for the purchase of cycles/motor cycles granted from Government funds on or after 7th March, 1992, (i.e. the date CDA Employees Service Regulations 1992 came into force) or on an advance which is in the process of repayment on that date.
- b) No interest will be charged from CDA employees in BPS-1 to 15 on House Building Advances sanctioned on or after 7th March, 1992 or on an advance which is in the process of payment on that date.
- c) In case a CDA employee who was in BPS 15 or below at the time when house building advance was sanctioned to him, is promoted to BPS 16 or above, no interest shall be charged from him. However, if the amount of advance is revised on the basis of his pay in BPS-16 or above, interest will become payable under normal rules/orders.

- d) In case a CDA Employee who was in BPS-16 or above when house building advance was sanctioned to him, is reverted to a post in BPS-15 or below, interest will be charged from him under the normal rules and orders.

Action: Director Pers.

- 7.6 Regularization of break in service - case of Kh. Ahmad Hasan, Director Master Plan, CDA.

5899/818/94
726/BF
dt: 18-09-1994

Decision

The proposal was not agreed to.

Action: Director Pers.

- 7.7 Proper utilization of 450 feet acquired right of way of I.J. Principal Road, Islamabad.

5900/818/94
737/BF
dt: 18-09-1994

Decision

The remaining 150 ft. wide surplus available strip along I.J. Principal Road may be utilized for planning residential (flat block) and commercial blocks to be disposed of through open auction for generating funds for the development of the city.

Action: D.D.G(P)
DEM-II
D.F.A.

- 7.8 Delay in payment of bill - M/s Hashtam Khan,
Inayatullah Khan and Co.

5901/818/94
755/BF
dt: 18-09-1994

Decision

It was the considered opinion of the Board that the then Chairman/CDA Board was not competent to do away with the rebate of 10% as offered by the Contractor resulting in a financial loss to the CDA. The Wafaqi Mohtasib's Sectt. may be informed suitable.

Action: Dir W&S

- 7.9. Appeal for restoration of plot No. 848, G-9/1, Islamabad.

5902/818/94
723/BF
 dt: 18-09-1994

Decision

Since the plot No. 848, G-9/1, already stands cancelled, therefore, the question of extension in construction period does not arise.

Action: DEM-I

- 7.10 Proposed revision in the Islamabad Land Disposal Regulation, 1993.

5903/818/94
737/BF
 dt: 18-09-1994

Decisions

- a) The proposed revision in the existing CDA's Land Disposal Policy was approved as per Annexure 'A' to the Minutes.
- b) A suitable summary may be sent to the Cabinet Division for approval accordingly by the Planning Wing.

Action: D.D.G(P)

7.11 Payment of compensation in compliance
of Supre Court Orders.

5904/818/94
750/BF
dt: 18-09-1994

Decision

In order to sort out issue of payment of compensation cost, amicably, it was decided to constitute a 2-members Committee consisting of Chairman, CDA and Member(A), CDA to negotiate with the oustees/ affectees of village sehana for a package deal.

Action: Chairman, CDA.
Member(A), CDA.
Director Lands, CDA.

- 7.12 Allotment of official accommodation/house to CDA employees.

5905/818/94
727/BF
dt:18-09-1994

Decision

The proposal as given in para (iii) was not agreed to. It was further decided that the existing Board decision taken in its meeting held on 31-7-1994 may be maintained and be implemented in its true letter and spirit.

Action: Action Dir. Admn.

- 7.13 Allotment of land for 5-Star Hotel at Ataturk Avenue F-5/1, Islamabad.

5906/818/94
724/BF
dt: 18-09-1994.

Decision

The outstanding amount against the plot allotted to M/s Assem Hotels (Pvt) may be rescheduled on the basis of the same terms and conditions as was approved for rescheduling of outstanding payment in the case of M/s Serena Hotel.

Action: DEM-II
D.F.A.

- 7.14 Finalization of Accounts of Shalimar Garden Expo-90 OSAKA Japan.

5907/818/94
728/BF
dt: 18-09-1994

Decisions

- a) The proposal as contained in para 8 of the summary as reproduced below, was approved:-

"8. The case is submitted to the Board for approval of payment amounting to Rs. 13,95,349.00 (Rupees thirteen lacs ninety five thousands three hundred forty nine only) after making recoveries, if any, and subject to audit. The payment would require to be made out of CDA's funds as in the Expo-90 accounts there is available balance of Rs. 4,88,348.00 as per D.D.O. report on file."

- b) Government may also be moved for allocation of additional funds incurred out of CDA's funds.

Action: D.F.A.

7.15 P/L Storm Drainage System in G-11, Islamabad.

5908/818/94

745/BF

dt: 18-09-1994

Decision

The earlier decision of the CDA Board taken against item No. 7.6 in its meeting held on 15-6-1994 will deem to have been substituted by the following decision:-

"The balance quantity of cement and steel may be issued to the contractor on agreement recovery rates for manufacturing of RCC pipes on site of work."

Action: Director Roads-I
Director Roads-II
Director Procurement
Dy. Director Store.

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