

CAPITAL DEVELOPMENT AUTHORITY
(SECRETARIAT)

No. CDA-824/BM-Coord/94

Islamabad, December, 11, 1994.

Subject:- MINUTES OF THE 17TH MEETING OF 1994 OF CDA BOARD
HELD ON 11TH DECEMBER, 1994 (SUNDAY) AT 9.30 A.M.

The 17th meeting of the CDA Board was held on 11th December, 1994 (Sunday) at 9.30 A.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. Shabbir Ahmad Dahar,
F.A/Member, CDA. | |
| 5. | Mr. Abdul Wahid Shahid,
Secretary to the Board. | |

3. Commissioner Rawalpindi Division, Rawalpindi and Chief Commissioner ICT, could not attend the meeting due to other official assignments and intimated their regrets to attend the meeting 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 27th November, 1994 were confirmed by the Chairman.

6. Due to time constraint, the progress on the implementation of the decisions taken in the last Board meeting held on 27th November, 1994 could not be reviewed.

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

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

7.1 CDA Land in Chaklala area, Rawalpindi.

5957/824/94
737/BF
dt:11-12-94

Decisions

- a) A piece of land measuring 42 acres available adjacent to the plot leased out to M/s Pak Clay Pvt. Ltd. in Chaklala, may be sold out through open auction^{on}, "as is where is basis".

- b) The necessary arrangement to ensure early auction of CDA's land may be made by D.D.G(P) and F.A/Member, CDA.

Action: F.A/Member
D.E.M-I

7.2

Regularization of services of employees on daily wages.

5958/824/94
726/BF
dt:11-12-94

Decisions

- a) All surplus Regular (P) employees may be adjusted in the first instance.
- b) Daily wages employees may be adjusted/regularized against vacant Regular(P) posts subject to the following conditions:-
- 1) Provided they meet the required age limit, educational qualification and experience.
- 11) Their work and conduct is satisfactory

Contd...P/4

iii) They should have a minimum of one year service at their credit.

c) The following Committee was constituted to complete the adjustment/regularization work within one month, by the Board:-

- | | | |
|----|----------------------------|----------|
| 1. | Member (A), CDA | Convenor |
| 2. | D.G(Services), CDA. | |
| 3. | D.D.G. (Works), CDA. | |
| 4. | Director (Personnel), CDA. | |

Action: Member(A).
D.G.(S).
D.D.G.(W).
Dir. Persl.

7.3 Privilege Motion No. 8 moved by Ch. Muhammad Wasi Zafar, MPA (Punjab).

5959/824/94
737/BF
dt:11-12-94

Decisions

- a) The CDA's replies/comments on the statement of Ch. Muhammad Wasi Zafar, MPA(Punjab), in annotated form, may be prepared by the D.D.G(P) at the earliest for consideration of CDA Board in its Special Board Meeting to be convened for the purpose well before 19-12-1994.

Contd...P/5 .

- b) The summary containing annotated replies/
comments, may be got vetted by the
Consultant (Law), CDA.

Action: D.D.G(P).

7.4 Up-gradation of the post of Divisional Accountants.

5960/824/94
728/BF
dt: 11-12-94

Decisions

- a) In pursuance of the Auditor General of Pakistan's orders, the existing post of Divisional Accountants in BPS-13 with selection grade (BPS-15) to 50% posts was upgraded to Divisional Accountants BPS-16 with selection grade (BPS-17) to 33% of posts w.e.f. 10-8-1994.

Contd...P/6

- 6
- b) The necessary draft for amendment in the CDA Employees (Service) Regulations, 1992, may be prepared and vetted by the Consultant (Law), CDA for its necessary notification.

Action: Director(Personnel)
Director A&A.

7.5 Apportionment of Capital/O&M cost of Khanpur Dam Project.

5961/824/94
754/BF
dt:11-12-94

Decision

A summary for the Prime Minister on the lines as given in para 8 of the summary may be prepared for onward submission to the Cabinet Division for consideration and approval of the Government.

Action: Director KDP.

Contd....P/7

7.6 Write off sanction in respect of various projects.

5962/824/94
745/BF
 dt: 11-12-94

Decision

In order to settle long outstanding draft para No. 89(ii) and 89(iii) for the year 1970-71, the outstanding amount of Rs. 1,96,083.14 (as per details given below), recoverable from the various contractors being bad and doubtful debts, was written off by the CDA Board:-

A. Para 89(ii) for Rs. 1,16,547.27.

<u>S.No.</u>	<u>Name of Work</u>	<u>Name of Firm</u>	<u>Amount</u>
1.	Const. of Storm Sewer System in G-6/1-1, Islamabad	M/s K.B. Mirza Badur-Deen	Rs.23,352.56
2.	Const. of S.S. in G-6/1-3	M/s Ch. Rahmatullah	Rs.15,134.35
3.	Const. of S.S.S. in G-6/3	M/s Akber & Co.	Rs.29,669.82
4.	Const. of S.S.S. in G-6/4	M/s Zulfiqar Khan	Rs. 7,061.00
5.	Const. of S.S.S. in Diplomatic Enclave.	M/s Ghaffar & Co.	Rs.41,329.54
			Rs. 1,16,547.27
	Less amount stands recovered & verified by the Audit	(-) Rs.	7,061.44
	Net outstanding amount (A)	Rs.	1,09,485.00

Contd...P/8

B. Para 89(111) for Rs. 1,96,083.14

1.	Const. of Service Road F-6	M/s Pak West Build Ways	Rs.12,884.33
2.	Const. of 18" dia pipe culverts in National Park Avenue.	M/s Mian Sulem Akhtar & Co.	Rs. 7,106.30
3.	Const. of internal Roads in F-6, Islamabad.	M/s Haji Abdul Qadeer Shah	Rs. 7,230.00
4.	Const. of internal Roads in F-6/1-4, Islamabad.	M/s Mir Aslam Khan & Co.	Rs.18,149.00
5.	Const. of internal Roads in F-6, Islamabad.	M/s S.Sagher Bhatti	Rs.47,389.39
6.	Const. of Service Road of Murree Highway.	M/s Ashraf Dillo.	Rs.21,937.44
			<u>Rs. 1,14,696.46</u>
Less amount stands recovered and verified by the audit			(-) <u>Rs. 28,099.15</u>
Net outstanding amount (B)			Rs. 86,597.31
Total of A + B			<u>Rs. 1,96,083.14</u>

Action: Director Roads-I
Director Roads-II.

7.7 Providing/Laying carpets (Interior Work) at Supreme Court Building.

5963/824/94
744/BF
dt: 11-12-94

Decisions

- a) Since there is no escalation clause in the Contract Agreement, CDA Board was unable to grant financial relief/escalation in the case, therefore, the request of the contractor for the payment of escalation was regretted.
- b) In addition CDA Board observed that contractor's demand of escalation could have been avoided in case the supply of carpets would have been obtained well in time by the Engineer Incharge for laying/spreading of carpets as and when required. For this failure, it was decided that Director/Deputy Director/Asstt. Director and Sub-Engineer concerned should explain their position.

Action: D.D.G (Works).
Dir. Spl. Projects.
Director(Persl).

- 7.8 Restoration of Plots No. 18-A & 18-B, in Markaz G-10, Islamabad (Waiving off delayed charges amounting to Rs. 13,43,088.16.)

5964/824/94
724/RF
dt: 11-12-94

Decisions

- a) The proposal contained in para 6 of the summary dated 5th December, 1994 was approved with the condition that balance amount/premium including A.G.R. and restoration fee may be recovered in instalments to be completed within 60 days from the issue of offer letters for the restoration of plots.
- b) The outstanding delayed payment charges may not be recovered in this case.

- c) In case the above conditions for restoration are not acceptable to the allottees, the plots may be included in the next auction.

Action: D.E.M-II.

7.9 Conversion Charges for Plot No. 13, Markaz G-8.

5965/824/94
724/BF
dt: 11-12-94

Decisions

- a) The existing permission for construction of 5-storey residential apartments, being not availed so far, was withdrawn.
- b) The allottee may be allowed, in lieu, to construct 4-storey residential apartments/ flats (Ground + 3) subject to the payment of Rs. 1,000.00 per square yard as conversion charges.

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- c) Since the case remained pending for decision in CDA, extension surcharges and delayed payment charges accrued, so far, were waived off.

Action: D.E.M-II

7.10 Pak Clay-Conversion Charges/Lease Period.

5966/824/94
724/BF
dt:11-12-94

Decision

- a) The lease period of the peice of land measuring 77 acres, 7 kanals and 14 marlas already leased out to M/s Pak Clay Pvt. Ltd., in Chaklala, may be treated as 99 years.
- b) The entire conversion charges amounting to Rs. 2,90,55,203.00 may be recovered in 3 - equal instalments as per schedule given below:-
- 1) The first instalment may be recovered at the time of agreement to be executed within 30 days from the date of issue of letter.

- ii) The remaining two instalments within two months with the condition that entire conversion charges are recovered within 3-months from issue of letter by CDA.

Action: D.E.M-II.

- 7.11 Restoration/re-scheduling in respect of Plot No. 17, I-9, Markaz, Islamabad.

5967/824/94
724/BF
dt: 11-12-94

Decision

The plot may be restored after recovery of all outstanding dues within 30 days from the issue of such offer letter.

Action: D.E.M-II

Contd....P/14

- 7.12 Construction of National Monument in commemoration of the 50th Anniversary of Pakistan Independence Day.

5968/824/94

737/BF

dt:11-12-94

Decisions

- a) The proposal for the construction of National Monument on a site measuring 40 acres in the north of Sector E-7 in the foot of Margalla Hills on the eastern side of Faisal Mosque was approved.
- b) The National Monument will comprise the following features
 - i) It should be of a suitable height and have a central feature having a lift.
 - ii) Public recreation area such as Botanical Gardens.
 - iii) A restaurant with public toilet, a display gallery containing some informative material regarding the meritorious services of the Founder of Pakistan alongwith the life sketch of the freedom fighters.

- iv) Convention Centre of national standard.
 - v) Sufficient Car Parking for atleast 500 cars.
 - vi) A VIP ceremonial enterance to the monument and to the Convention Centre.
- c) A proper PC-I Scheme will be prepared by the CDA as Executing Agency, for approval by the ECNEC as the project will be financed by the Government.

Action: D.D.G(P).

- 7.13. Payment of salaries to the re-instated CDA Employees whose services were dismissed - Submission of Report by the Committee.

5969/824/94
726/BF
dt:11-12-94

Decision

Since the dismissed CDA Employees were re-instated on administrative and humanitarian grounds with the understanding that no payment will be made for the dismissal period, therefore, the proposal for the payment of salaries to the reinstated CDA employees during dismissal period was not agreed to.

Action: Director (Persl).

7.14 Possession of land in village Badia Qadir Bux
(Sector G-11/1 and G-11/2)

5970/824/94
750/BF
dt: 11-12-94

Decisions

- a) Two Members Committee consisting of Member(A) and F.A/Member may negotiate with notables of village Badia Qadir Bux for^a package deal.
- b) Based on the facts as given in para 5 of the summary, Mr. Ghulam Haider Chaudhry and Mr. M. Zubair Osmani, the then Directors of Lands Directorate may be asked to explain as to why the possession was not taken when the

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payment of land compensation was made
by them. Both the Directors are required to
submit their explanation to the Member (A), CDA
within 10 days from the issue of letter.

Action: Member(A)
F.A./Member.
Director(Persl)

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