

CAPITAL DEVELOPMENT AUTHORITY  
(SECRETARIAT)

No. CDA-841/BM-Coord/95

Islamabad, June 18, 1995.

Subject:- MINUTES OF THE 16TH MEETING OF THE CDA BOARD FOR THE  
YEAR 1995 HELD ON 18TH JUNE, 1995 (SUNDAY) AT 9.30 A.M.

The 16th meeting of the CDA Board for the year 1995,  
was held on 18th June, 1995 (Sunday) at 9.30 A.M. in the Chairman's  
Office, Executive Block, CDA Headquarters, Islamabad.

2. The following attended the meeting:-

1. Mr. Shafi M. Sewhani, In Chair  
Chairman, CDA.
2. Mr. M. Hamid Hasan,  
Member(A), CDA.
3. Mr. Shabbir Ahmad Dahar,  
F.A/Member, CDA.
4. Mr. Abdul Wahid Shahid,  
Secretary, CDA Board.

3. Commissiner Rawalpindi Division, Rawalpindi and Chief  
Commissioner ICT, Islamabad could not attend the meeting due to  
their pre-occupation in other official assignments and intimated  
their regrets to attend the meeting, over telephone.

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

5. The minutes of the 14th meeting and 15th meeting of  
of the CDA Board held on 29th May, 1995 and 4th June, 1995 were  
presented before the Board which were confirmed by the Chairman



CDA with the consent of other Board Members.

6. The progress on the implementation of the decisions taken in the last meeting held on 4th June, 1995 could not be reviewed due to time constraint.

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 of the current Board Meeting for discussion and decisions one by one. Brief account of discussion/deliberations held and decisions taken are summarised below:-

7.1 Plots of economy flats in Sector F-11/1, Islamabad.

6/841/95  
/BF  
18-6-95



Decision

In lieu of plot No. 3, Plot No. 14 & 15 may be given according to the size of Plot No. 3 and be allotted to M/s Tameer-e-Mashriq as an alternative plot. Plot No. 3 will revert to CDA.

Action: DDG(P)  
DEM-II.

- 7.2. Change of Plot No. 351-A and 353-B with Plot No. 336-B and Plot No. 337 from one street to another street within the same Sector F-11/3.

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dt: 18-6-95

The CDA Board took note of the summary on the subject dated 17th May, 1995, prepared by Director Rehabilitation, CDA and took the following decision:-

Decision

Plot No. 351-A and Plot No. 353-B being of the same size may be allotted to the allottees in lieu of their Plot No. 336-B and Plot No. 337, respectively in Sector F-11/3.

Action: Director Rehab.

4  
7.3 Development of Resort Restaurant at Daman-e-Koh  
Islamabad.

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Decision

The summary was pended for want of more information.

Action: DDG(P).

4 Development of a Housing scheme in Zone-5 Islamabad  
over an area of 2500 acres of land under a joint  
venture agreement between M/s Hertz International  
(Pvt) Ltd. and CDA.

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Decision

The following broad clauses of Memorandum of Understanding

Contd...P/5



(M.O.U) were approved in principle, for a Joint Venture to be executed between CDA and M/s Hertz International(Pvt) Ltd.:—

- i) M/s Hertz. International (Pvt) Ltd. shall finance and be directly responsible to acquire 2,500 acres of land in Zone-5, ICT without the involvement of the CDA, and the ownership of land so acquired shall be transferred in the name of the CDA.
- ii) CDA shall prepare the layout plan of the proposed housing scheme, prepare designing of all the services and shall develop the housing scheme in consultation with M/s Hertz International (Pvt) Ltd.
- iii) CDA shall look after the marketing and disposal of the plots of the scheme on behalf of the sponsor.
- iv) The account of the joint venture shall be maintained in the CDA and the sponsor shall have the access to the balance sheet of the account.
- v) Necessary development work of the housing scheme will be executed by the CDA out of the receipt of sale of plots by the CDA.



- vi) The Joint Venture will be run on self-financing basis and no financial obligation will be borne by the CDA.
- vii) The profit sharing of the proposed scheme shall be as under:-
  - a) 80% of the profit shall go to M/s Hertz International (Pvt) Ltd.
  - b) 20% of the profit shall go to the CDA.
- viii) CDA Shall not be responsible to any liability to the loss of the scheme and all losses, if any, shall be borne by the sponsor.
- ix) The joint venture of the proposed housing scheme shall be controlled by a Board of Management as under:-
  - a) The Chairman of the Board of Management shall be the Chairman, CDA.
  - b) Two members shall be drawn from M/s Hertz International (Pvt) Ltd. and shall comprise Mr. Zahid Shafiq and Mr. Mansoor Ahmed.
  - c) Two members shall be drawn from the CDA and shall comprise the DDG(Planning) and the DDG(Works-II), CDA.

Action: D.D.G(P).

Contd...P/7



7.5  
1/95  
95  
Providing & Fixing of Tuff Pavers in different sectors of Islamabad.

The summary for the award of work of Providing and Fixing of Tuff Pavers in different Sectors of Islamabad as prepared by Director Roads-I was considered by CDA Board and after discussion it was decided as under:-

Decision

The tenders may be invited through press for providing and fixing of Tuff Pavers in different sectors of Islamabad.

Action: Director Roads-I.

7.6  
1/95  
Bifurcation of site No. 1, Economy Flats, Centre F-11, Islamabad.

Plot of site No. 1.

Decision

The sub-division of the plot into two equal size



plots measuring one acre each was agreed to subject to the payment of "Sub-Division Fee". Thus one acre sub-divided plot to each i.e. one to M/s Shariq International and other to M/s Comforts Construction Co. be given.

Action: DDG(P)  
DEM-II

7.7

Award of proprietary rights to the inhabitants of Katchi Abadi now resettled at Sub-Urban Centre Farash, Islamabad.

6102/841/95

Decision

Member(A) may prepare a revised summary on the subject so that Government is approached for re-considering its earlier decision.

Action: Member(A)  
DDG(P).



7.8

Issuance of completion certificate for House No. 156,  
Sector I-8/3, Islamabad.

6103/841/95

Decision

Since the allottee has constructed a mumty less than the admissible covered area, therefore, the penalty amounting to Rs. 6,062.50 was condoned to settle the issue.

Action: D.D. BCS.

7.9

Request of an aggrieved widown for allotment of a Plot to her son Noor-ul-Amin, Work Mistry of MCP  
Simly Dam as per decision of Wafaqi Mohtasib, Islamabad.

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Decision

Since the appeal is pending with the President of Pakistan, in this case, therefore, no further action on the summary is required.

Action: D.D. Coord.

- 7.10 Approval of Agreement between CDA and Affectees of village Badia Qadir Bux (G-11/1-2) as a package deal
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6105/841/95  
763/BF



## Decision

The draft agreement prepared by two Board Members Committee to be executed with the representatives of village Badia Qadir Bux was approved in toto. A copy of the draft agreement is annexed to the minutes for record.

Action: Member (A)  
F.A/Member  
Director Lands  
Director Rehab.

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