

CAPITAL DEVELOPMENT AUTHORITY
(SECRETARIAT)

No. CDA-811/BM-Coord/94

Islamabad, June , 1994.

Subject:- MINUTES OF THE 4TH MEETING OF 1994 OF THE CDA BOARD
HELD ON 15-6-1994 (WEDNESDAY) at 9.30 A.M.

The 4th meeting of the CDA Board of the year 1994 was held on 15th June, 1994 (Wednesday) at 9.30 A.M. in the Chairman's Office of the Executive Block of the Authority.

2. The following attended the meeting:-

1. Mr. Shafi M. Sewhani, In Chair
Chairman, CDA.
2. Mr. Ahmad Waqar,
F.A/Member, CDA.
3. Mr. Jaffar Raza,
Member(E), CDA.
4. Mr. M. Hamid Hasan,
Member(A), CDA.
5. 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 some other important assignments and intimated their regrets over telephones.

4. Director Roads-I also attended the meeting on special invitation to explain his item pertaining to the P/L Storm Drainage System in G-11, Islamabad.

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

6. The minutes of the last two meetings of the CDA Board held on 5-5-1994 and 17-5-1994 were confirmed.

Resume of decisions taken on the agenda items of the current meeting.

7. Thereafter, the Board took up items included in the agenda for the current meeting. Brief account of the discussions and deliberations held and decisions taken are summarised below:-

7.1 Allotment of an Agro-Farming plot against acquired land.

5822/811/94
760/BF
15-6-94

Decision

The consideration of the summary was deferred till next Board Meeting for want of following information:

- i) What was CDA policy for allotment of an Agro-Farming plot at the time when the land was acquired in 1969?
- ii) Whether the old cases of land acquisition prior to 1984 were processed under the Land Rehabilitation Policy 1984.

- iii) How many such cases of allotment of Agro-Farming plots have so far been processed and the number of similar cases which are in pipeline?

Action: Director Rehabilitation.

- 7.2 Mutation of record of property on the basis of oral gift.

5823/811/94
723/BF
15-6-94

Decision

The name of direct grand children included in the list of first relatives was deleted from the decision taken in the Board meeting held on 5-5-1994 vide item 9.8 (a).

Action: DEM-I
DEM-II
Director Rehab.
DMA.

- 7.3 Write off sanction of infructuous expenditure for the work construction of 36 No. Public Toilets in various sectors in Islamabad.

5824/811/94
743/BF
15-6-94

Decision

The infractuous expenditure incurred to the tune of Rs. 37,800.00 was written off.

Action: Director Works
D.F.A.

- 7.4 Unauthorised construction of 3rd storey on plot allotted to NCRD (Old Jamia Al-Khizria) at Park Road, Chak Shahzad, Islamabad.

5825/811/94
739/BF
15-6-94

Decision

Being a Government organization the 3rd storey as constructed on the plot allotted to NCRD at Park Road Islamabad may be regularized after charging a penalty of Rs. 300.00 per Sft. for the additional covered area.

Action: D.G(Design).
DEM-II

- 7.5 Implementation of the judgement of the Supreme Court about assigning of engineering works to Diploma holders.

5826/811/94
742/BF
15-6-94

Decision

It was decided to obtain expert/legal advice on the summary from Director Personnel and Consultant (Law). Consideration of the summary was deferred till next Board meeting.

Action: D.D.G(Works).

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

5827/811/94
745/BF
15-6-94

Decision:

The balance quantity of cement and steel may be issued at issue rate plus 10% extra and 3% storage charges. It was further decided that the quantity of material issued/to be issued will not exceed the quantity of material stipulated in the agreement.

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

- 7.7 Request for allotment of alternate plots to the residents of Katchi abadi on north of Cold Storage Plot No. 3-A, I-11/4, Islamabad.

5828/811/94
737/BF
15-6-94

Decision

It was thought that CDA should not be black-mailed by encroachers. Therefore, the work of Construction of bridge may be postponed till the encroachers are removed without any burden on CDA.

Action: D.D.G(Planning)
Director Roads-I

- 7.8 Allotment of site for the 5-Star Hotel with State Guest House and Conference Centre Project near Shakar Parial Hill.

5829/811/94
738/BF
15-6-94

Decision

The offer of M/s Inter Hotels (Pakistan) Ltd. for the construction of 5-Star Hotel with State Guest House and Conference Centre near Shakarparian Hill under the Joint Ventrue arrangement with the CDA, was agreed to on the following terms and conditions:-

- i) Land measuring 16 acres will be contributed by CDA with estimated value of Rs. 310.000 million.
- ii) In return M/s Inter Hotels (Pakistan) Ltd will offer the followings to the CDA:-
 - a) Rs. 10.000 million being bid security will be retained by the CDA.
 - b) Rs. 150.000 million will be treated as equity in the project by way of issue of shares in favour of CDA. This arrangement will, however, be subject to the negotiations;
 - c) Rs. 150.000 million be paid in $\frac{1}{2}$ yearly instalments alongwith markup @ 16% per annum on the outstanding amount within the period to be agreed mutually.
- iii) The bid as given by M/s Hashwani Hotels Ltd. was rejected as they could not furnish the requisite certificate from Pakistan Banking Council.

Action: D.D.G(Planning)
Director MPC.

7.9 Allotment of sites for dry port and
Traders/Workers Dispensary.

5830/811/94
737/BF
15-6-94

Decision

- i) The site measuring 50 acres near Golra Railway Station for the Dry Port was approved by the Board. The site so approved may be disposed of/leased out through open auction.
- ii) A site measuring 50' X 50' (266.67 sq.yards) in the south of Plot No. 59-G in Sector I-10/3, for the establishment of dispensary by ICCI for Traders/Workers was also approved. A suitable summary will be sent to the Government for the allotment of site to the ICCI at the CDA's reserve price i.e. Rs. 310.00 per sq.yard.

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

7.10 Allotment of alternate land for Sukhi Ghar.

5831/811/94
737/BF
15-6-94

Decision

A summary recommending for the allotment of alternate site/land for Sukhi Ghar in I-10/4 @ Rs. 310.00 per square yard (reserve price) may be sent to the Government for concurrence.

Action: D.D.G(Planning).

7.11 Payment of extra items to M/s Mumtaz Construction Co.

5832/811/94
745/BF
15-6-94.

The consideration of the subject proposal was deferred and it was decided to include the same in the agenda of the next Board meeting. The necessary summary may be prepared by Director Roads-I.

Action: Director Roads-I.

7.12 Reduction in the area of Plot allotted to Evacuee Trust Property Board in F-5/1

5833/811/94
737/BF
15-6-94

Due to paucity of time, the consideration of the subject proposal was deferred. It was further decided to bring this item in the agenda of the next Board meeting.

Action: D.D.G(Planning).

7.13 Soan Garden Housing Scheme floated by M/s Civilian Employees Cooperative Housing Society (Ltd), Islamabad.

5834/811/94
737/BF
15-6-94

Decision:

As proposed by Planning Wing of the CDA, a detailed lay out plan of the scheme as submitted by the Society was approved subject to the fulfilment of the following conditions:-

- a) Society will execute an undertaking in prescribed form regarding acceptance of the conditions relating to Planning, Designing and Implementation of the scheme.
- b) Deposit the entire development cost of the scheme with the Authority. The amount of development cost shall be assessed by the Authority on the basis of prevailing cost of development. The amount shall be deposited within 45 days of the clearance of detailed layout plan of the scheme.
- c) In case Society does not feel inclined to

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deposit the development cost of the scheme as per condition (b) above, the Society will mortgage 30% of the saleable area in the detailed layout plan with the Authority as a guarantee for completing development works/services within the period specified by the Authority. The Mortgage Deed shall be executed by the Society in a form prescribed by the CDA should be got registered with Registrar, Islamabad within 30 days after the clearance of detailed layout plan of the scheme by the CDA.

- d) The Society will transfer to the Authority, free of charge, the land reserved for open space/ parks, graveyards and land under right of way of roads etc. in the scheme within 45 days of the clearance of the detailed layout plan of the scheme.
- e) A public notice as specified by the CDA shall be published in the press, at the expense of the Society, regarding mortgage of plots under saleable area with the Authority by the Society within 5 days after Mortgage Deed has been executed between CDA and the Society.

Action: D.D.G(Planning)
Director R.P.

7.14 General Decisions

5835/811/94
811/BM
15-6-94

As a non-agenda item the following decisions were also made by the Board.

a) Board Meetings

In order to ensure speedy decisions on general policy matters it has been decided to hold Board meetings/executive meetings on every Sunday at 9.30 A.M. in future. The first such Board meeting will be held on 26th June, 1994 (Sunday) at 9.30 A.M.

b) Submission of summaries to Coordination Dte.

It has been decided that, in future, no summary will be sent to the Coordination Directorate for consideration of the CDA Board without prior approval/clearance of the Chairman, CDA.

Meeting concluded with a word of thanks to the chair.
