

MINUTES OF THE 6TH BOARD MEETING OF 1992
HELD ON APRIL 13, 1992
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The meeting of the CDA Board was held on Monday the 13th April, 1992 at 1300 hours in the Conference Room of the Capital Development Authority. The following attended:

- (1) Mr. Farid-ud-Din Ahmad, - In chair
Chairman
- (2) Mr. Muhammad Rafiq Ahmad,
Member (Engineering)
- (3) Mr. Ahmad Waqar,
Financial Adviser/Member
- (4) Mr. S. Bilal Ahmed,
Member (Administration)
- (5) Mr. Sabir P. Chohan,
Member (Planning)
- (6) Mr. Muhammad Zubair Osmani,
Secretary to the Board.

2. Commissioner Rawalpindi Mr. Shahid Rafi could not attend the meeting and sent his regrets.

3. The following were also present in the meeting:

- (1) Director General (Design)
- (2) Director General (Services)
- (3) Director General (Environment)
- (4) Director Public Relations

3. The following attended the Board meeting on special invitation/advice:

- (1) Mr. Hassan M. Naqvi,
Executive Vice President, NESPAK.
- (2) Mr. Asad I.A. Khan,
Principal Architect, NESPAK.
- (3) Mr. Maqbool Ellahi,
D.D.G (Planning)

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

6. Minutes of the 4th Board meeting were presented which were confirmed, while minutes of 5th Board meeting were deferred till amendments in accordance with the observations made on items No. 7.4, 8.1, 8.2 and 8.3 were incorporated as given below:

6.1. Item No. 7.4 regarding allotment of remaining plots in low cost housing scheme should read as follows:

6/788/92

After discussion, the following decisions were taken:

- i) Employees appearing at serial number 129 and 180 of the seniority list prepared for the allotment of 850 plots died during the process of allotment. Allotment be made to the widows of the two employees provided they have not re-married and fulfil other conditions of allotment. Employee at serial number 839 of the seniority list could not be allotted plot because he retired during the process of allotment. Allotment be made in his name subject to the fulfilment of other prescribed conditions.
- ii) The remaining 32 plots be allotted to the widows/widowers of CDA employees and employees who were retired from CDA

service due to permanent disability on or after 10-10-1989, which is the date of approval of the Scheme by the Government. The allotment will be subject to the fulfilment of the following conditions in addition to those already prescribed:

- a) Minimum service of 10 years in CDA.
- b) The widow/widower of CDA employee has not re-married.
- c) Seniority for allotment will be determined on the basis of length of service.

Action: Member (A)

Dir (Personnel)

Dir E/M-I

6.2. Item No. 8.1. Decision regarding Rules Governing allotment of sites for private educational institutions including Deeni Madaaris, Private Hospitals including Clinical Laboratories, Research Institutions, Sports Clubs and Recreational Projects, Community Centres, Art Galleries etc. should read as follows:

1788/92
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Para (v) On acceptance of the feasibility

report (which shall be decided with reference
to the need of the city, financial viability
and provision of city Master Plan) and having
qualified the principle of first come first
serve, the applicant shall be offered, for
allotment, a suitable site for the project.

Action: Member(P)

D.D.G (P)

- 6.3. Item No. 8.2. Decision regarding
guidelines for grant of NOC to
residential scheme proposed outside
ICT in Specified Areas of Islamabad
should read:

It was decided that the matter
should be brought up in a fresh summary
incorporating only the broad guidelines to
guide rather than control schemes outside ICT
Specified Areas of Islamabad, in the next Board
meeting.

Action: Member(P)

D.D.G (P)

- 6.4. Item No. 8.3 Decision regarding levying of scrutiny fee on proposals submitted to CDA regarding allotment of Industrial plots should read:

Board decided that scrutiny fee of Rs. 50,000/- (non refundable) should be levied for detailed scrutiny of the industrial proposal/application after having found the proposal feasible in the preliminary examination.

Action: Member (P)

D.D.G (P)

7. It was decided that minutes/decisions concerning different Members of the Board should be sent to them for observations, if any, prior to obtaining Chairman's approval.

8. Progress on implementation of the decisions taken in the 5th Board meeting was reviewed and following decisions were taken:

- 8.1. Construction of Prime Minister's House Complex (Package I & II)

Decision

- 1) 10% profit on the value stores/
materials issued to the Contractor
by the Authority will not be paid
and the amount already paid on
this account will be recovered.

ii) Legal opinion should be sought about payment of 15% over heads recommended by the Engineer Incharge (NESPAK) for Extra/substituted items keeping in view the contractual provisions and the general instructions issued by the Authority regarding the spelling out of an over head %age in the NIT, if intended to be paid. The matter may be brought before the Board again for decision on the said issue.

iii) For all future works the %age over-heads to be allowed for extra/substituted items should be spelt out in the NITs and will not be paid if not provided in the NITs.

Action: Member (E)

Dir Sp. Project-1

Decision.
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It was decided that flat rates for water supply in cases of residential use should be brought at par with metered rates while commercial and industrial rates should not be changed for the time being. It was further decided that the matter may be referred to the Cabinet Division at the very earliest

Action: F.A/Member

Dir.Revenue

8.3. Imposition of Tax on annual value
of buildings and lands (sub para 9).

1788/92

Government/Semi-Government Servants had been circulated on 12-4-1992 to obtain Board's approval.

Action: F.A/Member

Dir.Revenue

8.4. Allotment of land in Sector H-8
for establishment of School by Convent
of Jesus and Mary Islamabad

88/92
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Member (Planning) informed the Board that reply to the letter written to the Ministry of Education had not been received. It was decided that if a reply from the Ministry of Education was not received before the next meeting, CDA Board would take appropriate action.

Action: Member (P)

D.D.G (P)

788/92
1/8
8.5. Guide lines for grant of NOC to
residential schemes proposed outside
ICT in Specified Areas of Islamabad

Member (Planning) informed that a fresh
summary was under preparation and will be sent
to the Members to seek their approval to the
proposed guidelines, through circulation.

Action: Member (P)

D.D.G (P).

8/92
8.6. Appeal against termination of services
of Mr. Mohammad Amin, Ex-Deputy Director,
Fire and Civil Defence, CDA

Decision

Board decided that Mr. Mohammad Amin should be informed by the Director General (Services) who was the "Authorised Officer" in this case that Mr. Mohammad Amin should seek relief either from the Court of Law or the CDA Board.

Action: D.G.(Services)

Dir. Pers.

8.7. Allotment of plot to State Life Insurance Corporation of Pakistan

88/92

Decision

Board approved the allotment of the proposed plot (No 61 on Jinnah Avenue) to State Life Insurance Corporation of Pakistan for a 16 storey building at the same rate at which allotment of plot was made to National Insurance Corporation.

Board further decided that

organisations who had been allotted plots on Jinnah Avenue but had failed to carry out

Cul-De-Sac should not be allowed in principal except for a small wicket gate of 3 feet width specially when the access involves cutting across a green reservation or a pedestrian way. However, to keep the application of the decision site specific it was decided that such requests would be dealt with on case to case basis.

Action: Member (P)

D.D.G (P)

Dir. U. Plg

9. Consideration of items 10 to 19 alongwith item 4 and 7 was deferred till the next Board meeting. It was desired that items No. 19, 4 and 7 should be linked together and placed before the Board for priority consideration, followed by item No. 13 on the current agenda.