

CAPITAL DEVELOPMENT AUTHORITY
(SECRETARIAT)

No. CDA-853/BM-Coord/96

Islamabad, August , 1996

Subject:- MINUTES OF THE SPECIAL BOARD MEETING HELD ON 11TH AUGUST AT 10.00 A.M.

A special meeting of the CDA Board was held on 11th August, 1996 at 10.00 A.M. in the CDA Conference Room.

2. Following attended the meeting:-

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|------|---|----------|
| i) | Mr. M. Zafar Iqbal,
Chairman, CDA. | In Chair |
| ii) | Mr. Jaffar Raza,
Member(E), CDA. | |
| iii) | Mr. Anwar Said,
Member(Planning), CDA. | |
| iv) | Mr. Salim Mahmood
Member(Administration), CDA. | |
| v) | Mr. Saeed Usman Zauq,
Deputy Financial Adviser, CDA. | |
| vi) | Mr. M. Zubair Osmani,
Secretary to the Board. | |

3. Chief Commissioner, Islamabad and Commissioner, Rawalpindi could not attend the meeting due their official pre-occupations.

4. F.A/Member did not attend as he was out of country.

5. The meeting had been called to discuss CDA Budget for the financial year 1996-97. The budget was presented by the Deputy Financial Adviser and following decisions were taken:-

6. The board took note of the projected receipts to be generated for accumulating resurces for 1996-97. Under the Capital Account the projected receipt of Rs. 400.000 million, was considered to be coming mainly out of the mark up on deposits

Decision

- i) The proposal for formulating the committee for the recovery of outstanding from the Government Departments was agreed to and the Member(A) was requested to initiate action in this regard.
- ii) To achieve a target of the receipt of 996 million say Rs. 1000 million under the self financing account, the Board directed the DDG(Planning) to immediately formulate a plan for auctioning of commercial and Poultry & Vegetable scheme plots scheme from 1st of September, 1996. The DDG(P) explained the availability of auctionable plots in various sectors and schemes and it was desired that the receipt of Rs. 1000 million should be achieved during the fiscal year 1996-97. It was also decided that
- iii) Enhance water rates by 25% by taking into consideration the Government decision on this issue.
- iv) Enhance the percentage of property tax by 25% by putting up workable proposal. In case of billing for water the Directorate of Revenue in consultation with the Member(Design) should determine the number of allottees of commercial buildings specifically in the Blue Area and devise an effective billing and receipt systems.
- v) Initiate immediate action for the levy of toll tax. In case the NOC does not become available from the Chief Commissioner levy toll tax on Islamabad Highway near Swan Bridge.
- vi) The CDA share accruing out of the octroi tax from the Rawalpindi Municipal Corporation may be immediately recovered. The CDA's agreed share is 70% of the total collection.

The proposals given in the summary under the caption of conclusion were agreed to by the Board as given below alongwith the approval to issue the lump sum allocation to the Member(E), DG(Services), DG(Environment), Executive Director Capital Hospital and others for doing the workwise distribution and to furnish the same to the Finance Wing for issuing the budget in the form of Annual Works Programme 1996-97:

CONCLUSIONS

In support of the position presented briefly of three of accounts as the basis for the budget 1996-97, the total availability resource amounts to Rs. 4902.111 million and against that, total demand for three accounts is Rs. 12721 million. Brief composition of that is Rs. 7934 million is for Capital Account, Rs. 3235 million for Self Financing and Rs. 1552 million for Revenue Account. Taking into consideration the shortage of available of funds as against demands it was recommended that the bare minimum requirement for the ongoing works may be considered by the Member(E) and the DG(Services) and the details distribution of AWP on workwise basis may be entrusted to the Engineering Wing. However, in order to keep something in hand it is also recommended that out of the total available of Rs. 4902 million the Annual Works Programme may be restricted Rs. 4000 million initially. This will enable to keep the projected saving of Rs. 904 million available for any emergent need in future if becoming available.

A brief evaluation of the Annual Works Programme 1995-96 leads to give the following recommendations to bring certain improvement in strengthening the over all CDA's resources and also to further generation of funds for investment for the purpose of creation of immovable assets for the Authority.

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1. As already proposed in the brief outline of the budgetary proposals, immediate and due stress be initiated for the recovery of the outstandings running into million and million on account of the sale/allotted land to private and public sectors.
2. In order to lessen burden on the CDA resources, where an expenditure of Rs. 45 - 50 million exists on the hiring of houses and office accommodation, the Board of the Authority may consider the construction of housing projects for its employees. In 1996-97 due to construction of a new office block there will be some saving on account of hiring of office accommodation.
3. In order to ensure and to safeguard the payment of pension to the employees of the Authority it is proposed that an investment approximate of Rs. 250 million may be made in a fixed deposit account with the National Savings of the Government of Pakistan. The details of this proposal will be worked out and be submitted in financial statement form. However, the Board may kindly consider it and proposal in the benefit of the CDA resources, ultimately going to the benefit of the employees.
4. The existing system of payment by call of quotation of Rs. 10,000.00 for each case and the relevant powers resting with each Director needs to be reviewed in the interest of the Authority because although apparently petty amounts are involved but the total expenditure amounts to million and million which can be reasonably reduced by adopting any feasible substitute method. This proposal may also kindly be agreed in principle and the details of the new strategy/procedure will be submitted separately to the F.A/Member and the Chairman subsequently.

5. The indiscriminate use of clause-12 of the tender document is leading to enhancement in cost from the original amount to abnormal limits. Although it is a fact that during the course of execution of work there maybe increase in cost due to site condition etc., yet the enhancement should not be more than specified 15% limit of the original cost.

In order to rectify position the Engineering Wing should keep the NIT of a work prepared on most possible correct basis and if there is any apprehension of increase in cost more than 15% that should invariably be brought to the notice of the Finance Wing for approval in spite of executing it at site and to request for Ex-post facto approval.

6. The expenditure out of the revenue account on store material, work done through contract should be duly planned by each Maintenance Division and before the incurrence of expenditure the details should be provided to the Finance Wing for the purpose of its due checking of the justification for expenditure. It will be better if these details are composed of in the Annual Works Programme by the Engineering Wing.

7. The present pace of expenditure on payment of wages on daily paid staff is much on higher side and needs to be reduced. The Maintenance Divisions and others should provide the details to be composed of in the Annual Works Programme alongwith the details of the expenditure to be incurred on consumption of electricity on average basis.

The administrative charge composed in the Budget for an amount of Rs. 853 million may be allowed to be issued prior to workwise distribution of AWP, to facilitate the payment of in time salary to the staff.

Action: F.A/Member
DFA

33/96 7. In addition to the above Board approved the following on the
1996 recommendations and suggestions of Deputy Financial Adviser.:-

- i) Supply of Cement and Steel to the Contractors by CDA.

It was decided that CDA will not provide Cement and Steel to the contractors for projects in future, thus avoiding huge expenditure and blocking of CDA Funds.

Action: DDG(W)
Director (P. & S)

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- ii) Material required for maintenance purposes.

In future concerned formation will furnish details of material required for the purpose of maintenance of Government Buildings and projects so that budgetary provisions are made accordingly.

Action: DG(S)
Director (Maint)

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- iii) Investment of Pension Fund profitably.

It was desired that pension fund lying with CDA should be profitably invested so as to safeguard the amount as well as keep it rolling. It was desired that Finance Wing should prepare suitable schemes for such investments in collaboration with CDA Foundation for the approval of CDA Board.

Action: DFA
Secretary CDA.

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728/BF
11-08-1996

- iv) Expenditure Sanction by Finance Wing.

Member(E) desired that expenditure sanction by the Finance Wing should be given for the whole amount and not piece meal. His suggestion was approved by the Board.

Action: DFA

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728/BF
11-08-1996

- v) Funds for Road Carpeting to be given to MPO.

On the recommendation of Member(E) the Board decided that in future funds for carpeting of roads should be allocated exclusively to MPO.

Action: Member(E)
DFA

8.

In addition, other points that came up before the Board were as follows:-

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- a) CDA Professionals proceeding on long leave.

It was observed that a number of Doctors and Engineers proceed on long leave for several years causing hardships to the authority in its working. It was decided that notices may be issued to those who were on long leave to

join their services by 31st August, 1996 failing which action should be initiated against them.

Action: Director (Persl)

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1-08-1996

b) Fixation of Premium/rates for agro farming plots.

Board took up recommendations of the Sub Committee constituted for revision and fixation of premium/price of agro farming plots in different schemes and following decisions were taken:-

Board discussed the comparison by Finance Wing of the rates previously determined on the basis of existing premium rate of land in the Park Area/Model Villages and the rate of land mutated with the Revenue Department Islamabad as conveyed by the Local Administration, and the following reserve price worked out for different schemes according to their location was approved with the proviso of review and revision, if and when required.

S.No.	Location of scheme	Proposed reserve price per acre
i)	a) Poultry & Vegetable Scheme No. IV, Murree Road.	
	b) New Orchard Scheme/Permanent Nursery Scheme, Murree Road.	Rs. 8,00,000.00
	c) Orchard Scheme, Sector H-9	
ii)	Poultry & Vegetable Scheme No. II, Chak Shahzad	Rs. 7,00,000.00
iii)	Poultry & Vegetable Scheme No. III, Kahuta Road, Sihala	Rs. 5,00,000.00
iv)	a) Poultry & Vegetable Scheme No. I, Tarlai Kalan.	
	b) Poultry & Vegetable Scheme No. I, Tarlai Kalan Extension	Rs. 3,00,000.00
	c) Poultry & Vegetable Scheme No. II, (Sehana Extension)	

- i) Nursery, orchard and agro farming plots along Murree Road upto the depth of 3 tiers may be reserved exclusively for auction.
- ii) A certain percentage of agro farming plots may be set aside for allotment to the affectees of Islamabad whose lands (100 kanals or more) was acquired in the past but before 1-1-1996.on merit and on case to case basis with the approval of the CDA Board (Capped at 20%). This provision shall not be applicable to new acquisitions made after 1-1-1996.
- iii) 25% of the price of plots should be recovered immediately on allotment and the remaining amount within one year. Non payment and delay in payment should be subjected to delayed payment charges/surcharges as in case of commercial plots with the provision of increase in said charges on annual basis.
- iv) The committee also suggested that consolidation of land should be allowed only within the family and definition of "family" may be taken as given in the law from the Legal Adviser.
- v) CDA Board agreed with the recommendations of the Committee that agro farming plots, as per attached list may be allotted after due processing and completion of necessary legal and codal formalities.

Action: Member(A)
Director Rehab.
DEM-II

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