

CONFIDENTIAL

CAPITAL DEVELOPMENT AUTHORITY  
(SECRETARIAT)

No. CDA-883/BM-Coord/98

Islamabad, August 19, 1998.

Subject:- MINUTES OF THE 14TH MEETING OF THE CDA BOARD FOR THE YEAR 1998.

The 14th meeting of the CDA Board for the year 1998 was held on Tuesday, August 11, 1998 at 01.30 P.M. in the Conference Room, Executive Block, CDA Headquarters, Islamabad.

2. The following attended:-

1. Ch. Qamar Zaman,  
Chairman, CDA/Chief Commissioner ICT. In Chair
2. Mr. Mohammad Bashir,  
F.A./Member, CDA.
3. Mr. Mohammad Ashraf Khan  
Member (A), CDA.
4. Mr. Anwar Said,  
Member (Design), CDA
5. Mr. Abdus Salam Khan Wazir  
Member (E), CDA.
6. Mr. Maqbool Elahi,  
Member (Planning), CDA.
7. Mr. S.A.T. Wasti  
Secretary to the Board.

3. The following were also present:-

1. Mr. Muhammad Rafiq Ahmad,  
Consultant (Engineering), CDA.
2. Mr. S.A.M. Wahidi,  
Consultant (Law), CDA.
3. Mr. Imtiaz Inayat Elahi  
DG (Environment)

- |    |  |                |
|----|--|----------------|
| 4. | Mr. Mohiuddin Jameeli,<br>DDG(W).                        | Item 1         |
| 5. | Mr. M.K. Pasha<br>DDG(P)                                 | Item 4         |
| 6. | Mr. Fatch Muhammad,<br>Director Maintenance.             | Item 2         |
| 7. | Mr. Abdul Ghafoor Dogar,<br>Director Personnel.          | Item 6         |
| 8. | Mr. Ahmad Yar Khan<br>Director Land & Rehabilitation     | Item 10        |
| 9. | Mr. Saadullah Khan Zimri<br>Director Estate Management-I | Items 7, 8 & 9 |

4. Commissioner Rawalpindi Division, Rawalpindi could not attend the meeting due to other official engagements. He, was, however, represented by Sardar Muhammad Akram, Additional Commissioner (Coord) Commissioner's Office, Rawalpindi.

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

6. Minutes of the 13th meeting of the CDA Board were confirmed

**Review of Implementation of previous decisions taken in 11th Board Meeting held on 20-6-1998.**

7. The Board reviewed the implementation status of the decisions taken in the Board Meetings held on 20-6-1998 and 29-6-1998. Secretary to the Board explained the implementation status. Further observations made by the Board are as under.

6.2 Retrieval/realization of Rs. 31,83,005/10 from M/s K.J. Enterprises against Agreement No. 11191

The Board was informed that Member (A) had completed the Inquiry and letters had also been sent to the SSP, Islamabad and Secretary Commerce. On an enquiry, the Chairman was informed that a case has been registered against the firm. He directed that the case be vigorously pursued by Director Procurement and Store.

**736/BF  
dt; 11-8-98**

Action: Director P&S



- 6.8 Fixing time limit for approval of plans and issuance of completion certificates.

**2/BF**  
**dt: 11-8-98**

The Board was informed that the time limits for approval of plans and issuance of completion certificates had been circulated to all concerned. The Chairman directed that Member (Design) and Member (P) should hold another meeting and finalize the remaining issues in a fortnight.

Action: Member (D)  
Member (P)

- 6.16 Revision of Water Rates

**728/BF**  
**dt: 11-8-98**

Secretary to the Board informed that the Committee constituted by the Board had finalized the proposed rates. The Chairman directed that it should be put up to the Members of the Board on file.

Action: Secretary to the Board.

Review of Implementation of previous decisions taken in 12th Board Meeting held on 29-6-1998

- 7.1 Allocation of responsibilities regarding Preservation and Protection of Islamabad

**767/BF**  
**dt: 11-8-98**

Secretary to the Board informed that the Committee constituted by the Board had finalized its recommendations. The Chairman desired that the recommendations should be put up to the DG (Environment and the Member (A) for further examination.

Action: Secretary to the Board.

**767/BF**  
**dt: 11-8-98**

- 7.13 Land acquired in village Badia Qadir Bukhsh (Sector G-11).  
7.14 Acquisition of village Korak.

The Board was informed that fresh summaries are being prepared.

Action: Director Land & Rehab.

8. The agenda for the meeting was then taken up. Salient points of discussion and decisions were as follows:-

8.1 Demands/problems of CDA Contractors Association

DDG(W) informed that the CDA Contractors Association had drawn the attention of the Authority to the problems of the contractors. He said that the demands/problems had been examined and placed before the Board in an annotated form. The Board took the following decisions:-

Decisions

1. **Water Charges:**

The existing practice may continue i.e. Recovery of 1.5% water charges be made only when the contractor is provided water connection by the CDA. Where there is no use/need of water in the work only 0.5% recovery be made for drinking purposes.

2. **Audit Paras:**

Security deposit be released after the finalization of accounts and the bill finalized within six months from the date of submission of final bill by the firm. Amount to the extent of draft para, if any, be withheld on certification by the Divisional Accountant and the DDO about the amount of draft para.

3. **Security deposit:**

- (i) The demand to keep the security deposit in joint PLS account was not agreed to.
- (ii) The tender accepting authority would be competent to release security deposit. In cases where the Chairman is tender accepting authority Member (E) will have full powers to release the security deposit.
  - a) For the supply of consumable items security deposit may be released after a period of 3 months and submission of satisfactory performance certificate. For supply of vehicular spare parts and other equipment the present practice will continue.
  - b) For non consumable items security deposit may be released after a period of one year and submission of satisfactory performance certificate.



4. **Extension in time.**

Authority competent to accept the tenders shall grant extension, if required. In all other cases Member (E) is delegated full powers.

5. **Process of files**

The Board directed that all codal formalities such as PC-I, AA&ES, TS and allocation of funds must be completed before inviting tenders.

6. **Powers of Officers (Accepting the tenders)**

The existing powers to continue.

7. **Store/Material**

The existing system of not providing steel and cement for different works will continue. It was also decided that store be procured only for departmental/ maintenance works.

8. **Matured Liabilities**

Efforts should be made to clear matured liabilities.

9. **Old cases of contractors.**

Old cases of contractors be resolved on merit, on case to case basis, in the normal manner.

10. **Escalation**

Provision for escalation be made for cement, bitumen and steel in the contract agreements having a time period of more than one year. A provision in this regard on the basis of <sup>of Govt.</sup> Pakistan Finance Division's O.M. No. 3(2)Exp.III/92 dated 3-6-1992 (copy enclosed as Annexure 'A' to the Minutes) be made in all major future projects in CDA. Escalation claims be worked out accordingly.

11. **Pak PWD Schedule of rates.**

The present practice should continue. However, before the start of work at site the matter with regard to soil leads and lifts should be sorted out.

Action: DDG(W)

- 8.2 Financial constraints and relaxation in financial rules for maintenance works under Maintenance Directorate, CDA.

Decision

The summary should be sent to the Finance Wing for their comments and brought back before the Board in a fortnight.

Action: Director Maintenance  
DFA

- 8.3 Approval of building plans (Stores in set back of houses).

Decision

The Board allowed the retention of temporary structures for a period of 4 months which must be demolished before issuance of completion certificates of the buildings.

Action: DD(BCS)



8.4 Permission to develop CNG Stations in Islamabad.

Decision

The Board accepted the proposal subject to the following conditions:-

- i) A request from the allottee of petrol pump site should be supported by NOC from the petrol supplying Company.
- ii) The permission for installation of CNG facility from Ministry of Petroleum and Natural Resources be obtained.
- iii) The allottee/sponsor shall pay additional charges for the CNG facility as determined by the Finance Wing of the Authority from time to time.

Action: DDG(P)  
Director UP

8.5 Fixation of rates of illuminated directional sign boards installed at the petrol pumps, rates of individual directional sign boards and trade fee of hotels & restaurants in Islamabad.

DG (Environment) informed that the Costing Section had carried out an exercise to fix revised rates for illuminated directional sign boards, individual directional sign boards and rates for granting trade licence to hotels and restaurants and requested the Board for approval of the same.

Decision

The Board approved the following rates:-

- a) **Rates of individual directional sign boards**

- |     |                                      |                     |
|-----|--------------------------------------|---------------------|
| i)  | Per initial two Sft.                 | Rs. 400/- per annum |
| ii) | For every additional one Sft or part | Rs. 100/- per annum |

II) Private

- |     |  |                      |
|-----|--|----------------------|
| i)  | Per initial two Sft.                         | Rs. 1000/- per annum |
| ii) | For every additional two Sft or part thereof | Rs. 400/- per annum  |

b) **Rates of illuminated sign boards.**

The rates of illuminated sign boards may be fixed as double of the rates of sign boards proposed at sub para *I and II of (a) above.*

c) **Rates for granting trade licence to Hotels and Restaurants.**

- |      |   |                        |
|------|---|------------------------|
| i)   | Centrally Air-conditioned Hotels of any star. | Rs. 6,300/- per annum. |
| ii)  | Air-conditioned Hotels & Restaurants          | Rs. 3,200/- per annum  |
| iii) | Non Air-conditioned Hotels & Restaurants      | Rs. 2,000/- per annum  |
| iv)  | Restaurants in shops with A.C                 | Rs. 1,300/- per annum  |
| v)   | Restaurants in shops without A.C.             | Rs. 650/- per annum    |

Action: DMA



g spent on payment of overtime.

Decision

The Board decided to grant the status of regular employees to all the regular (P) employees. They will be treated at par with regular employees in so far as facilities, benefits and responsibilities are concerned.

Action: Director Personnel.

8.7 Restoration of plot No. 356 in Sector G-10/4, Islamabad.

Member (A) informed that the allotment of Plot No. 356, G-10/4, Islamabad had been cancelled as the allottee had installed a Chemical Laboratory in his house. In response to the cancellation letter the allottee requested for restoration stating that the house had been rented out and the tenant had used it for commercial purpose which was not in his notice. He has now got the house vacated which is being used only for residential purpose. BCS has checked and reported that the house is now vacant. The allottee has requested for restoration of plot.

Decision:

The Board decided to restore the allotment as the request for restoration had been made within 3 months from the date of cancellation of plot subject to payment of restoration charges.

Action: DEM-I

8.8 Acceptance of bid of Plot No. 207 in Sector G-10/2, Islamabad in the light of Wafaqi Mohtasibs recommendations

Member (A) :

beyond to name.

### Decision

The Board decided to accept the bid with delayed charges and issue the allotment letter. The Board further decided that the existing procedure i.e. each case shall be considered and decided by the Board, should continue

Action: DEM-I.

- 8.9 Application for allotment of residential plot in Islamabad to Qazi Ahmed Din Anjum Rizwani as recommended by Wafaqi Mohtasib.



### Decision

It was decided that in view of ban on allotments it was not possible for the CDA to allot a plot. However, in deference to the findings of HWM a way out is to be found. It was, therefore, decided that the applicant's case be considered by the Land Allotment Board in the deprived persons quota in any new sector, whenever opened by the CDA. A letter on the above lines may be sent to the HWM.

The Board also discussed at length the position with regard to implementation of the findings of the HWM received in CDA cases. The Chairman expressed dis-satisfaction over the delay in dealing with Wafaqi Mohtasib cases and directed that immediately on receipt of findings the concerned Directorate should implement the findings within 5 to 7 days positively. In case it is felt that it is not possible to implement the findings, draft appeal to the President must be submitted within 10-15 days from the date of receipt of findings so that sufficient time is available to the Consultant (Law) and the Board to approve the draft appeal and to send it to the Ministry of Law, in time. Secretary to the Board was asked to put up a draft letter reiterating the importance to be accorded to the findings of the HWM and to take immediate action for their implementation or otherwise, in the shortest possible time.

Action: Secretary to the Board.  
DEM-I

8.10 Acquisition of built-up property.

## Decision

The Board decided that a Committee comprising Director Lands & Rehabilitation and Director Audit & Accounts should deliberate upon <sup>the</sup> issue and in a week's time work out the financial effect of various formulae to enable Director L&R to obtain Board's approval.

Action: Director L&R.  
Director A&A.

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

-----