

CONFIDENTIAL

**CAPITAL DEVELOPMENT AUTHORITY
(SECRETARIAT)**

No. CDA-861/BM-Coord/97

Islamabad, August 16, 1997.

Subject:- MINUTES OF THE 5TH MEETING OF THE CDA BOARD FOR THE YEAR 1997, HELD ON 14TH JULY, 1997.

The 5th meeting of the CDA Board for the year 1997 scheduled for 12-7-1997 was held in the CDA Conference Room on Monday 14th July, 1997 at 10 00 A.M.

2. The following attended:-

1. Mr. M. Javed Masud,
Chairman, CDA. In Chair
2. Mr. Javid Akram,
Chief Commissioner, Islamabad
3. Mr. Qamar-uz-Zaman,
Commissioner, Rawalpindi Division.
4. Mr. Anwar Said,
Member (Planning/Design), CDA
5. Mr. Mohammad Ashraf Khan
Member (A), CDA.
6. Mr. Mohammad Bashir,
F.A/Member, CDA.
7. Mr. Abdus Salam Khan Wazir
Member (E), CDA.
8. Mr. S.A.T. Wasti
Secretary to the Board.

3. The following attended the meeting, by special invitation:-

1. Mr. Muhammad Rafiq Ahmad,
Consultant (Engineering)
2. Barrister A.G. Chaudhry,
Legal Adviser, CDA.

3. Sheikh Abdul Qadir,
Chief Landscape Architect For item No. 10
4. Sheikh Mohammad Saeed,
Landscape Arch. For item No. 10

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

5. Minutes of the 4th Board meeting held on 27-5-1997 were confirmed by the Board.

6. The agenda for the meeting was taken up. Since the Chief Commissioner had to attend another meeting it was decided to take up item Nos. 12, 14, and 21 of the agenda first. Salient points of discussion and decisions were as follows:-

- 6.12 Payment of Electricity Bills for the Street Lights installed in Model Village Humak

6533/861/97
748/BF
dt; 14-07-1997

Decision

The Board decided that the WAPDA should charge the consumers directly for consumption of street lights/maintenance cost which should be paid by them.

Action: Dir. E&M(Maint)

- 6.14 Payment of electricity and sui gas bills for the mosques under Islamabad Administration

6535/861/97
748/BF
dt; 14-07-1997

Decision

The Board reviewed its earlier decision of June 24, 1996 and decided that since the Auqaf Department has been paying such utility bills for electricity and sui gas in the past, they should continue to pay such bills for the mosques in Islamabad.

Action: Dir. E&M(Maint)

- 6.21 Housing Scheme floated by Multiprofessional Cooperative Housing Society in Sector F-17/2, Zone-2.

6542/861/97
737/BF
dt; 14-07-1997

Decision

It was decided that the opinion of the Legal Adviser may be obtained in the matter with regard to imposition of penalty under section 46 of the CDA Ordinance and the case disposed of in the light of the legal opinion.

Action: Legal Adviser
Director (UP)

- 6.1 Issuance of allotment letter in respect of Plot No. 9-A/2, Markaz I-10, Islamabad.

6522/861/97
724/BF
dt; 14-07-1997

Decision

It was decided that the allotment letter be issued with the condition that the clearance of CBR would be required on delayed payment of CVT and Advance Tax. Simultaneously, a letter should be written to CBR seeking their advice whether any charges are leviable on the delayed payment of CVT and Advance Tax by the bidders.

Action: DEM-II

- 6.2 Development of a parking lot south of the US Embassy.

6523/861/97
737/BF
dt; 14-07-1997

Decision

The Board approved location of temporary car park south of the US Embassy. It was decided that it would not have any fencing or structure. However, CDA will only get the site levelled and cleared, do some plantation for parking bays and construct two speed breakers at CDA's expense.

Action: D.G. Env.
Traffic Engineer.

6.3 Grant of BPS-16 to Draftsmen.

6524/861/97
726/BF
dt;14-07-1997

Decision

The Board decided that a reference be sent to the Regulation Wing Ministry of Finance seeking their concurrence in the matter.

Action: Director Pers.

6.4 Consolidation of Sector E-8.

6525/861/97

777/BF

dt; 14-07-1997

Decision

It was decided that a letter be sent to the Chief of Naval Staff explaining the relevant laws and the violations committed by Pakistan Navy in Sector E-8.

Action: Director (UP)

6.5 Disinvestment of shops owned by CDA in the Markets of G-7, Islamabad.

6526/861/97

732/BF

dt; 14-07-1997

Decision.

The Board decided that a self contained summary containing all details should be prepared and sent to the Cabinet Division for a decision in the matter.

Action: DMA.

6.6 Promotion as Inspector Enforcement (BPS-14)

6527/361/97
726/BF
dt; 14-07-1997

Decision

The Board did not agree to allow relaxation and decided that the case may be processed on merit in accordance with the rules.

Action: Director Pers.

6.7 Issuance of completion certificate in respect of House No. 141, St. 60, I-8/3, Islamabad.

6528/361/97
739/BF
dt; 14-07-1997

Decision

The Board decided that the violation may be compounded by charging Rs. 10 per inch for more height per Sft for the excessive height of the mummy in the instant case. It was also decided that in other cases of excessive internal ceiling height of mummy upto 9 feet be made compoundable on payment of prescribed compounding charges and beyond 9 feet it should be demolished.

Action: DD(BCS)

- 6.8 Handing over possession of Economy Flat Sites No. 11, 12 and 13 in Sub-Sector F-11/1, Islamabad

6529/861/97
737/BF
dt: 14-07-1997

The case related to handing over possession of Economy Flat Sites No. 11, 12 and 13 in Sub Sector F-11/1, Islamabad. The consideration of the summary was pended till cases are with FIA/Ehtesab Cell.

Action: Director (UP)

- 6.9 Condonation of extension surcharges in respect of Plot Nos. 16 to 19, Industrial Triangle Kahuta Road, Islamabad.

6570/861/97
724/BF
dt: 14-07-1997

Decision

The Board did not agree to condone the extension charges since the lessee had accepted possession of the plots and it was his responsibility to maintain sanctity of his and. He had also been given sufficient relief in the shape of free extension upto 1993.

Action DEM-II

- 6.10 Sculpture in F-9 Park commemorating Women's struggle in conjunction with 50 years of Pakistan's History.

6531/861/97

762/BF

dt; 14-07-1997

Decision

The Board decided that the matter may be placed before the Board by DG (Environment) with replies to the observations of the Board.

Action: DG(Env)
Landscape Arch.

- 6.11 Demolition of illegal construction on the nursery plot No. 11, NCRD, Park Road, Chak Shahzad, Islamabad.

6532/861/97

737/BF

dt; 14-07-1997

Decision

The Board did not accede to the request of the NCRD and decided that violations should be demolished. The access to the private land should be cleared. The area of 10 kanals is a private property and may not be acquired by the CDA for allotment to NCRD.

Action: Addl. Dir. RP

6.13 Marriage Hall in Markaz G-6, Islamabad.

6534/861/97

737/BF

dt; 14-07-1997

Decision

The Board considered the whole issue at length and decided to revert to the original position as prevailed at the time of auction. It was decided that the case be processed in the light of rules provided in the brochure, terms and conditions of allotment letter and the general provisions in the Building Regulations.

Action: Dir. (UP)

6.15 Adjustment in the size of Plot No. 706 in Sector G-11/1, Islamabad.

6536 861/97

737/BF

dt; 14-07-1997

Decision

The Board did not agree to the revision in the size and dimension of the plots.

Action: Director (UP)

6.16 Refund of excess amount paid by ISI plus the amount spent on development of land.

6537/861/97

737/BF

dt; 14-07-1997

Decision

The Board decided that since it was a package deal and also because the developments had been made without approval of any plan the claim for refund was not justified, hence not agreed.

Action: Dir (UP)

- 6.17 Relaxation of Qualifications and prescribed ratio of appointment by initial recruitment/promotion.

6538/861/97
723/BF
dt; 14-07-1997

Decision

The Board did not agree to allow any relaxation and decided to strictly follow provisions of CDA Employees (Service) Regulation, 1992 in letter and spirit. It was also decided to formulate methods for recruitment and qualification etc for the posts which have not been mentioned in the Service Regulation.

Action: Dir. Pers.

- 6.18 Waiving of delayed payment charges - Plot No. 2-G, Markaz I-9, Islamabad.

6539/861/97
724/BF
dt; 14-07-1997

Decision

There being no nexus between delayed payment charges and extension surcharge, the Board did not agree to waive the delayed payment charges and observed that payment of premium is independent of provision of

infrastructure. Delayed payment is charged on late payment of premium whereas extension surcharge is on delay in construction. Non provision of infrastructure does not justify non payment of delayed payment charge.

Action: DEM-II
DEM-I
Dir. Rehab

6.19 Amendments in Sub-Division Regulations 1993 - Rates of Transfer.

6540/861/97
739/BF
dt;14-07-1997

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Decision

The Board approved the transfer fee rates proposed by the Finance Wing for the commercial properties located in Blue Area, Marakaz of F&G series, I&T Centre and Class-III Shopping Centres. It was also decided that sub-division of commercial property would be allowed only after the allottee obtains completion certificate to make sure that the building has no violation and the Authority does not have to deal with a large number of owners for removal of violation. Suitable amendments may also be incorporated in the relevant regulations. The following are the approved rates:-

<u>Description</u>	<u>Rate per Sft.</u> Rs.
a) <u>Commercial Plots in Blue Area</u>	
Ground Floor	100.00
Mezzanine Floor	80.00
Its Floor	60.00
2nd Floor	40.00
3rd Floor	30.00
4th Floor and above & basement (under ground)	30.00

b) **Marakaz in (F) Series**

Ground Floor	
1st Floor	80.00
2nd Floor	60.00
3rd Floor	40.00
4th Floor & above and basement (under ground)	30.00

c) **Marakaz in (G) series**

Ground Floor	
1st Floor	70.00
2nd Floor and above & basement (under ground)	30.00

d) **I&T Centre.**

Ground Floor	60.00
1st Floor	30.00
Basement	30.00

e) **Class-III Shopping Centres**

Ground floor	40.00
1st floor and above and basement (under ground)	30.00

Action DEM-II
Dir. Arch.

6.20 Restoration of Plot No. 1304, G-11/2, Islamabad.

6541/861/97

723/BF

dt; 14-07-1997

Decision

The Board considered the case and having deliberated upon the nature of the case and the decision taken by the Board on 5-6-1996 it was decided to restore the original plot measuring 200 sq. yds. to Mr. Abdul Qayyum.

Action: DEM-I

- 6.22 Revision of Financial Powers regarding Acceptance of tenders and to enter into agreements.

6543/861/97
743/BF
dt; 14-07-1997

The case related to the revision of Financial Powers regarding acceptance of tenders and to enter into agreements. Since the Board had already appointed a Committee to review the Administrative and Financial Powers, it was decided that the proposal made in the summary be considered by that Committee.

Action: DDG(W).
Dir. Pers.

- 6.23 Licensing of site at Gokina View Point Pirsohawa Road, Islamabad.

6544/861/97
732/BF
dt; 14-07-1997

Decision

The Board decided that the DMA should withdraw the offer letter and also refund the amount received. Subsequently, consequential action may be taken by D.G. (Environment).

Action: DG(Env)
DMA

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