

CONFIDENTIAL

CAPITAL DEVELOPMENT AUTHORITY
(Directorate of Coordination)

No.CDA-1221/BM-Coord/2011/

Islamabad Dec 2011.

Subject:- MINUTES OF THE 22ND MEETING OF CDA BOARD (SPECIAL BOARD MEETING) FOR THE YEAR 2011.

The 22nd meeting of the CDA Board (Special Board Meeting) for the year 2011 was convened on Tuesday, 15th November, 2011 at 3.00 P.M in the Conference Room of CDA Headquarters, Sector G-7/4, Islamabad with the Chairman, CDA presiding.

2. The following were in attendance:-

- 1) Mr. Imtiaz Inayat Elahi, **In Chair**
Chairman, CDA.
- 2) Mr. Saeed-ur-Rehman,
F.A/ Member.
- 3) Mr. Shaukat Ali Mohmand,
Member (Admin).
- 4) Mr. Tahir Sharshad,
Member (P & D)

- 5) Mian Waheed-ud-Din,
Member (Environment).
- 6) Syed Abrar Hussain Shah,
Member (Engineering).
- 7) Mr. Khalid Mehmood Mirza
Member (Estate).
- 8) Dr. Raja Mustafa Hyder,
Secretary CDA Board.

3 The following officers were in attendance and participated:-

- 1) Mr. Zia-ur-Rehman Toor,
Dy. Financial Adviser-II.
- 2) Mr. Faisal Nisar Chaudhary,
Director Estate Management-I.

4. Chief Commissioner (ICT), Islamabad and Commissioner, Rawalpindi could not attend the meeting.

5. Meeting commenced with the recitation of "Bismillah" by Dr. Raja Mustafa Hyder, Secretary CDA Board.

6. The agenda items were taken up for discussion and following decisions were taken:-

6.1 ISSUES PERTAINING TO NORTHERN STRIP E-11.

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DECISION

After thorough discussion the Board decided that in order to avoid further claims by MPCHS at a later stage such amounts may be disbursed to MPCHS which have already been recommended by the Commission.

- i) The Board decided that item (1) & (2) of MPCHS's claim pertaining to vacation of 518-K-9M of land and BUP and commission paid to Mr. Rasheed

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Mehmood Khan for vacation of 518-K-9M of land have been referred for audit and the same are subjudice in the court. Similarly, the admissibility of Item No. 17 relating to financial charges has also been referred to the Audit Firm.

- ii) Claims of items No. 3 to 11 and 13 to 14 have already been verified and payment has been disbursed to MPCHS.

- iii) Regarding item (12) pertaining to professional charges to Advocates for court cases, the Board decided that since this amount has actually been spent by MPCHS on the project, the same may also be disbursed to MPCHS.

- iv) Overhead / administrative charges etc. (Item No. 16 of MPCHS claim) have not been paid to MPCHS. However, the Board in principle agreed that since (Development charges" as mentioned in (ii) above have already been verified and disbursed to MPCHS, payment of overhead / administrative charges etc. @ 7.5% (Item No. 16) to the extent of being already verified and disbursed may be paid to MPCHS in line with the recommendations of Planning Commission.

2. The Board, therefore, decided to pay the following :-

S.No.	Item No.	Description	Amount
1	12	Professional Charges to Advocates for Court Cases.	3,182,000/-
2	16	MPCHS Overheads, Service Charges, Admin Charges, Security Charges, Audit & Pensionary. Charges @ 7.5% (on items 3 to 15 of the Commission's Report).	23,978,130/-
		Grand Total:	27,160,130/-

3. During the 20th Board meeting for the year 2011 held on 30-09-2011, it was decided that a firm of Chartered Accountants be hired by Deputy Commissioner (ICT) / Registrar Cooperatives for conducting audit of charges payable under Item No. 1, 2 and 17 and the suggested TOR for hiring of Chartered Accountants be made by Member (Estate). Member (Estate) in compliance of the CDA Board decision presented the suggested TOR for hiring of Chartered Accountants in the 22nd Board meeting. The Board deliberated on the suggested Terms of Reference for appointment of Chartered Accountants by Deputy Commissioner (ICT),

Islamabad / Registrar Cooperatives and agreed on the following TOR:-

SUGGESTED TERMS OF REFERENCE.

- i) The Firm shall verify from the records, audit and certify for payment of the amount admissible to MPCHS under Item-1 of Annexure-1 submitted by MPCHS entitled 'Vacation of 518 K-9 M land and Built-Up-Property (BUP)' against vacation of land.
- ii) Determine the admissibility of financial charges, its amount in view of best industry practices as well as applicable laws of Pakistan.
- iii) Time frame work for the Audit is 06 weeks from the date of receipt of documents to the issuance of verification Report.
- iv) Any further information/record required may be obtained from MPCHS or CDA.

**Action: Member (Estate)
F.A / Member**

NON-AGENDA ITEMS

(I) DISCUSSION ON MARGALLA RETREAT, E-11.

10066/1220/BM/11
31-10-11/21ST

DECISION

The CDA Board reviewed the progress of Margalla Retreat Housing Project and the following decisions were taken:-

- i) Detail of plots category-wise to be provided to Estate Wing by Planning Wing latest by 16-11-2011.
- ii) Estate Wing will prepare balloting schedule for the plots against which application have been received.
- iii) 16 plots of larger size are to be auctioned after balloting of the 46 plots. The 14 plots situated on undulated land will also be put up for auction after informing the candidates about the topography of these plots. If the applicants still opt to proceed further these 14 plots will also be offered through balloting. In meantime Engineering Wing will carry out landscaping of these 14 plots in an attempt to improve their topography.
- iv) The Board also decided that a presentation on the CDA website will be given by IT Wing next week and that the balloting of the 46 plots Margalla Retreat E-11, should be held on

Monday 21st November, 2011 subject to provision of data. Commercial area plot sizes be revised by Planning Wing by 18-11-2011 and then Estate Wing will put up a schedule for auction of these commercial plots to the CDA Board. Member (Estate) will also give a proposal whether commercial plots are to be auctioned concomitantly with the residential plots or later. The best option will be chosen considering present market trends and which is in the interest of the Authority.

Action: Member (P & D)
Member (Estate)
Director (EM-I)
Director (EM-II)
Director (IT)

(II) EXTENSION OF BLUE AREA BETWEEN F-8 / G-8.

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DECISION

The CDA Board examined the Bye-laws and proposals presented by Planning Wing pertaining to extension of Blue Area situated between F-8 / G-8, Islamabad and decided that Bye-laws and Proposal No. 3 comprising of 120' X 200' plot sizes with 50% ground coverage be adopted. However, number of plots for Blue Area Extension F-8 / G-8 and schedule will be determined by the Estate Wing for the auction. The Board further directed that Deputy Financial Adviser-II provide complete RFQ and

Terms of Reference to Estate Wing so that the plots can be offered for auction by 21-11-2011.

Action: Member (Estate)
Member (P & D)
D.F.A-II

(III) REVISION OF RATES OF PROPERTY TAX,
WATER & CONSERVANCY CHARGES AND TOLL
TAX.

10068/1220/BM/'11
31-10-11/21ST

DECISION

The CDA Board decided that as per the recommendations of the Cabinet Division's meeting held on 3rd November, 2011 that property tax charges as notified in Statuary Notification Part-II dated 11th January, 2008 vide SRO 24(1)2001 Page-97 stand revised as under:-

Property Tax

S.No	Plot area excluding flat	Proposed% increase on 08.01.2011	Recommended % increase by Cabinet Division on 31.05.2011	Revised % proposed increase in the light of meeting on 03.11.2011
1.	1-100 Syds excluding flats of Sector I-8/1	0%	0%	0%
2.	101-250 Syds	50 & 80%	40 & 70%	20%
3.	251-400 Syds	80 & 100%	70 & 90%	40%
4.	401-1000 Syds	100%	90%	60%
5.	1001 Syds & Above	100%	90%	80%
6.	Non-residential properties	100%	100%	100%

Water and conservancy charges will remain the same as decided by the CDA Board decision through circulation dated 02-08-2011. The Toll Tax charges of Bus, Coach, 25 seats and above and local cars and light vehicles, commuters (Annual Passes only) will be reduced. The table of the revised Toll Tax charges as approved by the CDA Board is as under:-

Toll Tax					
S.No	Category	Existing Toll Tax from 2001. Rs	Proposed Toll Tax. Rs	Recommended increase by Cabinet Division on 31.05.201	Recommended increase by Cabinet Division on 03.11.2011
1.	Car, Van, Jeep, Pickup, (Non-Commercial)	5.00	10.00	10.00	10.00
2.	Taxi, Van, Jeep, Pickup (commercial use)	10.00	20.00	15.00	15.00
3.	Flying Coach , Mini Bus/Mazda , Mini Truck, Coaster, Wagon, Hiace Up to 24 seats.	20.00	30.00	25.00	25.00
4.	Bus, Coach, 25 seats & above	25.00	60.00	50.00	40.00
5.	Tractor Trolley, Tractor	25.00	80.00	30.00	30.00

6.	Truck and other similar vehicles 2 & 3 Axles	50.00	80.00	60.00	60.00
7.	Truck ,Trailer and other similar vehicles more than 3 Axles	100.00	150.00	150.00	150.00
8.	Local cars and light vehicles commuters (annual passes) Only	400.00	400.00	1000.00	800.00

All the above rates shall stand revised w.e.f. 1st January, 2011.

**Action: F.A / Member
Dir. (Revenue)**

10069/1220/BM/'11
31-10-11/21ST

(IV) STREAMLINING PROPOSALS FOR PROMOTION / DRC OF OFFICIERS OF CDA BPS-16 AND ABOVE.

DECISION

The CDA Board observed that there is no proper criteria / training/ method being followed in the Authority for promotion / DRC of CDA Officers BPS-16 and above. It was decided that a comprehensive proposal be brought forth before the CDA Board in one of the next Board meetings by the concerned Directorate in which DPC should be

held at fix dates twice annually and prior to formal promotion CDA Bcard's final approval be made mandatory. A meeting of the CDA Board for discussing such matters will be held twice on an annual basis. Promotion criteria should also be notified by concerned Directorate in black and white in which performance based assessment, views of the concerned Member and relevant training will be mandatory for all promotions. All promotions will be subject to relevant promotion courses like STI, MCMC, NIPA etc. The Board also directed that HRD bring forth a proposal for channeling new induction in CDA through the Federal Public Service Commission for posts of BPS-16 and above

**Action: Member (Admin)
DDG (HRD)**

(V) METRO CASH & CARRY – ISSUANCE OF NOC.

10070/1220/BM/11
31.10.11/21ST

Director, Project Management Office

(Pvt) Ltd.

DECISION

The CDA Board decided that the draft letter containing NOC contents duly vetted by Additional Legal Adviser, CDA is approved for issuance to M/s METRO Cash & Carry Pakistan (Pvt) Limited.

Action: Director (PMO)

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