

CONFIDENTIAL

CAPITAL DEVELOPMENT AUTHORITY
(Directorate of Coordination)

No.CDA-1208/BM-Coord/2011/ Islamabad May 2011.

Subject:- MINUTES OF THE 10TH MEETING OF
CDA BOARD FOR THE YEAR 2011.

The 10th meeting of the CDA Board for the year 2011 was convened on Tuesday, the 12th April, 2011 at 10.00 A.M in Room No. 6, Jinnah Convention Centre, Islamabad with the Chairman, CDA presiding.

2. The following were in attendance:-

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| 1) | Mr. Imtiaz Inayat Elahi,
Chairman, CDA. | In Chair |
| 2) | Mr. Saeed-ur-Rehman,
Member (Finance), CDA. | |
| 3) | Mr. Abdul Jabbar Malano,
Member (Engineering). | |
| 4) | Mr. Tahir Shamshad,
Member (P & D / Estate). | |
| 5) | Mr. Shaukat Ali Mohmand,
Member Administration. | |

- 6) Mian Waheed-ud-Din,
Member Environment.
- 7) Dr. Raja Mustafa Hyder,
Secretary CDA Board.

3 The following officers were in attendance and participated:-

- 1) Mr. Ghulam Sarwar Sandhu,
D.G (Planning), CDA.
- 2) Dr. Sheikh Suleman,
D.G(Environment), CDA.
- 3) Manscor Ahmed Khan,
Director Municipal Administration, CDA.
- 4) Mr. Abdul Sattar Achakzai,
Director Aiwan-e-Sadr, CDA.
- 5) Mr. Muhammad Irfan,
Director (MPO), CDA.
- 6) Mr. Waqar Ali Khan,
Director Lands & Rehabilitation, CDA.
- 7) Mrs. Najma Azhar,
Director Estate Management-I, CDA.
- 8) Syed Safdar Hussain Shah,
Director (HRD), CDA.

- 9) Ch. Muhammad Yasin,
General Secretary (CBA), CDA.

4. Chief Commissioner (ICT), Islamabad and Commissioner, Rawalpindi could not attend the meeting. However, Mr. Akbar Hayat, Director (Development) and Mr. Asim Ayub, Deputy Director (Development), ICT attended meeting as the representatives of ICT.

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 IDENTIFICATION OF SERVICE LINE BY DESIGN WING TO PLANNING WING IN AREA EARMARKED FOR 2000 PLOTS TO CDA EMPLOYEES (BPS-1 TO 16).

9933/1208/BM/'11
12-04-'11/10TH

DECISION

The Board decided that a detailed review of all possible alternatives for allotment of plots to CDA employees (BPS-1 to 16) be finalized by the 15th of April, 2011 based on report from D.G(Design). Member Planning shall indicate the availability of plots in all Sectors / Housing Schemes etc. for finalizing the issue of allotment of plots to CDA employees. The next meeting on this issue will be held on 16th April, 2011 in which the issue of allotment of 60 plots for widows will be included as well. The Board in principle also endorsed the earlier decision of 2008 as per CBA's demand to consider allotment of plots to retired employees subject to availability. The Board was informed that the total number of such employees is approximately 1800. The Board directed the Planning Wing to prepare a comprehensive proposal indentifying suitable locations where all such retired employees can be accommodated. This matter will also be discussed in the 16th April Board meeting. Member (Finance) pointed out in the meeting that major source of income of the Authority comes from sale of residential and commercial plots. He also informed the Board Members that the ratio of default / litigation in case of residential plots is negligible. He informed the meeting that the number of residential plots being auctioned / offered by Planning Wing is very low and inspite of his best efforts and

availability of residential plots for sale. He further pointed out that it is a known fact that the Authority is facing severe financial crunch and to keep the financial affairs of the Authority in a healthy state of affairs it is essential that the various Wings of the Authority should work in harmony with each other specially to keep a healthy cash flow. The Planning Wing along with Finance Wing and Estate Management have to work together. However regrettably the Planning Wing support in this case is not forthcoming (an issue raised numerous times by F.A / Member). He requested that these submissions must be considered seriously by the CDA Board.

Action: Member (P& D)
D.G (Planning)

6.2 REGULARIZATION OF DAILY WAGES AND CONTRACT EMPLOYEES.

6.3 CDA RESERVE SHARE IN PRIVATE HOUSING SOCIETIES PLOTS - ALLOCATION OF PLOTS FOR CDA EMPLOYEES IN PRIVATE HOUSING SOCIETIES.

DECISION

The Board examined the summary submitted by Director General Planning on the above cited subject and deliberated on the matter. The Board approved 5% quota of CDA employees in private housing societies and gave its concurrence to the other terms and conditions of the proposal as laid down before the Board in the summary. All employees who accrue a right for allotment and fulfill the eligibility criteria for CDA

Housing Scheme, may be considered for a plot. The cut off date for such cases has been decided as being the 12th of April, 2011.

Action: DG(Planning)

6.4 POLICY FOR ALLOTMENT OF PLOTS TO CDA
EMPLOYEES ACROSS THE BOARD TO BE
FORMULATED BY ESTATE WING.

9936/1208/BM/'11
12-04-'11/10TH

DECISION

The Board heard the recommendations of Director Estate Management-I on the matter and directed the Directorate of Estate Management-I to re-visit the matter and bring forth a summary on the policy of plot allotments vis-a-vis pay-scales in consultation with HRD.

Action: Director (E.M-I)
Director (HRD)

6.5

9937/1208/BM/'11
12-04-'11/10TH

GENERAL SECRETARY CDA MAZDOOR UNION TO MAKE A PRESENTATION TO CDA BOARD ON THE ISSUE OF GENERATION OF FUNDS.

DECISION

The Board heard the presentation by General Secretary, CDA Mazdoor Union (CBA) and it was decided that the presentation be circulated to all Wings of CDA and comments from all Board Members be sought within one week time so that the matter is discussed in one of the next Board meetings. Whenever this agenda is taken up again by the Board the

General Secretary (CBA) may also be asked to attend the subject meeting.

Action: All Board Members
All Wings of CDA
General Secretary
(CBA) CDA

6.6

9938/1208/BM/'11/
12-04-'11/10TH

EX-POST FACTO APPROVAL FOR CONDONATION
OF LAPSES AND REGULARIZATION OF
APPOINTMENT OF MR. MAQBOOL ELAHI AS
DIRECTOR (PLANNING) AND SUBSEQUENT
PROMOTION AS DEPUTY DIRECTOR GENERAL
(PLANNING) (BPS-19) PARA NO. 228).

DECISION

The Board examined the summary submitted by Director (HRD) and the audit observations on the following points were discussed:-

- 1) The appointment was not through proper channel.
- 2) Non-regularization of age-limit.
- 3) Promotion before expiry of probation period.
- 4) No DPC on promotion as DDG(Planning).

The CDA Board did not agree with the observations at Serial No. (1) & (2) of Para-5 of the summary that the matter was not processed through proper channel. The Board also pointed out that the officer was elevated and not promoted as he was serving in the same pay scale i.e. BPS-19. The Board condoned the promotion before expiry of the probation period and the requirement for DPC for his elevation as DDG (Planning) as pointed out in the summary at Serial No. 3 & 4 of Para-5.

Director (HRD)

6.7

9939/1208/BM/'11
12-04-'11/10TH

AUDIT PARA OF DAC MEETING HELD ON 1ST AND
2ND APRIL, 2011 REQUIRING BOARD ACTION PARA
NO. 02, 77, 274, 258, 259, AND 09 etc.

AUDIT PARA NO. 258 PERTAINING TO 13TH
INDUSTRIAL EXHIBITION HELD IN ISLAMABAD IN
1996 - WRITING OF OUTSTANDING AMOUNT OF
RS. 22,119,050/- IN RESPECT OF GROUND RENT
PAYMENT PAYABLE BY ISLAMABAD CHAMBER OF
COMMERCE & INDUSTRY FOR SETTLEMENT.

DECISION

The Board examined the summary and directed to write off the outstanding amount of Rs. 21,19,050/- in respect of ground rent payable by Islamabad. Chamber of Commerce & Industries.

Action: Director (M.A)

**AUDIT PARA NO. 289 PERTAINING TO 4TH SARRC
SUMMIT 1988, WRITING OFF RS. 242,507/- FOR
SETTLEMENT OF AUDIT PARA.**

DECISION

The CDA Board discussed the Para No. 289. Apparently Audit has demanded details of the amount pending settlement for the SAARC Conference in 1988. The original copies of the account details relating to the amount have been forwarded to the Ministry of Foreign Affairs in 1988 and office copies are not traceable in the record of DMA. It was also noted that crores of Rupees are outstanding from the Foreign Office on account of decoration of roads. The Board was also informed that since 2000 Ministry of Foreign Affairs has not paid any funds to CDA in this regard. CDA has been incurring this expenditure out of its own resources and its repeated efforts to recover this amount have not proven fruitful. The CDA Board therefore decided to condone the amount of the Audit Para, Rs. 242507/-.

Action: Director (M.A)

AUDIT PARA NO. 2 PERTAINING TO WRITE OFF
THE PARKING FEE OF RS. 3,36,571/-.

DECISION

The Board examined the summary and observed that since the relevant officers have either retired or expired, therefore, decided to write off the amount of Audit Para Rs. 336571/-.

Action: Director (M.A)

**AUDIT PARA NO. 77 PERTAINING TO OVER
PAYMENT OF RS. 150,325/- ON ACCOUNT OF
CARRIAGE CHARGES FOR WORK "FABRICATION /
SUPPLYING OF FURNITURE ARTICLES FOR AIWAN-
E-SADR".**

DAC DECISION

The Committee recommended the Para for settlement subject to verification of CDA Board decision to Audit.

PAC DECISION

On the presentation of the above Para by Audit, the committee endorsed the decision of DAC.

He further stated that although CDA Board delegated full power to the Chairman, CDA to accord approval of works on single quotation without inviting tender vide BOI clause No. 9(i)(a) as had been made in subject case but the Audit Officer (PAC-II) stressed the need to furnish CDA Board decision exclusively regarding the approval of transportation charges of Rs. 150,325/- as per decision of DAC and directive of PAC. Hence it has been necessitated to present summary for seeking CDA Board approval to settle Para-77 of the year 97-98 in compliance with the decision of DAC and PAC

He placed the case before the Board for approval of transportation charges for Rs. 150,325/- in respect of the work "Fabrication / Supplying of furniture articles for the Aiwan-e-Sadr".

DECISION

The CDA Board observed that the then Chairman, CDA had already approved the same and was the competent Authority in the matter. The Board therefore, endorsed the decision of the former Chairman and approved the transportation charges of Rs. 150325/- for Fabrication / supply of furniture articles to Aiwan-e-Sadr as requested in the summary.

Action: Dir(Maint) Aiwan-i-Sadr

**AUDIT PARA NO. 293 PERTAINING TO WAIVE OFF
DEMARRAGE CHARGES TO THE TUNE OF
RS. 19437/- AGAINST M/S EXPERTS.**

recoverable from M/s Experts as stated above to settle the Audit Para No. 293 (1997-98).

DECISION

The CDA Board examined the summary on the matter and considering the fact that the Audit Para is about 15 years old and the owner of M/s Experts is not traceable who reportedly has settled abroad and the concerned CDA's officers of defunct Procurement & Stores Directorate had also retired from his services, therefore, as fate accompli CDA Board decided to write off the balance recover of the Audit Para Rs. 19437/-.

Action: Director (MPO)

AUDIT PARA NO. 9 PERTAINING TO WAIVE OFF PENALTY AMOUNT AGAINST EX-CDA EMPLOYEES.

This para was not discussed in the Board as it is within the competency of the Chairman, CDA.

6.8 ALLOTMENT OF AGRO FARMING PLOTS.

9940/1208/BM/'11 -
12-04-'11/10^T

6.9 PURCHASE OF LAND FOR REGIONAL TAX OFFICES IN ISLAMABAD.

Due to paucity of time the above item could not be discussed.

**6.10 NON-CONFIRMING USE OF RESIDENTIAL HOUSES
IN ISLAMABAD (NA STANDING COMMITTEE).**

941/1208/BM/'11

12-04-'11/10TH

DECISION

DDG(Building Control), gave a presentation on the issue. The issue of non-conforming use of residential houses was discussed, in detail, by the CDA Board. This problem has been prevalent in Islamabad since more than 20 years. It is a fact that large number of houses have been converted to commercial use. CDA had formulated a plan to check this issue on an urgent basis and instructions were issued to the relevant department to come up with a comprehensive proposal to resolve this problem. However, this problem can not be tackled over night. A table showing the number of cases of non-conforming use and action taken by the CDA is shown below:-

CDA's PROGRESS ON NON-CONFIRMING USE.

1	Total No. of cases detected by Building Control. (Over the 5 years.	875
2	No. of Notices issued by Building Control.	875
3	No. of cases referred to Deputy Commissioner, CDA.	875
4	No. of cases decided and fine imposed by D.C, CDA.	169
5	No. of cases where NCU removed.	196
6	No. of plots cancelled by EM.	11
7	No. of cases pending due to litigation in High Court / Civil Courts.	62
8	No. of cases under trial in D.C. Court, CDA.	437

The biggest impediment in resolving this issue is the large number of government departments and diplomatic missions that are established in the residential areas and moreover the Courts of Law have more than once ruled that CDA is not morally authorized to take action against non-conforming use by the private individuals when the Government and Diplomatic offices are functioning in the residential areas. Although CDA does try to take prompt action in cases where such non-conforming use is creating problems of noise or nuisance for the neighborhood. The issue can only be resolved once the CDA opens up new sectors and commercial areas. The CDA Board, however, directed to update the figures of non-conforming use.

Action: DDG(B.C)

6.11 PARKING AREAS IN GREEN BELT OF ISLAMABAD.

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- iii) Representative of Environment Wing.
- iv) Representative of Planning Wing.

He placed the case before the Board for decision.

DECISION

Director General (Environment) made a presentation on the matter and a summary was also submitted by Environment Wing. Director General (Planning) was also in attendance. The Board agreed to the proposal of the private parking areas in open belts of Islamabad. However, each belt will be examined on a case to case basis to conserve the greenery and trees of Islamabad. The Authority will operate these parking areas on a annual license basis and the sites will be maintained by the CDA.

Action: DG(Planning)
DG(Environment)
Director (M.A)

6.12 MINUTES OF THE MEETING OF FAST-UN BOG CHAIRED BY THE RESIDENTIAL HELD ON 14-07-2010.

6.13 REQUEST FOR GRANT OF PERMISSION FOR ONE ADDITIONAL STOREY ON PLOT NO. 3, MARKAZ G-6, ISLAMABAD.

Due to paucity of time the above two items i.e. Item No. 6.12 to 6.13 could not be discussed.

6.14 DEVELOPMENT OF SECTOR C-14.

943/1208/BM/'11
12-04-'11/10TH

DECISION

A comprehensive presentation on the subject was given by Director Lands & Rehabilitation. The Board in principle agreed to the development of Sector C-14 and directed that the same will be deliberated further after a thorough cost benefit analysis. The rationale for entering into a public private partnership in Sector C-14 was based on the following ground:-

- i) CDA failed to develop new Sectors during last 20 years. Therefore, new options may be adopted for development of Sectors, particularly development of land through joint ventures. There are pending liabilities of the CDA on account of cost of acquisition of land / BUP amounting to Rs. 35-40 Billion.
- ii) Recent experience of land acquisition has proven bitter for the Authority, especially, in the case of Sector I-17 and H-16.
- iii) CDA will not have to spend any amount from its own resources and shall get developed plots within the short period of one and a half year which it can market immediately to earn a huge profit.
- iv) If the CDA opts to adhere to the laid down policy of award it will get stuck up in clearance of the area as is the usual problem in all such schemes.
- v) Co-sharers in joint khataas will not be in a position to hand over peaceful possession and CDA will again have to enter into a package deal with persons who have physical possession of the land.

The Board was also of the view that the CDA will stand to gain if it enters into a joint venture (JV) agreement as compared to

traditional acquisition of land. It was therefore, decided that a comprehensive cost benefit analysis may be prepared for facilitating the Board to reach a decision which is in the best interest of the Authority. The Board directed Member (Estate), Member (Finance) and Member (Planning & Design) to come up with a viable analysis coupled with a legal opinion in the shortest possible span of time to finalize the matter.

**Action: Member (Finance)
Member (Planning)
Director (L & R)**

6.15 RENOVATION OF CDA OFFICES.

Due to paucity of time the above item could not discussed.

9944/1208/BM/'11
12-04-'11/10TH

NON-AGENDA ITEMS

(I) KURRI HOUSING SCHEME.

DECISION

The Board directed Director General (Planning) to prepare a animated presentation, preferably on 3-D, by Saturday the 16th of April, 2011 on the proposed Kurri Housing Scheme. The launching of this Housing Scheme (new sector) was deliberated upon by the Board and CDA Board in principle agreed to the same after completion of necessary codal formalities.

Action: D.G (Planning)

(II) **RENTALS IN SAIDPUR VILLAGE, ISLAMABAD.**

9945/1208/BM/'11
12-04-'11/10TH

DECISION

The Board examined the matter of rentals in Saidpur Village and agreed that the allottees are being charged rent after issuance of offer letters although they do not have possession. The Board directed that they should only be charged rent only after actual possession has been given to them.

Action: Director (M.A)

7.
the Chair.

The meeting concluded with a word of thanks to and from