

CAPITAL DEVELOPMENT AUTHORITY
(SECRETARIAT)

No. CDA-812/BM-Coord/94

Islamabad, June 30, 1994

Subject:- MINUTES OF THE 5TH MEETING OF 1994 OF THE CDA BOARD
HELD ON 26th JUNE, 1994(SUNDAY) AT 9.30 A.M.

The 5th meeting of the CDA Board of the year 1994 was held on 26th June 1994 (Sunday) at 9.30 A.M. in the Chairman's office, Executive Block of the Authority.

2. The following attended the meeting:-

1. Mr. Shafi M. Sewhani, In Chair
Chairman, CDA.
2. Mr. Ahmad Waqar,
F.A/Member, CDA.
3. Mr. Jaffar Raza,
Member(E), CDA.
4. Mr. M. Hamid Hasan,
Member(A), CDA.
5. Mr. Abdul Wahid Shahid,
Secretary to the Board.

3. The Commissioner Rawalpindi Division, Rawalpindi and Chief Commissioner, ICT, Islamabad, could not attend the meeting due to some other important assignments and intimated their regrets over telephone.

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

5. The minutes of the last meeting of the CDA Board held on 15-6-1994 were confirmed by the Chairman.

Contd...P/2

6. Thereafter, the progress on the implementation of the decisions taken in the Board meeting held on 15-6-1994, was reviewed and the following decisions were taken:-

PROGRESS REVIEW ON THE IMPLEMENTATION OF THE
DECISIONS OF THE CDA BOARD TAKEN IN ITS
MEETING HELD ON 15-6-1994.

7.1 Allotment of an Agro-farming Plot against acquired land.

5822/811/94
760/BF
dt: 15-06-94

On raising an objection with regard to the recording of decision at sub-para (ii) of item 7.1, it was decided to substitute the earlier decision as under:-

"ii) Whether Agro-Farming units were also admissible under Land Rehabilitation Policy 1984 to land acquisition cases of the past?"

Action: Director Rehabilitation

7.6 P/L Storm Drainage System in G-11, Islamabad.

5827/811/94
745/BF
dt: 15-06-94

Schedule will be expected whereas the rates of the existing contractor are 17% above."

Resume of decisions taken on the agenda items of the current meeting.

7. After review the Board took up items included in the agenda for the current meeting one by one. Brief account of the discussions and deliberations held and decisions taken are summarised below:-

7.1 Allotment of an Agro-Farming plot against acquired land.

5836/812/94
760/BF
dt:26-06-94

Decision

CDA Board showed its inability to implement the recommendations of the Hon'ble Wafaqi Mohtasib in this case. Member(A), CDA may send a suitable reply to the Hon'ble Wafaqi Mohtasib indicating therein

the reasons for non-allotment of an Agro-Farming plot to the complainant.

Action: Member(A).
Director Rehab.

- 7.2 Implementation of the judgement of the Supreme Court assigning of engineering works to Diploma holders.

5837/812/94
742/BF
dt:26-06-94

Decision

- i) Consultant (Law), CDA may give his views on the implementation of the judgement of the Supreme Court.
- ii) Member (A), CDA may have a meeting with the representatives of the diploma holders/CDA employees and get their views on the implementation of orders of the Supreme Court read with the interpretation of Pakistan Engineering Council.

Action: Member(A)
Consultant(Law)
D.D.G(Works).

7.3 Payment of Extra items to M/s Mumtaz Construction Co.

5838/812/94
745/BF
dt:26-06-94

Decision

The Hon'ble Wafaqi Mohtasib's recommendations for the payment of Rs. 11,59,275.95 for extra items executed by the contractor as also recommended by the Engineering Wing, CDA, was agreed to.

Action: Director Roads-I
D.F.A, CDA.
Director A&A.

7.4 Reduction of the area of plot allotted to
Evacuee Trust Property Board in G-5/1.

5839/812/94
737/BF
dt:26-06-94

724/BF

Decision

The request of the Evacuee Trust Property Board for the allotment of additional land was not agreed to by the CDA Board. A suitable reply may be given by Director Estate Management-II.

Action: D.E.M-II.

- 7.5 • Allotment of plots to the affectees in I-10/2 in lieu of plots allotted in Sector I-9 and subsequently cancelled/withdrawn.
-

5840/812/94

723/BF

dt:26-06-94

760/887

Decision

A Self-contained summary indicating therein the reasons for cancellation of plots allotted to the affectees in Sector I-9, may be prepared for the consideration of the Board in the next Board Meeting.

Action: Director Rehab.

Contd...P/7

7.6 Grievances of Stone Crushers of Shahdara
Union Council, Bhara Kahu.

5841/812/94
737/BF
dt:26-06-94

Decision

In view of the legal implications involved, a Self-contained summary containing the views of all concerned may be prepared for the consideration of the Board in its next Board meeting.

Action: D.D.G(P)
Addl. Dir(PR).

7.7 Establishment of a Women Medical Centre with
Advanced Facilities by Prof. Saad Rana in
Sector H-8, Islamabad.

5842/812/94
737/BF
dt:26-06-94

Decision

- 1) The Board felt that there is no need to refer

the case to the Government/Cabinet Division for the allotment of land in Sector H-8 for the Establishment of a Women Medical Centre, which is a commercial venture.

- ii) The earlier Board decision taken at item 4.5 at page 9 of the minutes of the Board meeting held on 17-5-1994 was, therefore, withdrawn.

Action: D.D.G (P).
Director(UP).

- 7.8 Allotment of land in Sector F-5 or G-5, Islamabad for Construction of a Azad Jammu & Kashmir Council Lodge.
-

5843/812/94
737/BF
dt:26-06-94

Decision

A piece of land measuring 3642.5 Sq. yard in Sector F-5/2, may be leased out to Azad Jammu & Kashmir Council for the construction of a lodge, @ Rs. 2000.00 per square yard. The cost of land shall be recovered

in lump sum, in advance.

Action: D.D.G(P)
Director (UP)
D.E.M-II.

7.9 Construction of Multi-storied Economy flats
in Sector F-11.

5844/812/94
737/BF
DT:26-06-94

Decision

- i) The bid of Rs. 1611.00 per sq. yard as given for site No. 1 by M/s Sharik Enterprises is lower than the bid of Rs. 3500.00 per sq.yard as given by M/s Tameer-e-Mashriq. It was, therefore, decided that M/s Sharik Enterprises who have given bid bond alongwith his offer may be asked to match his offer with Rs. 3500.00. In case the firm agrees, the site No. 1 may be leased out @ Rs. 3500.00 per sq. yard to them.
- ii) A bid of Rs. 2061.00 per sq. yard for site No. 2 as given by M/s Shad Enterprises with bid bond being above the reserve price is accepted.

- iii) In case of site No. 3, the highest bidder M/s Tameer-e-Mashriq offering Rs. 1800.00 per sq. yard may be asked to match the reserve price i.e. Rs. 2000.00 per sq. yard and if they agree to pay the rate of Rs. 2000.00 per sq. yard, this site be allotted to them.
- iv) The only bid of Rs. 2000.00 per sq. yard for site No. 4 as given by M/s Tameer-e-Mashriq being equal to the CDA's reserve price is accepted.
- v) The only bid of Rs. 3000.00 per sq. yard for site No. 5 as given by M/s Tameer-e-Mashriq without bid bond may be accepted with the condition that 25% of the total price @ Rs. 3000.00 per sq. yard may be deposited by the bidders as down payment in advance.

Action: Director MPC
D.E.M-II.

7.10 Auction of Car Park Play Land, Islamabad.

5845/812/94
741/BF
dt:26-06-94

Decision

The Car Park at Children Play Land may not be auctioned

and no fee may be imposed for the purpose in future.

Action: D.G. Environment.
Director Env. (Reg)

7.11 Future of Training Directorate.

5846/812/94
731/BF
dt:26-06-94

Decision

- i) It was decided to abolish the Directorate of Training CDA with immediate effect.
- ii) The following Cells/units of Training Directorate are hereby transferred to the various Directorates of the CDA as indicated against each with Officers and staff, immediately:-

	<u>Transferred to</u>
a) Computer Cell.	Coord. Dte.
b) Library	Coord. Dte.
c) CDA Model School	Personnel Dte.

Transferred to

d) Training Academy- Admin. Directorate.

Action: Director Personnel
Director A&A.
Director Admn.
Secretary, CDA.
Director Training.

7.12 General decisions

5847/812/94
812/BM
dt:26-06-95

As a non-agenda item, the following decisions were also taken by the CDA Board:-

Revision of sale/premium rate in respect of saleable land/plots in various sectors in Islamabad.

Decision

The following revised sale/premium rates in respect of different plots of various land uses, in Islamabad were approved by the CDA Board with immediate effect:-

Contd...P/13

<u>Land use</u>		<u>Existing Rate</u> <u>(per Sq. yard)</u> Rs.	<u>Revised Rate</u> <u>(Per Sq. yard)</u> Rs.
i)	Admin. Sector/Public Building Area (Sector G-5 & F-5)	1500.00	2000.00
ii)	Mauve Area(G series)	1200.00	2000.00
iii)	<u>Diplomatic Enclave</u>		
	a) Plot for direct sale to chanceries/ diplomatic missions	1500.00	2000.00
	b) Plot of exchange cases on reciprocal basis	600.00	1000.00
iv)	Agro-Farming and orchard schemes	300000.00 (per acre)	500000.00 (Per acre)
v)	Motel Plots (N.P.A)	3000.00	4000.00
vi)	Plots for Institutions (I & H Series)	500.00	1000.00
vii)	<u>Area other than sectoral (un-developed land)</u>		
	a) Un-developed plots (other than NPA)	380.00	500.00
	b) Amenity rates (other than sectoral area)	150.00	300.00
viii)	Amenity plots (Sectoral Area)	310.00	500.00

Action: Cost Accountant
D.E.M-I
D.E.M-II
Director Lands
Director Rehab.

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

.....