

CONFIDENTIAL

CAPITAL DEVELOPMENT AUTHORITY
(SECRETARIAT)

No.CDA-1129/BM-Coord/2008/

Islamabad,

June

2008.

Subject:- MINUTES OF THE 25TH MEETING OF
CDA BOARD FOR THE YEAR 2008.

The 25th meeting of CDA Board for the year 2008 was held on Wednesday, the 25th June, 2008 at 9.00 a.m in the Conference Room of Executive Block, CDA Headquarters, Islamabad.

2. Following attended:-

- 1) Mr. Kamran Lashari, In Chair
Chairman, CDA.
- 2) Mr. Kamran Ali Qureshi,
F.A /Member.
- 3) Mian Moeen-ud-Din Kakakhel,
Member (Engineering).
- 4) Brig. (Retd) Asad Munir,
Member (Estate).
- 5) Mr. Mazhar Hussain,
Member (Environment)
- 6) Raja Nowsherwan,
Member (P & D).
- 7) Mr. Tariq Mehmood Khan,
Member Administration.
- 8) Mr. Shamsul Haq,
Secretary CDA Board.

3. The following officers of the CDA were in attendance and participated when items pertaining to their Directorates were discussed:-

- (1) Mr. Abdus Samad Khan,
Head of Treasury.
- (2) Lt. Col. Arshad Nasim Qureshi (Retd),
Consultant Engineer.
- (3) Mr. Muhammad Iqbal Noori,
Dy. D.G (Planning).
- (4) Mr. Sanaullah Aman,
Dy. D.G (Works).
- (5) Mr. Momin Agha,
Director Municipal Administration.
- (6) Mr. Ghulam Sarwar Sindhu,
Director Urban Planning.
- (7) Mr. Ayub Tariq,
Director Regional Planning.
- (8) Mr. Tahir Banuri,
Director Architecture.
- (9) Mr. Shabbir Ahmed,
Director (Works).

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

5. Meeting commenced with the recitation from the Holy Quran by Mr. Kamran Lashari, Chairman, CDA.

6. The minutes of the 21st and 22nd Board Meetings for the year 2008 were confirmed by the Board.

7. Then the agenda items were taken up for discussion and following decisions were taken:-

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7.1 REGULARIZATION OF EXISTING BUILDING ON
THE PLOT OF BEST WESTERN MOTEL, MURREE
ROAD, ISLAMABAD.

DECISION

The case was discussed in detail and Board decided that the recovery of compoundable violations be made as per policy and assessment made by the Building Control. However, NOC for construction is linked with the regularization / removal of violations in set backs for which party to undertake for demolishing in a specified time. The party will have to furnish a Bank guarantee of Rs. One crore or mortgage of property of equivalent amount. The Bank guarantee will be released when the illegal construction in the set backs is demolished. The Board further decided that the amount charged from the party for violation will be examined / vetted by Member (Planning & Design) and Member (Estate) and the Committee to see that it is fair and reasonable.

Action: Member (Estate)
Member (P&D)
Director (B.C)

9121/1129/08

737/BF

25-6-08

7.2 2ND SCHOOL PLOT TO THE PRIVATE SCHOOL
OPERATORS IN ISLAMABAD.

DECISION

The Board decided that the criteria for allotment of second plot has already been discussed in 24th Board meeting held on 28th May, 2008. However, for clarification sake Member (P&D) will draw the performance evaluation criteria to make the applicant eligible for second plot. The evaluation criteria should include time provide for construction.

Action: Member (P&D)
Director (U.P)

9122/1129/08

737/BF

25-6-08

7.3 ESTABLISHMENT OF NATIONAL INSTITUTE OF
DISASTER MANAGEMENT IN SECTOR G-5,
ISLAMABAD.

0123/1129/08

737/BF

5-6-08

7.4 FEASIBILITY STUDY FOR REPORT MASS
TRANSIT SYSTEM IN RAWALPINDI AND
ISLAMABAD.

DECISION

The Board approved the allotment of additional 18 kanals of land to National Disaster Management Authority in Sector G-5 adjacent to the earlier plot.

Action: Director (U.P)

DECISION

The following proposals submitted by DDG(Planning) were approved:-

- i) Award of consultancy contract to M/s Rejiers and their local partners i.e. M/s NESPAK and M/s Cosmic Holdings as a joint venture.

- ii) Calculating the exchange rate from the date of signing of the agreement, being a financial matter, with respect to Swedish Krona.
- iii) 10% mobilization advance to be paid by CDA against Bank guarantee to the Consultants.

Action: DDG(Planning)

9124/1129/08
737/BF
 25-6-08

7.5 CONSTRUCTION OF MULTI STOREY CAR PARKING PLAZA ON BOT BASIS IN ISLAMABAD.

DECISION

The Board decided that Member (P&D) to reexamine the case with respect to the space availability for general car parking versus the in house parking. Member (P&D) to put up his recommendations before the Board.

**Action: Member (P&D)
 Director (U.P)**

9125/1129/08
737/BF
 25-6-08

7.6 PERMISSION OF 100% GROUND COVERATE FOR COMMUNITY CENTER PLOTS.

DECISION

The case was discussed by the Board and deferred.

Action: Director (U.P)

9126/1129/08
737/BF
 25-6-08

7.7 ALLOTMENT OF TWO SCHOOL SITES TO FEDERAL DIRECTORATE OF EDUCATION IN MODEL URBAN SHELTER PROJECT, FARASH, ISLAMABAD.

DECISION

The Board approved the two school sites, available for allotment, which have already been reserved for primary schools measuring 215' X 200' (4777.77 sq.yds.) and 200' X 190' (4222.22 sq.yds).

Action: Director (U.P)

7.8 **REGULARIZATION OF FRAUDULENTLY
OBTAINED ALLOTMENT OF PLOT NO. 1492,
SECTOR I-14/4, ISLAMABAD.**

7.9 **COMPENSATION AND REHABILITATION OF
BADIA QADIR BUX AFFECTEES AS PER ORDERS
OF HONOURABLE HIGH COURT, ISLAMABAD.**

7.10 ISSUE OF ALLOTMENT LETTERS

The above three items i.e. Item No. 7.8 to 10 were deferred.

7.11 EXCHANGE OF PLOTS FROM SECTOR I-11 TO I-8.

The above item has already been discussed in 23rd Board meeting held on 21st May, 2008 as Item No. 10.

7.12 CHANGE AND ALLOTMENT LETTER OF PLOT NO. 117 IN LIEU OF PLOT NO. 1439 (UN-DEVELOPED), ISLAMABAD.

7.13 CREATION OF THE POSTS FOR SECTOR I-15.

7.14 ABSORPTION OF MR. AURANGZEB ASHRAF AWAN, SUB-DIVISIONAL FOREST OFFICER (BPS-16) LAHTRAR SUB DIVISION, MURREE, FORESTRY, WILD LIFE, FISHERIES & TOURISM DEPARTMENT, GOVERNMENT OF PUNJAB, LAHORE AS A ASSISTANT DIRECTOR (BPS-17), ENVIRONMENT CADRE, CAPITAL DEVELOPMENT AUTHORITY, ISLAMABAD.

7.15 APPOINTMENT OF MR. MAQSOOD AHMED NAGRA, DAO & SYED WAJID HUSSAIN, DAO, ON DEPUTATION BASIS.

7.16 DRAFT PC-I FOR DEVELOPMENT OF (POCKET-I) OF MODEL URBAN SHELTER SCHEME FARASH, ISLAMABAD.

7.17 MINUTES OF THE MEETING OF THE COMMITTEE REGARDING ONE TIME RELAXATION IN RULES FOR REGULATIONS OF ENVIRONMENT WING STAFF (DRIVER & TRACTOR OPERATOR).

The above six items i.e. Item No. 7.12 to 7.17 were deferred.

9127/1129/08739/BF25-6-08**7.18 HONRARIUM FOR DVC MEMBERS.****DECISION**

The Board approved the visiting charges / expert fee @ Rs. 2000/- per visit.

Action: Director Architecture

9128/129/08732/BF25-6-08**7.19 HIRING OF SERVICES OF CONSULTANT (FIRE & RESCUE).****DECISION**

The case was discussed deliberately by the Board and the Board approved the following recommendations of the Director Municipal Administration:-

That consultant should possess;

- i) Bachelors in social sciences, with relevant 05 years work experience in the field of Fire & Rescue. Age limit 40 years.

OR

- ii) Intermediate with minimum 15 years relevant work experience in a Fire & Rescue Department.
- iii) The fire and rescue services is limited field and there are no academies or professional cadres of fire experts available in the country, therefore, age limit may not exercised for experienced candidates as the consultant will have to be highly experienced in order to provide expert advice to the Fire & Rescue Services.

Action: Director(M.A)

7.20 LAY BYES COMPENSATION FOR TRANSIT BUS SHELTERS.

7.21 EXCHANGE OF PLOT WITHIN SAME SECTOR.

The above two items i.e. Item No. 7.2 to 7.21 were deferred.

7.22 EXTENSION OF CONTRACTS OF HMIS EMPLOYEES TRANSFERRED TO CAPITAL HOSPITAL, CDA BY EGD, MOIT.

The above item has already been decided through circulation.

7.23 PHYSICAL TRAINING / FITNESS STAFF FOR ISLAMABAD FIRE AND RESCUE.

DECISION

The case was discussed in detail by the Board, and the Board approved the extension in the contract period for the following staff for the next one year with 15% increase in the salaries:-

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S.No.	Name	Designation	PM Fixed Pay	Proposed Pay with 15% increase
1	Mr. Muhammad Iqbal S/o Behram Khan	P.T. Instructor	15,000/-	17,250/-
2	Mr. Pervaiz Khan S/o Masry Khan	P.T. Instructor	15,000/-	17,250/-
3	Mr. Muhammad Saeed S/o Sooba Khan	P.T. Instructor	15,000/-	17,250/-
4	Mr. Muhammad Khalil S/o Kala Khan	Drill Instructor	15,000/-	17,250/-
5	Mr. Mukhtar Ahmed S/o Anar Khan	Buglar	10,000/-	11,500/-
6	Mr. Muhammad Ashraf S/o Ghulam Muhammad	Cook	10,000/-	11,500/-
7	Mr. Muhammad Mumtaz S/o Allah Bux	Cook	10,000/-	11,500/-

Annual Financial Impact

Rs. 1,62,000/-

Action: Director (M.A)

7.24 ALLOTMENTMENT OF PLOT IN ISLAMABAD FOR SETTING UP OF NATIONAL ENVIRONMENTAL RADIOACTIVITY SURVEILLANCE LABORATORY AND NATIONAL DOSIMETRY AND PROTECTION LEVEL CALIBARATION LABORATORY.

7.25 RESTORATION OF PLOT NO. 17, GRAIN MARKET, SECTOR I-11/3, ISLAMABAD.

7.26 RESTORATION OF ALLOTMENT OF PLOT NO. 516, SECTOR I-8/3, ISLAMABAD.

7.27 ALLOTMENT OF AGRO-FARMING PLOT AS PER RECOMMENDATION OF ALLOTMENT SCRUTINY COMMITTEE.

7.28 WRITE OFF LOSS OF RS. 0.431 MILLION ON HUMANITARIAN CONSIDERATION.

7.29 MANAGEMENT OF PUBLIC LIBRARY IN SECTOR G-6/4.

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7.30 MOU BETWEEN NDMA AND CDA.DECISION

Memorandum of Understanding between National Disaster Management Authority and Capital Development Authority was discussed by the Board and was approved.

Action: Director (M.A)

7.31 REVISION OF RECTIFICATION OF ANOMOLIES (CDA EMPLOYEES SERVICE REGULATION 1992).7.32 RECOMMENDATIONS OF THE JOINT WORKS COUNCIL UPON THE CHARTER OF DEMAND SUBMITTED BY THE CBA UNION UNDER SECTION 25 OF IRO, 2002.

The above two items i.e. Item No. 7.31 and 7.32 were deferred.

NON-AGENDA ITEMS

9131/1129/08

743/BF

25-6-08

(I) APPOINTMENT LETTER OF MANAGER OPERATION OF M/S INDUS HERITAGE TRUST FOR ARTS & CRAFT VILLAGE.DECISION

The Board approved the appointment of Manager Operation with the condition that ceiling of POL be fixed according to the Deputy Director. The Manager Operation will be on the probation for a period of three months.

Action: DDG(Works)

(II) HOUSE LOAN FACILITY FOR CDA EMPLOYEES.

9132/1129/08

776/BF

25-6-08

DECISION

The Board approved the following proposal submitted by the Head of Treasury regarding House Loan Facility for CDA employees from BPS-1 to 16:-

- Policy (Terms & Conditions) of House Loan Facility.

- Establishment of House Loan Section (HLS).
- Constitution of House Loan Committee (HLC).
- Delegating of authority to HLC for approving Loans as per policy.
- Development of software, cost to be approved by HLC.
- However relaxation of age to 65 years for repayment in case of employees of 50 to 55 years of age, subject to undertaking from employee that retirement benefits will remain with CDA till final adjustment of Loan was not agreed to.

Action: Head of Treasury

9133/1129/08

737/BF

25-6-08

(III) ESTABLISHMENT OF F.G. DEGREE COLLEGE FOR WOMEN AT BHARA KAU, ISLAMABAD (PM'S DIRECTIVE CONTROL NO. 87).

DECISION

The Board approved the allotment of land for establishment of F.G. Degree College for Women at Bhara Kau, Islamabad with the condition that it will not fall in the Notified Area of Margalla Hills. Approval of Prime Minister of Pakistan would also be obtained.

Action: Director (R.P)

9134/1129/08

732/BF

25-6-08

(IV) CREATION OF POSTS OF DOG HANDLERS FOR URBAN SEARCH AND RESCUE TEAM (USAR) TO BE FILED ON SECONDMENT BASIS FROM PAK ARMY.

DECISION

Para 4.1 of the summary was approved while para 4.2 was approved with the condition that Director Municipal Administration should work out permanent arrangement and terms and conditions for the posts which will be appointed on contract basis with the approval of CDA Board.

Action: Director (M.A)

Q135/1129/08743/BF25-6-08

(V) SAFE CONTROLLED DEMOLITION OF
MARGALLA TOWERS IN MARKAZ F-10,
ISLAMABAD.

DECISION

The Board annulled the process initiated by Engineering Wing. The Board further decided that it will be more appropriate that the terms and conditions for demolition and open auction be advertised in the press before 20-07-2008. Safety measures, for life, property and environment be ensured. The process of advertisement and auction will be done by the Engineering Wing.

Action: Director (Works)

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