

CONFIDENTIAL

CAPITAL DEVELOPMENT AUTHORITY
(Directorate of Coordination)

No.CDA-1205/BM-Coord/2011/ Islamabad April 2011.

Subject: - MINUTES OF THE 7TH MEETING
OF CDA BOARD FOR THE YEAR 2011.

The 7th meeting of the CDA Board for the year 2011 was convened on Thursday, the 17th March, 2011 at 9.30 A.M in the Jinnah Convention Centre, Islamabad with the Chairman, CDA presiding.

2. The following were in attendance:-

- 1) Mr. Imtiaz Inayat Ellahi, In Chair
Chairman, CDA.
- 2) Mr. Saeed-ur-Rehman,
Member (Finance), CDA.
- 3) Mr. S.M. Farooqi,
Member (Estate).
- 4) Mr. Abdul Jabbar Malano,
Member (Engineering).
- 5) Mr. Tahir Shamshad,
Member (Planning & Design).

- 6) Mr. Shaukat Ali Mohmand,
Member Administration.
- 7) Mian Waheed-ud-Din,
Member Environment.
- 8) Dr. Raja Mustafa Hyder,
Secretary CDA Board.

3 The following officers were in attendance and participated:-

- 1) Col (Retd) Arshad Nasim Qureshi,
Consultant (Engineer).
- 2) Mr. Ibrar Hussain Shah,
D.G (E&M), CDA.
- 3) Mr. Ghulam Sarwar Sandhu,
D.G (Planning), CDA.
- 4) Mr. Zia-ur-Rehman Toor,
Dy. Financial Adviser-II.
- 5) Mr. Tasleem Khan,
Director (Special Projects), CDA.
- 6) Mr. Khalil Ahmed Samroo,
Director Estate Management-I, CDA.
- 7) Syed Safdar Ali,
Director (HRD), CDA.

4. Chief Commissioner (ICT), Islamabad and Commissioner, Rawalpindi could not attend the meeting. However, Mr. Asim Aftab, Deputy Director (Development), ICT attended meeting as a representative 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:-

9916/1205/BM/'11 6.1
17-03-'11/7TH

UNJUSTIFIED DEMAND OF DUES -
RESTORATION OF PLOT NO. 36 I&T CENTRE,
G-10, ISLAMABAD.

DECISION

The case was discussed thoroughly by the Board. The contention of the applicant was that in a similar case the CDA Board had taken a different decision whereas in his case the Board had applied different standards. His contention was not agreed to by the Board since the matter has already been resolved vide CDA Board decision dated 18-10-2010 in the 19th Board meeting. The Board Members were of the view that such decisions will open flood gates for revision of earlier decisions taken on such cases and will not be in the interest of the Authority.

The Board felt that there is no reason to change the earlier decision.

Action: D.F.A-II

9917/1205/BM/'11 6.2
17-03-'11/7TH

RESTORATION OF ALLOTMENT OF PLOT NO. 39-40, INDUSTRIAL TRIANGLE KAHUTA ROAD, ISLAMABAD (WAFaqi MOHTASIB CASE).

DECISION

The above item was deferred by the Board with a directive to Director Estate Management-II to send an interim reply to Wafaqi Mohtasib requesting them for more time to enable the Authority to process the case further.

Action: Director (E.M-II)

9918/1205/BM/'11 6.3
17-03-'11/7TH

DETERMINATION OF LAND USE CONVERSION FEE FOR ESTABLISHMENT OF FLYING COACH STAND (EXEMPTED POCKET), FAIZABAD, IJP, ISLAMABAD.

DECISION

The Board in light of the summary presented by Deputy Financial Adviser-II, observed that the Authority will follow the policy of land use conversion fee as determined by the Finance Wing in similar land use cases.

Action: D.F.A-II

9919/1205/BM/'11 6.4
17-03-'11/7TH

FEDERAL GOVT. EMPLOYEES HOUSING FOUNDATION ALLOTTED PLOTS TO FEDERAL SECRETARIES IN SECTOR D-12.

The case was not discussed as the requisite reply from the Pakistan Housing Foundation in this matter is still awaited.

Action: Director(E.M-I)

9920/1205/BM/'11 6.5
17-03-'11/7TH

ALLOTMENT OF RESIDENTIAL PLOTS TO RETIRED OFFICERS IN DEVELOPED SECTORS (PETITIONER'S CASE).

DECISION

Deferred as the relevant Director / officer is on leave. Moreover, the proposed allotment of plots will have a

DECISION

The Board agreed to the allotment of Category-III plot to Mr. Abdul Majeed Janjua, Assistant Director in lieu of his already allotted Category-IV plot in line with the Judgment of the Honorable Supreme Court of Pakistan. However, the location will be decided subject to the availability of plots in various sectors. Director Estate Management-I will look into this matter and finalize the case as per availability of plot.

Action: Director (E.M-I)

6.7 UP-GRADATION OF THE POST OF NURSING SUPERINTENDENT (BPS-17) AS NURSING SUPERINTENDENT (BPS-18) IN THE CAPITAL HOSPITAL.

The case was not discussed due to paucity of time.

9922/1205/BM/'11
17-03-'11/7TH

6.8

FIXATION OF CRITERIA FOR INITIAL
APPOINTMENT TO THE POSTS OF NEWLY
ESTABLISHED TOURISM DIVISION.

DECISION

The Board agreed with the fixation of criteria for initial appointment / promotion to the posts of the newly established Tourism Division as laid out in the summary by Director (HRD). However, the Board changed the nomenclature of various posts so that it is brought in line with the national nomenclature followed in other government tourism institutions. The post of Deputy Director Tourism (BPS-18) will now be re-designated as Manager Tourism Services (BPS-18) whereas the post of

Assistant Director Tourism (BPS-17) will now be re-designated as Deputy Manager Tourism Services (BPS-17). Similarly the post of Senior Tourism Officer (BPS-16) will be re-designated as Tourism Officer Grade-I (BPS-16) and the post of Tourism Officer & Assistant Tourism Officer (BPS-15 & below) will be re-designated as Tourism Officer Grade-II and Tourism Officer Grade-III respectively. It is also clarified that wherever the words Masters in Special Sciences appear in the summary it should be read as "Masters in Social Sciences". Other terms and conditions of the summary will remain unchanged except that the ratio of appointment for initial appointment will be 75% & for promotion quota it will be 25%.

Action: Director(HRD)

9923/1205/BM/11
17-03-'11/7TH

6.9

**ABSORPTION OF DR. FAZAL MAJEED,
MEDICAL OFFICER HEALTH DEPARTMENT
GOVERNMENT OF KPK, PESHAWAR AGAINST
THE POST OF MEDICAL OFFICER (BS-17),
CAPITAL HOSPITAL.**

DECISION

The Board agreed to absorb Dr. Fazal Majeed, Medical Officer, Health Department, Government of KPK, Peshawar, against the post of Medical Officer (BPS-17) in Capital Hospital in light of his good service record and outstanding report furnished by his senior colleagues. His qualifications are duly accredited by the Pakistan Medical & Dental Council which is the relevant Authority in such matters. The Board remarked that Dr. Fazal Majeed may be absorbed against the initial recruitment quota falling to the share of Khyber Pakthoonkhwa Government.

Action: Director (HRD)

6.10 ABSORPTION OF MR. TANVEER AHMED HASHMI, ASSISTANT ACCOUNTS OFFICER (BS-17), PTCL AGAINST THE POST OF AUDIT / ACCOUNTS OFFICER (BS-17), FINANCE, AUDIT & ACCOUNTS CADRE:

The matter was not discussed due to paucity of time.

9924/1205/BM/'11

17-03-'11/7TH

6.11

**TOR'S FOR APPOINTMENT OF SUPERVISORY
CONSULTANT AGAINST THE BOT PROJECT OF
DEVELOPMENT OF TOLL PLAZA FACILITIES
ON HIGHWAYS IN ISLAMABAD.**

DECISION

The Board agreed to appoint a Management Consultant against the BOT Project of Development of Toll Plazas facilities on Highways of Islamabad. The Board also changed the nomenclature for the term 'Supervisory Consultant' to 'Management Consultant' in an effort to attract better human resource and directed that the same may be amended in the TORs accordingly.

Action: Director (Spl. Projects)

6.12 ESTABLISHMENT OF MOBILE WORKSHOP AND PROVISION OF CIVIC FACILITIES AT KASHMIR HIGHWAY TOLL PLAZA BUILDING (NEWLY CONSTRUCTED SITE).

The matter was not discussed due to paucity of time.

6.13 EXTENSION OF ADMINISTRATIVE SUPPORT
TO LAW DIRECTORATE ENABLING IT TO
DISPOSE OF CASE RELATING TO CDA
VALUABLE PROPERTIES INVOLVING BILLION
OF RUPEES.

The matter was not discussed due to paucity of time.

9925/1205/BM/'11
17-03-'11/7TH

6.14 REVISION OF DAILY WAGES RATES BPS-1 TO
18 IN CDA IN PURSUANCE OF GOVERNMENT
ORDERS.

with effect from 01-07-2010, (Financial effect at Annex-F) w.e.f. 01-07-2010 to 31-01-2011.

DECISION

The Board approved the matter of revision of daily wages rates, however it was remarked that the Charter of Demands for up-gradation of different posts was also agreed to by the Board in a past decision. The financial implication and other administrative issues / organizational problems were not envisaged at that point in time. Therefore, it was decided by the Board that Member Administration will put up a summary for detailed discussion on the said matter to enable the Board to reach a decision in the best interest of the Authority and its employees.

Action: Member(A)
D.F.A-II

9926/1205/BM/'11
17-03-'11/7TH

6.15 RE-SCHEDULING OF PAYMENT OF PLOT NO. 29, G-9 MARKAZ, ISLAMABAD.

DECISION

The matter was brought before the Board for the 3rd time. This time the case was deferred as the matter is already discussed in conformity with the present restoration policy.

Action: Director (E.M-II)
D.F.A-II

9927/1205/BM/'11
17-03-'11/7TH

6.16 ALLOTMENT OF PLOTS TO THE CDA OFFICERS BPS-17 AND ABOVE.

Director Estate Management-I, explained to the Board that the Honorable Islamabad High Court has directed

He placed the case before the Board for consideration and approval.

DECISION

The Board decided that the proposal of allotment of plots to officers and deputationists is in line with the present allotment policy, the decision of the Honorable Supreme Court of Pakistan and Honorable High Court. The Board agreed in principle to the proposal and decided that seniority list be prepared by the HRD Directorate and plot availability be indicated by the Planning Wing for allotment of plots. Member (Administration) and Member (Estate) to supervise the matter.

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

NON-AGENDA ITEMS

9928/1205/BM/'11
17-03-'11/7TH

LEGAL CASES OF CDA PENDING IN THE COURTS OF LAW.

DECISION

There was no summary available in this regard. The Board expressed its displeasure on the issue of pending legal cases pertaining to different issues concerning the Authority in the courts of Law. The Board directed that the Law Directorate should prepare a comprehensive presentation on the above cited subject latest by next week. Special attention is to be given to

those cases which have financial implications for the Authority and the same should be highlighted during the presentation.

Action: DDG(Law)
Director(Law)

928-A/1205/BM/'11
7-03-'11/7TH

(II) CREATION OF NEW PLOTS FOR AUCTION.

DECISION

The matter was brought up by F.A / Member and there was no summary available in this regard. The Board discussed the financial position of CDA and directed Director General (Planning) to put up lists and identify plots for auction preferably on IJP Road, Diplomatic Enclave, F-7 etc. Moreover, the Board nominated Member (Planning) to negotiate with the President of the Jinnah, F-7 Super Market Association for the re-location of the Mosque located on the back side of Jinnah Super Market, F-7, Islamabad.

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

928-B/1205/BM/'11
7-03-'11/7TH

(III) REFUND OF AMOUNT TO ALLOTTEE FOR SCHOOL PLOT NO. 4-A IN D-12/3.

DECISION

The Board concurred with the observations of F.A / Member regarding the fact that the area of D-12 under consideration was under adverse possession. Therefore, CDA was handicapped in giving possession to the allottee. Hence the Board decided that the allottee may be refunded the amount AFTER deduction of 10% of the total amount paid. The remaining amount should be refunded to allottee for the said plot.

Action: D.G.

9928-C/1205/BM/'11 (IV)
17-03-'11/7TH

HIRING OF SERVICES OF CORPORATE LAW
ADVISER / LEGAL COUNSEL.

DECISION

A summary was submitted in this regard by Deputy Financial Adviser-II in the Board meeting. However the Board approved the hiring of Corporate Legal Counsel for comprehensively

tackling the matters pertaining to M/s Centaurs and the Grand Hyatt Hotel. The above is justified in light of the fact that billions of rupees of CDA are stuck or at stake due to these litigations in the courts of law. The Board, therefore, deemed it necessary that the cases may be defended forthwith lest any court does not take exparte action against the Authority. Therefore, the Board approved the hiring of one or more consultancy firms from the existing panel of firms enlisted in the CDA. The two firms shortlisted in the summary for this purpose are M/s Kundi & Kundi and / or Juriconsults.

Action: D.F.A-II

928-D/1205/BM/'11
7-03-'11/7TH

(V) AUDIT PARA NO. 137 EXCESS PAYMENT OF
RS. 69527/- FOR REGULATIZATION OF
EXPENDITURE.

DECISION

Director General (E&M), explained the facts of the case to the Board and the Board in turn approved the regularization of expenditure incurred during financial year 1995-96 for Rs. 69527/- of Audit Para No. 137 on account of supply of material through quotations as stated in the summary.

Action: D.G (E&M)

228-E/1205/BM/'11
7-03-'11/7TH

(VI) ISSUES PERTAINING TO SECTOR H-16 AND I-17.

DECISION

On the basis of the presentation given by the Director General (Planning), the Board expressed the desire that the Planning Wing organize a detailed presentation on the concept of land tenure system by the 28th of March, 2011. The same

presentation, once approved should also be formatted in the shape of booklet for the kind perusal of the honorable court. It was further decided that $1/4^{\text{th}}$ of Sector H-16 will be dedicated to institutions and $3/4^{\text{th}}$ would be residential. However, Sector I-17 would be developed as a purely residential sector.

Action: D.G (Planning)

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