

CAPITAL DEVELOPMENT AUTHORITY
(DIRECTORATE OF COORDINATION)

No.CDA-1193/BM-Coord/2010/ Islamabad, Oct: 2010.

Subject:- MINUTES OF THE 19TH MEETING OF
CDA BOARD FOR THE YEAR 2010.

The 19th meeting of CDA Board for the year 2010 was held on Monday, the 18th October, 2010 at 11.00 a.m in the Convention Centre, Islamabad.

2. Following attended:-

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|----|---|----------|
| 1) | Mr. Imtiaz Inayat Ellahi,
Chairman, CDA. | In Chair |
| 2) | Mr. Saeed-ur-Rehman,
F.A / Member | |
| 3) | Mr. Mazhar Hussain,
Member Environment. | |
| 4) | Mr. S.M. Farooqi,
Member (Estate). | |
| 5) | Mr. Abdul Jabbar Malano,
Member (Engineering) / (P&D). | |
| 6) | Mr. Shaukat Ali Mohmand,
Member Administration. | |

- 7) Mr. Nadeem Akbar Malik,
Secretary CDA Board.

3 The following officers were in attendance and participated:-

- 1) Mr. Naeem Iqbal Durrani,
D.G (Works).
- 2) Mr. Ghulam Sarwar Sandhu,
DDG(Planning).
- 3) Mr. Ghulam Murtaza Malik,
DDG (Building Control).
- 4) Malik Aulya Khan,
DDG (Environment-I).
- 5) Mr. Tasleem Khan,
Director Special Projects.
- 6) Mr. Waqar Ali Khan,
Director Estate Management-II.
- 7) Mr. Khalid-ur-Rehman,
Director Regional Planning.
- 8) Malik Muhammad Iqbal,
Director (Revenue).
- 9) Dr. Waseem Shamshad Ali,
Director (Lands & Rehabilitation).

- 10) Mr. Sail-ul-Malooq,
Legal Adviser, CDA.
- 11) Mr. Khawar Saeed Khan,
Manager Projects (PMO).
- 12) Mr. Ramzan Sajid,
Dy. Director (Public Relations).

4. Rana Akbar Hayat, Director, ICT, Islamabad on behalf of Chief Commissioner (ICT), Islamabad attended the meeting and Commissioner, Rawalpindi could not attend the meeting.

5. Meeting commenced with the recitation from the Holy Quran by Mr. Nadeem Akbar Malik, Secretary CDA Board.

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

9790/1193/BM/10' 6.1 ALLOTMENT OF ADDITIONAL AREA TO THE
18-10-'10/19TH ALLOTTEE OF PLOT NO. 5-B, FRUIT &
VEGETABLE MARKET, SECTOR I-11/4,
ISLAMABAD.

DECISION

The Board decided that Member Planning & Design to conduct an inquiry and check that how the plan of Plot No. 5-B, Fruit & Vegetable Market, Sector I-11/4, Islamabad was approved by Building Control, while the allottee has constructed on an area of 22 feet in the front and 24 feet in the rear in place of allotted area of 20 feet.

Furthermore, it was decided that after taking the input of Building Control and finalization of inquiry, comprehensive summary be submitted to the CDA Board for decision.

**Action: DDG(Planning)
DDG(Building Control)**

9791/1193/BM/10' 6.2
18-10-'10/19TH

**REQUEST FOR RECONSTRUCTION OF MASJID
USMAN-E-GHANI, F-9 PARK, ISLAMABAD.**

DECISION

The request for re-construction of Masjid Usman-e-Ghani, F-9 Park, Islamabad on an area of 80'X100' i.e. actual constructed area was approved by the Board. However, it is to be ensured that area of Masjid dimensions will not be exceeded from the actual area of existing Masjid.

Action: DDG(Planning)

9792/1193/BM/10'
18-10-'10/19TH 6.3

REQUEST OF NO OBJECTION CERTIFICATE (NOC) FOR DEVELOPMENT OF ENGINEER'S HOUSING SCHEME IN SECTORS D-16, D-17, ZONE-2, ISLAMABAD.

DECISION

DDG(Planning) categorically submitted that all the required formalities have been completed by the sponsors, therefore, Board decided to approve the issuance of NOC for development of Engineering Housing Scheme in Sector D-16 and D-17, Zone-2, Islamabad subject to completion of all required codal formalities.

Action: DDG(Planning)

9793/1193/BM/10' 6.4
18-10-'10/19TH

CONSTRUCTION OF 132/11 KV SUB DIVISION IN THE VICINITY OF CHATTHA BAKHTAWAR – TRAMRI CHOWK, REQUEST FOR PROVISION OF LAND MEASURING ABOUT 25 KANALS.

DECISION

The Board approved the allocation of land measuring 15 Kanals to IESCO for construction of 132/11 KV sub station on prevalent terms and conditions and on amenity rates.

Action: Director (R.P)

9794/1193/BM/10'
18-10-'10/19TH 6.5

SUMMARY FOR APPOINTMENT OF SUPERVISORY CONSULTANT AGAINST THE BOT PROJECT OF DEVELOPMENT OF TOLL PLAZA FACILITIES ON HIGHWAYS IN ISLAMABAD.

DECISION

The Board approved the hiring of Consultant for the project of development of Toll Plazas in Islamabad. However, Director Special Projects will re-submit the case to the Board with TORs.

Action: Director Special Projects

9795/1193/BM/10'
18-10-'10/19TH 6.6

100% EXEMPTION FROM PROPERTY TAX TO UN-MARRIED WOMEN.

DECISION

The case was discussed in detail by the Board and decided that issue of grant of exemption to un-married women can not be generalized. Hence did not allow the exemption from payment of property tax to un-married women.

Action: Director (Revenue)

9796/1193/BM/10' 6.7
18-10-10/19TH

PRESENTATION ON REVISION OF RATES OF
PROPERTY TAX, CONSERVANCY AND WATER
CHARGES.

DECISION

This decision deferred and may be reviewed in the next board meeting specially with reference to small plot owners.

Action: Director (Revenue)

9797/1193/BM/10'
18-10-'10/19TH 6.8

RESTORATION OF PLOT NO. 2-M, CLASS-III
SHOPPING CENTRE SECTOR I-9/4, ISLAMABAD.

DECISION

The Board approved the restoration of Plot No. 2-M, Class-III Shopping Centre, Sector I-9/4, Islamabad subject to payment of Rs. 32,73,689/- as restoration fee plus payment of penalty of cancellation period @ Rs. 500/- per square yard per annum.

Action: Director (E.M-II)

9798/1193/BM/10'
18-10-'10/19TH 6.9

UP-GRADATION OF HORTICULTURE
SUPERVISOR HAVING B.Sc (HONS)
AGRICULTURE DEGREE TO HORTICULTURE
ASSISTANT.

DECISION

Input of Directorate of HRD and Finance Wing of CDA be obtained, then comprehensive summary be submitted to the Board for decision.

Action: Director Env't.(East)

6.10 PENSION CASE IN RESPECT OF
MR. MUHAMMAD NAWAZ, EX-OGM.

6.11 ONE-TIME RELAXATION IN RULE TO
REGULARIZE THE SERVICE OF DAILY WAGES
EMPLOYEES (AS A SPECIAL CASE).

6.12 PROMOTION OF MR. ABID SOHAIL,
ELECTRICIAN TO FORMAN.

6.13 REQUEST FOR CHANGE OF CADRE FROM
PLUMBER TO UDC IN RESPECT OF MR.
MUHAMMAD SHAKEEL, PLUMBER (BPS-09),
MAINTENANCE DIRECTORATE.

The above 04 items i.e. Item No. 6.10 to 6.13 were deferred.

9799/1193/BM/10*
18-10-'10/19TH

6.14 CONSTITUTION OF THE COMMITTEE FOR
THE ADOPTION OF UNIFORM POLICY OF
ESCALATION AND DE-ESCALATION ON THE
SPECIFIED MATERIAL.

DECISION

The Board approved the following recommendations of Director General (Works), CDA:-

- i) Current rates of specified material, 28 days prior to date of measurement may be adopted the base for evaluation of Escalation / De-escalation where applicable.
- ii) Deputy Director concerned should ensure to get the measurement and recorded in M.B against work done simultaneously on the same day (as prescribed in CDA Procedure Mannual).
- iii) Deputy Director concerned should give a certificate at the time for obtaining approval for finalization of accounts of the contractor that no “De-Escalation” is involved against this work under clause 70.2.2 of the contract agreement.

The Board further decided that the inclusion of these clauses will be effective for new projects. All running projects will be dealt as per agreement. The Board also decided that Engineering Wing should formulate a CDA Schedule.

Action: D.G (Works)

9800/1193/BM/10'
18-10-10/19TH

6.15 REVISION OF AREA OF PLOT NO. 61-A AND
CREATION OF PLOT NO. 61-C, ORCHARD
SCHEME, MURREE ROAD, ISLAMABAD.

DECISION

The Board approved the revision of size of Plot No. 61-A from 3.16 acres to 2.5 acres and creation of Plot No. 61-C measuring 2.5 acres. However, it was further decided by the Board that in future Estate Management Directorate to ensure that no allotment of plot will be made without its existence on plan.

Action: Director (R.P)

9801/1193/BM/10'
18-10-'10/19th

6.16 REVISION OF TOLL RATES AT CDA TOLL PLAZAS.

DECISION

Proposed Toll rates for CDA's Toll Plazas were approved by the Board, subject to the approval of the Cabinet Division.

Action: Director (Revenue)

9802/1193/BM/10' 6.17 ALLOTMENT OF COLD STORAGE PLOT NO. 10,
18-10-'10/19TH SECTOR E-11, ISLAMABAD.

DECISION

The case was discussed in detail and CDA Board decided that comprehensive summary be submitted to the Board. The details of other such requests received and the decision of Allotment Committee during that period be put up.

Action: DDG(Planning)

9803/1193/BM/10' 6.18 ALLOTMENT OF RESIDENTIAL PLOT IN LIEU OF
18-10-'10/19TH ACQUIRED BUP IN SECTOR I-10, ISLAMABAD.

DECISION

The Board approved the allotment of residential plot to the legal heirs of Mr. Ahmed Jee S/o Taleh Muhammad an affectee of village Lunda Mastal in Sector I-10, Islamabad.

Action: Director (L&R)

9804/1193/BM/10' 6.19 **ALLOTMENT OF PLOTS TO WIDOWS.**
18-10-'10/19TH

DECISION

The Board approved Option No. 2. proposed by DDG(Planning) on the grounds that the area of Ali Pur Frash already stands developed and Low Cost Housing Scheme exists adjacent to proposed site. This area is free from all incumbrances, moreover, the possessions of these plots can be handed over without any delay. The premium will charged @ Rs. 565/- per square yard i.e. fixed by the Authority for the land of that area.

Action: DDG(Planning)

9805/1193/BM/10'
18-10-'10/19TH

6.20 REQUEST FOR ENHANCEMENT OF FAR OF MARRIAGE HALL PLOT IN MARKAZ G-6, ISLAMABAD.

DECISION

The case was discussed in detail and Board decided that a comprehensive summary be submitted to the Board including all aspects regarding parking, change of use of plot, existing constructed area and the rates to be charged for the change of use of plot be included.

Action: DDG(Planning)

9806/1193/BM/10'
18-10-'10/19TH

6.21 REQUEST FOR APPROVAL OF PROPOSAL FOR PLANNING AND DEVELOPMENT OF MIXED USE DEVELOPMENT PROJECT (RESIDENTIAL-CUM-COMMERCIAL) IN SECTOR E-11, ISLAMABAD.

DECISION

The Board decided that DDG(Planning) to explain the case along with map of the Society and location of the proposed area to Board in the next Board meeting.

Action: DDG(Planning)

9807/1193/BM/10' 6.22 PAYMENT OF FEE ON ACCOUNT OF
18-10-'10/19TH SUPERVISION IN RESPECT OF PLOT NO. 1,
MARGALLA TOWER, F-10 MARKAZ,
ISLAMABAD.

DECISION

The case was discussed in detail and Board observed that the services provided by M/s Habib Fida Ali, Architect, Karachi, were not satisfactory. Margalla Towers collapsed in the Earthquake-2005. Therefore, request for payment of Rs. 14,44,782/- on account of consultancy charges was rejected.

Action: DDG(B.C)

9808/1193/BM/10*
13-10-'10/19TH

6.23 AIR BLUE INCIDENT – MARGALLAH HILLS
ISLAMABAD – OUT OF TURN PROMOTION AS A
SPECIAL CASE.

DECISION

The Board approved the promotion of following 04 deserving officials of Environment Directorate, CDA:-

S #	Name of official	Father's Name	Designation	Out of turn promotion to one step above
1	Abdul Jalil	Hafiz Fazil Muhammad	Forest Guard (BPS-09)	Forester (BPS-11)
2	Saeed Muhammad	Shehadat Khan	Forest Guard (BPS-09)	Forester (BPS-11)
3	Niamat Khan	Abdullah	Tractor Operator (BPS-09)	Tractor Operator (BPS-11)
4	Saeed Abbasi	Aksar Zaman	Mali (BPS-05)	Head Mali (BPS-07)

Action: DDG(Environment-I)

6.24 ALLOTMENT OF PLOT OUT OF CDA LOW PAID EMPLOYEES HOUSING SCHEME.

The above item was deferred.

6.25 REQUEST FOR RESTORATION OF PLOT NO. 31-A, MARKAZ G-9, ISLAMABAD.

9809/1193/BM/10
18-10-10/19TH

DECISION

The Board in the light of prevalent restoration policy and advise of Law Wing decided to approve the restoration of Plot No. 34-A, Markaz G-9 @ Rs. 1,89,000/- per square yard for FAR 1:3 and Rs. 3,15,000/- per square yard for FAR 1:5 plus payment of Rs. 30,55,470/- as special fine / penalty.

Action: Director (E.M-II)

9810/1193/BM/10'
18-10-'10/19TH

6.26 REQUEST FOR RESTORATION OF PLOT
NO. 34-A, G-9 MARKAZ, ISLAMABAD.

DECISION

The Board in the light of prevalent restoration policy and advise of Law Wing decided to approve the restoration of Plot No. 34-A, Markaz G-9, Islamabad @ Rs. 1,89,000/- per square yard for FAR 1:3 and Rs. 3,15,000/- per square yard for FAR 1:5 plus payment of Rs. 30,55,470/- as special fine / penalty..

Action: Director (E.M-II)

9811/1193/BM/10' 6.27 **RESTORATION OF PLOT NO. 13-G, F-8**
18-10-'10/19TH **MARKAZ, ISLAMABAD.**

DECISION

Member (Estate), to examine the documents provided by the complainant and also check whether bid was rejected by the Board. After that submit comprehensive summary to the Board for decision.

Action: Member (Estate)

9812/1193/BM/10' 6.28 **RESTORATION OF PLOT 36 I& T CENTRE,**
18-10-'10/19TH **SECTOR G-10, ISLAMABAD.**

DECISION

Plot No. 36 I & T Centre, G-10 was restored by the Board subject to payment of Rs. 3, 00, 31,780/- as restoration fee plus payment of Rs. 3, 56, 000/- as special fine / penalty.

Action: Director (E.M-II)

6.29 ABSORPTION OF SYED HASEEN RAZA ZAIDI,
SECTION OFFICER (BPS-18) NATIONAL
ASSEMBLY SECRETARIAT ISLAMABAD
AGAINST THE POST OF DIRECTOR (BPS-19)
EXECUTIVE CADRE, CDA.

NON-AGENDA ITEMS

- 13/1193/BM/10'
8-10-'10/19TH
- I) Establishment of National / International Fast Food Outlet on Southern side of Fatima Jinnah Park F-9 on existing site of Mc Donald's Restaurant

The decision of the Board is as under:-

1. To ensure wider participation the project should be re-advertised.
2. Director EM-II & Mr. Khawar, Manager, PMO to prepare advertisement and RFQ, by ensuring incorporation of Evaluation Committee's Recommendations.
3. Director Law to prepare report in consultation with Member Administration for submission to Honorable Supreme Court of Pakistan with a request for time extension for completion of the process.

4. Director PMO will not be made part of the process due to conflict of interest, as he is part of the on going inquiry as ordered by the Honorable Supreme Court of Pakistan.

Action:- Member (Admin)
Director (Law)
Director EM-II
Director(PMO)

9814/1193/BM/10'
18-10-'10/19TH

(II)

CLAIM FOR LOSSES BY M/S BNP (PVT)
LIMITED REGARDING 5-STAR LUXURY
HOTEL COMPLEX PROJECT PROPOSAL FOR
RESCHEDULING OF LEASE PAYMENTS.

DECISION

The Board observed that terms and conditions of allotment are already in favour of lessee. Whereas, he has also availed the benefits of mortgage of plot and further relaxation will give negative message to other lessees. Therefore, Board decided that payment schedule be followed as per terms and conditions of allotment / agreement.

Action: F.A/Member

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