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CAPITAL DEVELOPMENT AUTHORITY
(SECRETARIAT)

No.CDA-822/BM-Coord/94/

Islamabad, November 15, 1994.

Subject:

MINUTES OF THE 15TH MEETING OF THE CDA BOARD HELD
ON 13TH NOVEMBER, 1994(SUNDAY) AT 9.30 A.M.

The 15th meeting of the CDA Board was held on 13th November, 1994(Sunday) at 9.30 A.M. in the Chairman's Office Executive Block, CDA Headquarters, Islamabad.

2. The following attended the meeting:-

1. Mr. Shafi M. Sewhani, In chair
Chairman, CDA.
2. Mr. Muhammad Afzal Kahut,
Chief Commissioner, ICT.
3. Mr. Jaffar Raza,
Member(E), CDA.
4. Mr. M. Hamid Hasan,
Member(A), CDA.
5. Mr. Shabbir Ahmed Dahar,
F.A./Member, CDA.
6. Mr. Abdul Wahid Shahid,
Secretary to the Board.

3. Commissioner Rawalpindi Division, Rawalpindi could not attend the meeting due to other important official assignments and intimated his regret over telephone.

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

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5. The minutes of the last meeting of the CDA Board held on 16th October, 1994 were confirmed by the Chairman.

6. Due to time constraint, the progress on the implementation of the decisions taken in the last Board meeting held on 16th October, 1994 could not be reviewed.

RESUME OF DECISIONS TAKEN ON AGENDA ITEMS
OF THE CURRENT BOARD MEETING.

5930/822/94
727/BF
dt; 13-11-94

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

7.1 Conversion residential telephone from
non-STD to STD.

Decisions

a) The existing non-STD telephones installed at

the residences of Chairman, CDA and Members may be got converted into STD telephones.

- b) Monthly ceiling in respect of Chairman and all Members of CDA (excluding excise duty and line rent), as fixed by the Government from time to time will be adhered to. Present ceiling (excluding excise duty and line rent) in respect telephones installed at the residences of the Board Members is as under:-

Ceiling of telephone at residence (per month).

Chairman	-	No limit.
Board Members	-	Rs:2700/- per month including duties & Taxes.

Action: Director (Admn)

7.2

Leasing of land acquired in Mohra Noor (Banni Gala).

5931/822/94

750/BF

13-11-94

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Decision

The consideration of the summary was pended for further study of pros and cons of the case.

Action: Member(A).
Director Lands.

- 7.3 Penalty for "Construction without approval in respect of plot No.16, 16-A, 16-B, in Markaz Diplomatic Enclave."

5932/822/94
739/BF
13-11-94

Decision.

Board is convinced that since the penalty levied was imposed for no fault of the allottee, hence the same was condoned by CDA Board in the interest of the development of the area.

5933/822/94
739/BF
13-11-94

Action: D.D. (BCS).

- 7.4 Request for opening of the basement / provision of direct external entry to the basement of building on plot No.109-WEST, Jinnah Avenue, from the front side.

Decision

The allottee may be given following two options for his acceptance of either of the two:-

- a) Either the allottee may be permitted to construct the stairs leading to the basement directly from the level of the planned footpath within the plot line and parallel to the plot keeping in view that the width of public verandha is not reduced on ground floor level.

OR

- b) He may be asked to open the full basement for commercial use from south side on payment of charges as the level of the basement is approximately in line with level of the ground floors of the blocks on south of this building.

Action: Director Arch.

7.5 Beautification of Islamabad

5934/822/94
762/BF
13-11-94

Decision

To start with, 50 wooden columns (World Tree)
may be purchased/installed at the rate given in
the summary dated 3-11-1994.

Action: Dir. Roads.
Chief Landscape Arch

7.6 Re-option for pension.

5935/822/94
726/BF
13-11-94

Decisions

- a) The serving CDA employees may be permitted to re-opt for pension as a special case (for the over-all welfare of CDA employees).
- b) The necessary amendment in the relevant clause of CDA Pension Regulations, 1981 may be accordingly made and notified.

Action: Dir. A&A.
Dir. Pers.

7.7

Allotment of land to ISI Complex in lieu of
earlie allotted land North of Margallah Avenue.

5936/822/94

737/BF

13-11-94

Decision

Allotment of 35 acres of land in D-11 to ISI for establishment of their Complex and 5 acres in Admin. Sector for construction of their office in lieu of 64 acres land in the north of Margallah Road, for which no additional payment will be payable by ISI and the payment/cost already received against 64 acres land will be adjusted, in full. Land measuring 64 acres allotted, previously, stands withdrawn as a result of above package deal.

Action: D.D.G(P)
DEM-II

- 7.8 Waiver of delayed payment charges on premium of Motel Plot in National Park Area, Islamabad.

5937/822/94
724/BF
13-11-94

Decision

To get further details, the decision was

pending.

Action: D.E.M-II.

- 7.9 Change of plot from I-14 to Model Village
Margallah Town (Twelve Cases).

5938/822/94
760/BF
13-11-94

Decision

The summary was pending for further consideration.

Action. Dir. Rehab.

- 7.10 Allotment of an Agro-Farming Plot in
lieu of acquired cultivable land.

5939/822/94
760/BF
13-11-94

Decision

The physical position of all vacant Agro-Farming plots, in Islamabad, may be ascertained for further consideration of the Board.

Action: DEM-I
Director Rehab.

7.11 Imposition of Property Tax in Islamabad -
Submission of Report by the Sub-Committee.

5940/822/94
711/BF
13-11-94

Decision

The report of the Sub-Committee dated 8th November, 1994, submitted by the Chairman of the Sub-Committee/ Secretary, CDA, on the subject, was approved with following additional exemptions to be added in the revised proposed exemptions:-

i) Nature of exemptionsExemptions proposed
in the Property Tax.

One residential house/
flat/apartment owned
occupied by a serving
Government/Semi Govt.
servant for his/her
residence, if it is his/
her only built-up property
in Islamabad.

75%

- ii) The report so approved with amendment/addition may be forwarded to the Cabinet Division for final approval.

Action: Secretary, CDA.

7.12 Request for change of plot from Sector I-II to F-11.

5041/822/94

760/88

15-11-94

Decisions

- a) The newly created Plot No. 217-A measuring 233.33 sq yards in Sector F-11/4 may be allotted to Mr. Muhammad Nawaz S/O Asghar Ali, in lieu of plot allotted to him in Sector I-11/2 which stands withdrawn.
- b) The ban imposed by CDA Board in its meeting held on 15-9-1993, on all accounts i.e. allotments, payments, possessions and transfers etc. pertaining to the affectees of Bhekka Sayedan, was discussed and not lifted/relaxed except the cases of transfer and approvals of plans of the plots allotted to affectees in the original award of Bhaikha Syedan.

Action: Director Rehab

- vi) That they will not agitate the terms and conditions of package deal in any legal forum.
- vii) That the affectees will not present any amendment or demand after the package deal is signed.

Action: Dir. Land.

7.14 Acquisition of land in Village Sehana -
Payment of acquisition cost.

5943/822/94
750/BF
13-11-94

Decisions

- a) Seeing no rescue, in view of decision from the Highest Court of Law of the country, Board agreed to pay the cost of land to the owners. Chairman's personal efforts to make claimants, forego indexation for the years 1993-94 & 1994-95 thus affecting saving of Rs. 1.6283 crores for CDA were lauded by the Members of the Board.
- b) Simultaneously, it was decided that necessary formalities and agreement and undertaking

regarding physical possession of land etc.
may be made by Member(A)/Director Land,
before making payment.

Action: Director Land.

- 7.15 Provision of Car Parking for Plot No. 16, 16-A
and 16-B in Markaz Diplomatic Enclave.

5944/822/94
737/BF
13-11-94

Decision

Land for Parking measuring 1125 square yards, located in the north of the plots, instead of giving free, may be allotted to M/s Minawa (Pvt.) Ltd. on lease hold basis exclusively for single storey car parking without basement at CDA's price to be fixed by Finance Wing. This land use shall not be changed to any purpose other than use of 'Parking' only, even in future.

Action: D.D.G(P)
DEM-II
Cost Accountant

7.16 General Decisions

5945/822/94
760/BF
13-11-93

Decisions

- i) Last 3 affectees out of 16 affectees in para 8 of the summary dated 2-10-1994, may be allotted plots in Sector I-10, instead of Sector I-14, as a special case to settle the long outstanding dispute with affectees and in the interest of the development of the area.
- ii) Thus the decision of the Board as taken against item No. 7.8 in its meeting held on 2-10-1994 stands modified, accordingly as above.

Action: Dir. Rehab.

- b) Conversion charges in respect of plot allotted to M/s Pak Clay (Pvt) Ltd. at Chaklala.

5946 /822/94
724/BF
13-11-94

Decision

Allow Pak Clays to have 'Housing' on the land already leased out to them for same period of lease at a rate of Rs. 77.00 per square yard as conversion charges to be recovered from M/s Pak Clay (Pvt) Ltd. at once in one instalment within a period not exceeding 3 months from the date of issue of permission letter.

Action: DEM-II
Cost Accountant.

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- c) Restoration of allotment of Plot No. 20-A
Markaz G-9, Islamabad.

5947/822/94
724/BF
13-11-94

Decision

The allotment of Plot No. 20-A, Markaz G-9 may be restored immediately subject to the payment of outstanding dues on account of A.G.R. and Water Charges only. The rest of the outstanding dues are written off.

Action DEM-II

- d) Delay in disposal of cases by different
Formations of CDA.

5948/822/94 CDA Board took serious notice of the abnormal
726/BF
13-11-94 delays in disposal of respective cases by some

of the officers/officials of CDA. The efficiency has not been improved by some of the officers inspite of repeated verbal and written warnings by Chairman and Board Members.

In order to improve upon the general efficiency in the working of CDA and in order to compel officers not to delay the cases, the Board decided to take strict disciplinary action against those who do not work hard and are not careful in doing their duties. Board decided following:-

- i) No officer upto the level of BPS-16 shall delay the disposal of any case/PUC (including preparation of PC-I, periodical reports, estimates, calling tenders, deciding tenders, starting work etc. etc., by engineers) for a period more than a week inclusive of Friday, Saturday and Holidays.
- ii) If any officer fails to comply with above for three times, he would be reverted from his position to the lower rank. If any officer is found to delay more than ten cases he would be terminated from service.

- iii) Action against the defaulting officer is to be initiated by his immediate boss. In case immediate boss ignores/fails to take action against his subordinate then the same punishment would be given to such higher officer.
- iv) Disciplinary action will be taken by issue of only Show Cause Notice without formally appointing an Inquiry Officer and conducting formal enquiry.
- v) Amendment in the disciplinary rules may be made accordingly.

Action: Director Personnel.

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