

CONFIDENTIAL

CAPITAL DEVELOPMENT AUTHORITY
Coordination Directorate

No. CDA-1248/BM-Coord/2013/

Islamabad: June , 2013

Subject: **Minutes of 6th CDA Board meeting for the year 2013.**

6th CDA Board meeting for the year 2013 was held on June 17, 2013 (Monday) at 8:30 a.m in the Conference Room of CDA Headquarter, Executive Block No. V, Khayaban-e-Suhrawardy, Sector G-7/4, Islamabad.

2. Following attended the meeting:

- 1) Syed Tahir Shahbaz (In Chair)
Chairman, CDA
- 2) Mr Jawad Paul
Chief Commissioner ICT
- 3) Mr. Azher Ali Choudhry,
F.A/Member.
- 4) Mr. Munir Chaudhry,
Member (Admin).
- 5) Ms. Shaista Sohail,
Member (Estate)
- 6) S.M. Mustafain Kazmi,
Member (P & D).
- 7) Mr. Sanaullah Aman,
Member (Engineering)
- 9). Mr. Ejaz Ahmed Bajwa,
Secretary CDA Board.

3. Commissioner Rawalpindi as member of the Board could not attend the meeting. Ms. Noreen Bashir, Director (Development & Finance) representative of Commissioner Rawalpindi attended the meeting as observer.

4. Meeting commenced with the recitation of "Holy Quran" by Syed Tahir Shahbaz, Chairman, CDA. Thereafter agenda items were taken up for discussion and the following decisions were made:

5. **CONFIRMATION OF MINUTES OF 4TH AND 5TH BOARD MEETINGS FOR THE YEAR 2013.**

The Board confirmed minutes of 4th and 5th CDA Board meetings for the year 2013.

10317/1248/BM/13 6.1 **REVIEW OF BOARD DECISION DATED 07-08-2004, LEVY OF**
17-06-13/6th **LEASE EXTENSION FEE.**

DECISION

The Board unanimously approved the proposal contained in Para 3 of the summary with the instructions that lease extension charges of agro farms will be determined on the basis of average market price in locations where auction has been held by CDA. In all other locations, market price will be determined on the basis of average reserved price. In coming auction, one agro farm would also be offered for auction in those locations where average market price is not available and to verify the average reserve price determined by CDA.

Action By: F A / Member

10318/1248/BM/13 6.2 **CREATION OF TWO POSTS OF DIRECTOR GENRAL (BS-20)**
17-06-13/6th **IN FINANCE AUDIT AND ACCOUNT CADRE.**

DECISION

The matter was deferred till the HR audit is conducted, as the right sizing exercise is required for CDA. After H.R audit, decision would be taken for creation / abolition of posts in CDA.

10319/1248/BM/13 6.3 **DETERMINATION OF CONVERSION CHARGES ON PLOT**
17-06-13/6th **NO. 26, G-6 MARKAZ.**

DECISION

Deferred, as the case has been taken up by the NAB. Moreover opinion of Law wing to be solicited regarding legal implications of the case as well as ILDR 2005. Further more, legal advisor shall have to substantiate his opinion with legal references.

Action By: F.A/Member

10320/1248/BM/13
17-06-13/6th

- 6.4 **ADOPTION OF NOTIFICATION- GRANT OF AUDIT & ACCOUNTS ALLOWANCE @ 20% OF BASIC PAY PER MONTH TO ALL OFFICERS / STAFF OF THE FINANCE, AUDIT & ACCOUNTS CADRE W.E.F 01-03-2013.**

DECISION

Regretted

10321/1248/BM/13
17-06-13/6th

- 6.5 **ALLOTMENT OF PLOTS TO AFFECTEES OF SECTOR E-12.**

DECISION

Deferred. The Board directed that legal implications of the case be further examined and report be submitted within 15 days in light of the following;

- i) Exact interpretation of Malpur decision.
- ii) Whether the case falls within the ambit of Malpur decision?
- iii) Whether new award can be issued under the current land acquisition frame work?
- iv) Whether the plot size can be increased by CDA at its own without referring to the Federal Government.

The legal advice / opinion shall be furnished before the Board by Member (P&D) and Member (Estate). Thereafter appropriate decision shall be taken accordingly.

**Action By: Member Estate
Member P&D**

10322/1248/BM/13
17-06-13/6th

- 6.6 **REQUEST TO RE-CONSIDER THE ACCEPTANCE OF HIGHEST BID FOR PLOT NO. 57-C, F-6/G-6 BLUE AREA.**

DECISION

Regretted. For the reason the CDA Board has already endorsed recommendations of the auction committee and the plot has already been offered for auction in the next auction.

10323/1248/BM/13
17-06-13/6th

- 6.7 **ALLOTMENT OF BALANCE PLOTS OF SECTOR D-12/E-12 ON AUCTION / MARKET PRICE AND LAUNCHING OF SECTOR C-15 AND C-16 THROUGH BALLOTING.**

DECISION

The Board unanimously approved the proposal and directed that sector C-15 and C-16 must be launched during the fiscal year 2013-2014. Residential plots be offered through balloting whereas commercial plots of sector D-12 be auctioned for revenue generation as per ILDR-2005. Regarding E-12 the Board directed

F.A Member and Member (Estate) to thoroughly examine the feasibility / economic viability for launch of this sector and concrete proposal be put up in the next Board meeting.

**Action By: Member Estate
Member P&D
Member Engineering**

10324/1248/BM/13
17-06-13/6th

6.8 **RESTORATION OF CANCELLED PLOT NO. 16, P&V SCHEME NO. II SEHANA EXTENSION, ISLAMABAD.**

DECISION

After thorough deliberation, the Board regretted restoration of cancelled plot No. 16, P&V scheme No. II Sehana extension, Islamabad.

10325/1248/BM/13
17-06-13/6th

6.9 **REQUEST FOR SUO MOTO NOTICE DUE TO UNWARRANTED DELAY IN DEVELOPMENT OF SECTOR E-12, ISLAMABAD.**

DECISION

The Board looked into the matter as well as decision of honorable Islamabad High Court and observed that as per regulations / policy in vogue, plot cannot be allotted in any other sector. The board directed Member (Estate) to apprise the honorable court about this constraint and further directed that effective concrete steps be taken for early development of the sector so that the plot could be handed over to the aggrieved person.

**Action By: Member Estate
Member P&D**

10326/1248/BM/13
17-06-13/6th

6.10 **APPROVAL OF LAYOUT PLAN OF CLASS-III SHOPPING CENTRE, BAZAR NO. 10, SECTOR G-11/3, ISLAMABAD.**

DECISION

The Board observed that the matter falls within the ambit of member (P&D), so the decision may be taken at the appropriate level.

Action By: Member P&D

10327/1248/BM/13
17-06-13/6th

- 6.11 **REQUEST FOR ALLOTMENT OF PLOT FOR JAMIA MASJID SABIR, MASLIK BRELVI IN MODEL TOWN HUMAK, ISLAMABAD**

DECISION

Deferred. The Board directed the Chief Commissioner ICT to look into the matter as the mosque belongs to a particular sect. (Brelvi) and examine all the legal / social / religious aspects with respect to population of area, sect wise population etc. Member (P&D) shall also examine the case in the light of National Reference manual (NRM). The case to be presented in the next Board meeting.

**Action By: Chief Commissioner, ICT
Member P&D**

10328/1248/BM/13
17-06-13/6th

- 6.12 **ALLOTMENT OF LAND TO ISLAMABAD HIGH COURT, ISLAMABAD FOR DIFFERENT USES IN ISLAMABAD.**

DECISION

The above matter has already been approved through circulation dated 10-06-2013.

Action By: Member P&D

10329/1248/BM/13
17-06-13/6th

- 6.13 **NON ADHERENCE TO GOP APPROVED PEC BIDDING PROCESS.**

DECISION

The Board deferred the matter for further examination and firming up the specific proposal for placement before the Board by Member (Engineering) during the next Board meeting.

Action By: Member Engineering

10330/1248/BM/13
17-06-13/6th

- 6.14 **FEE POLICY OF SPORTS GROUNDS AND CULTURAL VENUES.**

DECISION

Deferred. May be presented in the next Board meeting with input from finance wing. The following information shall also be brought before the Board;

- i) Total No. of grounds.
- ii) No. of grounds operated by private parties / firms /

- associations alongwith its TOR's.
- iii) No. of grounds operated by CDA.
- iv) Comparison of charges.

**Action By: Member Admin
F A / Member**

10331/1248/BM/13
17-06-13/6th

- 6.15 **CREATION OF POST OF DIRECTOR GENERAL SECURITY & ENFORCEMENT (BPS-20) IN CDA.**

DECISION

Deferred till finalization of H R audit

10332/1248/BM/13
17-06-13/6th

- 6.16 **PROVISION OF BACK BENEFITS.**

DECISION

Regretted

10333/1248/BM/13
17-06-13/6th

- 6.17 **HIRING OF DIFFERENT MACHINERY.**

DECISION

The Board ratified the extension in agreement till 30-06-2013. The Board also directed to conduct a fact finding inquiry by Member Environment to identify the officers / officials responsible for delay in tendering of the work as it expired on 31-03-2013.

Action By: Member Environment

10334/1248/BM/13
17-06-13/6th

- 6.18 **ADOPTION OF PWD SCHEDULE OF RATES 2012 FOR ESTIMATION OF LANDSCAPE WORKS PERTAINING TO ENVIRONMENT WING, CDA.**

DECISION

Board decided and approved adoption of PWD Schedule of 2012 by all Wings of CDA including Engineering and Environment Wings.

Action By: Member Environment

10335/1248/BM/13
17-06-13/6th

- 6.19 **REQUEST FOR GRANT OF EXTENSION IN CONSTRUCTION PERIOD-LAND ALLOTTED TO PGF FOR GOLF COURSE.**

DECISION

The Board approved to grant two years extension in the construction period to Pakistan Golf federation PGF from 15-05-2013 to 14-05-2015. The Board also directed that PGF shall give clear cut schedule of work to CDA.

Action By: Member Estate

10336/1248/BM/13
17-06-13/6th

- 6.20 **RE-LAUNCH OF SECTOR I-15**

DECISION

The Board approved the proposal presented vide Para 3 of the summary.

Action By: Member P&D

10337/1248/BM/13
17-06-13/6th

- 6.21 **APPROVAL OF LAYOUT PLAN OF MARKAZ, SECTOR I-12, ISLAMABAD**

DECISION

The Board observed that the matter falls within the ambit of member (P&D), so the decision may be taken at the appropriate level.

Action By: Member P&D

10338/1248/BM/13
17-06-13/6th

- 6.22 **ALLOTMENT OF 10 ACRES LAND TO ISLAMABAD HIGH COURT IN DIPLOMATIC ENCLAVE EXTENSION IN THE SOUTH OF QUAID-E-AZAM UNIVERSITY**

DECISION

The Board constituted a committee headed by Member (P&D) with Member (Estate) and Member (Environment) as members to take over the possession of land and get the area cleared before handing over.

**Action By: Member P&D
Member Estate
Member Env't.**

10339/1248/BM/13
17-06-13/6th

6.23 **SPATIAL PLANNING PROJECT FOR OPTIMUM UTILIZATION OF CDA LAND**

DECISION

Deferred. The Board also directed to present the case in the next Board meeting with input from all the members as the same has far reaching impact.

**Action By: Member P&D
Member Engg.**

10339-A/1248/BM/13
17-06-13/6th

6.24 **IMPOSITION OF PENALTY FOR THE DEFAULT IN THE PAYMENT OF ANNUAL DEPARTMENTAL CHARGES (ADCS) BY THE PETROL PUMPS / CNG STATIONS ESTABLISHED UNDER THE PERMISSION OF THE AUTHORITY ON THE MAJOR ROADS OF ISLAMABAD.**

DECISION

Agreed in principle. The Board directed F.A / Member to present the case in the next Board meeting with exact quantum of revision of rates / fees / penalties proposed.

**Action By: Member P&D
F.A/Member**

10341/1248/BM/13
17-06-13/6th

6.25 **OCCUPATION / RENT OUT / TRANSFER OF THE BUILDING RESIDENTIAL / COMMERCIAL / INDUSTRIAL / PUBLIC WITHOUT OBTAINING COMPLETION CERTIFICATE.**

DECISION

Deferred for further deliberation with all Board members. Board directed F.A / Member and Member (P&D) to look into the legal and financial aspects of the case and submit their recommendations to the Chairman, CDA with in 15 days. Pursuant to these recommendations, Chief Commissioner ICT will bring up the proposal in the next Board meeting as how to streamline the process of registration of property with this arrangement.

**Action By: Member P&D
F.A/Member**

10342/1248/BM/13
17-06-13/6th

6.26 **IMPROVEMENT IN MONITORING MECHANISM OF PRIVATE HOUSING SCHEMES IN ZONE-2, 4 & 5 OF THE ICT AND SECTOR E-11, ISLAMABAD.**

DECISION

As the matter needs detail consideration from all angles, the Board directed Member (P&D) to present the case in the next Board

meeting. The Board also directed that all Board members that the said item may be considered as circulated and the Board members may come up with their specific recommendations.

Action By: Member (P&D)

10343/1248/BM/13 6.27 **POLICY FOR ESTABLISHMENT OF PRIVATE UNIVERSITIES**
17-06-13/6th **IN ZONE-4, ISLAMABAD.**

DECISION

The Board decided that Member (P&D) to look into the matter and present the case in the next Board meeting with specific recommendations.

Action By: Member P&D

10344/1248/BM/13 6.28 **REGULARIZATION OF ADDITIONAL AREA IN RESPECT OF**
17-06-13/6th **PLOT NO. 11, ECONOMY FLATS (TARIQ HEIGHTS) F-11/1,**
ISLAMABAD.

DECISION

Deferred on the request of Member (P&D).

10345/1248/BM/13 6.29 **ISSUANCE OF NO OBJECTION CERTIFICATE (NOC) FOR**
17-06-13/6th **DEVELOPMENT OF CAPITAL ENCLAVE HOUSING SCHEME**
(SPONSORED BY M/S SERVICE COOPERATIVE HOUSING
SOCIETY LTD) IN MOUZE LOHI BHER ZONE-5, ISLAMABAD.

DECISION

The above item was deferred with the directions to Member (P&D) that:

- i. Certificate to be obtained from Pak EPA regarding the validity and authenticity of IEE.
- ii. Certificate be obtained from registrar ICT regarding mortgage and transfer of land.
- iii. Certificate from member (P&D) that all required formalities are fulfilled.

Action By: Member P&D

10346/1248/BM/13 6.30 **RESOLUTION OF ISSUES OF SECTOR I-11 AND AFGHAN**
17-06-13/6th **BASTI.**

DECISION

The Board approved the proposals made in the summary.

Action By: Member P&D

10347/1248/BM/13
17-06-13/6th

- 6.31 **UPGRADATION OF THE POST OF VICE PRINCIPAL FROM BS-17 TO BS-18 IN THE CDA MODEL SCHOOL.**

DECISION

The Board approved the proposal with the directions to hold DPC for promotion.

Action By: Member Admin

10348/1248/BM/13
17-06-13/6th

- 6.32 **GENERATORS DISTURBANCE – AN ENVIRONMENTAL HAZARD REQUIRES REMEDIAL MEASURES.**

DECISION

The Board approved the proposal in principle. The Board also directed the F.A / Member to look into the financial aspects of the proposal

**Action By: Member Environment
F.A/Member**

10349/1248/BM/13
17-06-13/6th

- 6.33 **POLICY FOR DISPOSAL OF NURSERY PLOTS IN ISLAMABAD**

DECISION

The Board approved the amended policy for disposal of nursery plots in Islamabad.

Action By: Member Environment

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