

**CONFIDENTIAL**

**CAPITAL DEVELOPMENT AUTHORITY  
(SECRETARIAT)**

Islamabad, April 2003.

No. CDA-966/BM-Coord/2003

Subject: **MINUTES OF THE 4TH MEETING OF THE CDA BOARD FOR THE  
YEAR 2003.**

The 4th meeting of the CDA Board for the year 2003 was held on 11-4-2003, at 10.30 A.M., 12-4-2002, & 18-4-2003 at 9.30 A.M. in the Conference Room, Executive Block, CDA Headquarters, Islamabad.

2. The following attended:-

1. Mir Laiq Shah,  
Chairman CDA. In Chair.
2. Mr. Masud Muzaffar,  
F.A/Member.
3. Ghulam Dastgir Akhtar,  
Member (A)
4. Mr. Maqbool Ilahi,  
Member (P&D).
5. Syed Iftikhar Hussain,  
Director Staff.
6. Mr. Nadeem Akbar Malik,  
Dy. Director (Coord).

3. The following were also present:-

- 1) Mr. Mohi-uddin-Jameeli,  
DG(S).
- 2) Mr. Mazhar Hussain,  
Acting Director General (Env).

- 3) Mr. Muhammad Rafiq Ahmad,  
Consultant Engineering.
- 4) Mr. S.A.M. Wahidi,  
Consultant (Law).
- 5) Mr. Rawal Khan Maitla,  
Director Public Relations.

7. The following officers attended the meeting when their respective items were taken up for consideration:-

- 1) Mr. M.K. Pasha,  
DDG(P).
- 2) Mr. A. Sattar Sheikh,  
Director Personnel.
- 3) Mr. Saadullah Khan Zimri,  
DEM-II
- 4) Syed Ibrar Hussain Shah,  
Director E&M (Maint).
- 5) Mr. Muhammad Iqbal Noori,  
Director (UP)
- 6) Dr. Saeed Ahmad,  
Director Health Services.
- 7) Mr. M. Anjum Malik,  
Director Works.
- 8) Raja Sikandar Sultan,  
Director Land & Rehab.
- 9) Mr. Saeed Usman Zauq,  
Dy. Financial Adviser.
- 10) Mr. M. Ashfaq Ahmad,  
Director E&M(Dev)

5. Commissioner/DCO, Rawalpindi, could not attend the meeting due to other official engagements. However, Mr. Muhammad Aslam, Deputy District Officer (Coordination), represented him.
6. The meeting started with recitation from the Holy Quran.
7. The Board confirmed the minutes of the 3rd Board Meeting held on 28-2-2003.

#### **Implementation.**

8. The Deputy Director (Coord) explained the progress of implementation of remaining Board decisions for the years 2001, 2002 & upto 2nd meeting of 2003. The Board desired that progress report about remaining decisions for the years 2001, 2002 and 2nd meeting of 2003 be submitted in the next Board meeting
9. The items of the agenda for the Board Meeting were then taken up. Salient points of discussion and decisions are as follows:-

##### **9.1 Margalla Towers, F-10/3, Islamabad.**

### **Decision**

- i) In view of the legal position explained by Consultant (Law), delayed-payment charges are to be worked out on simple interest basis.
- ii) The Committee should now examine the individual cases of plots for multi-storeyed buildings and come up with its recommendations for removal of building violations, issuance of completion certificates and restoration of allotments with a view to solving the problem of the unit Allottees.

Action: DEM-II

### 9.2 **Grant of Special Relief Fund to the officers of CDA.**



### **Decision**

The Board approved the proposal for grant of Special Relief Fund to the tune of Rs. 0.600 million to the CDA officers of BPS-16 and above upto 50,000/- per officer. The fund would remain a revolving fund.

Action: Director Personnel.

9.3

### **Rationalization of reserve prices of various land uses.**

It is stated that the

### **Decision**

The Board observed that reference of D-12 alone would not be enough for evolving a broad-based ~~or~~ universally applicable (to all sectors of the city) price structure and advised that issue be further deliberated upon in the Finance Wing and revised proposal be brought before the Board for consideration. The revised proposal should be broad based, relevant to all sectors of the city and by categories of different land uses and type of users.

Action: DFA

### **9.4 Waiving of extension surcharge.**

### Decision

The Board approved the proposal regarding extension of concession of five years free construction period to non-residential plots on case-to-case basis subject to approval by the Board of each case.

Action: DEM-II

9.5 Maintenance/operation and payment of electric bills for the street lights installed in Model Village Humak.

### Decision

The Board reconsidered its decision dated 14-7-1997 and constituted a Committee comprising Consultant Law, Director Land & Rehab. Director (RP), DC ICT, Director E&M (Maint.) and Director Revenues to examine ways and means for the recovery of expenses involved in rehabilitating street lights in Humak and for their maintenance. The Committee will submit its report within one month.

Action: Director E&M (Maint).

8.6 Anjuman Muhammadia Balististan Sofia Noor Bukhshia G-7/4.



### Decision

The Board agreed to the extension of the mosque by 80'x65' towards the north subject to fulfillment of the required formalities. Access to the mosque will remain as original. Management of the mosque be informed accordingly under intimation to Director Auqaf ICT.

Action: Director (UP)

9.7 Inclusion of Barber shops etc as Licensable trade in the ICT Municipal Byc Laws, 1968.

### Decision

The proposals contained in para 4 of the summary were approved.

Action: Director Health Services.  
Director Municipal Administration

9.8 Construction of Prime Minister's Secretariat Building Islamabad (Release of security deposit).

### **Decision**

A Committee comprising Legal Adviser, CDA, Director Works and Director Audit & Accounts was constituted to examine and give recommendations keeping in view the audit paras and defaults, if any, on the part of the Contractor within 15 days.

Action: Director Works.  
Director A&A.  
Legal Adviser.

9.9 **Establishment of CDA Foundation.**

The item was deferred for the time being.

9.10 **Sub Division of Plot No. 45, Street No. 27, Sector F-6/2, Islamabad.**

It was directed that the case be sent to the Law Directorate for detailed examination and submission of revised summary in the next Board Meeting.

Action: Director (UP).

9.11 **Revision in the Layout Plan of I-16 due to encroachment of plots on account of old graveyards.**

**Decision**

The Board approved the re-planning proposal of Sub Sector I-16/1&2, Islamabad.

Action: Director (UP)

- 9.12 Amendment in ICT (Zoning) Regulation, 1992 (Chapter-III), Section-B.iii) regarding unacquired portion of right of way of Khyaban-e-Sir Syed.

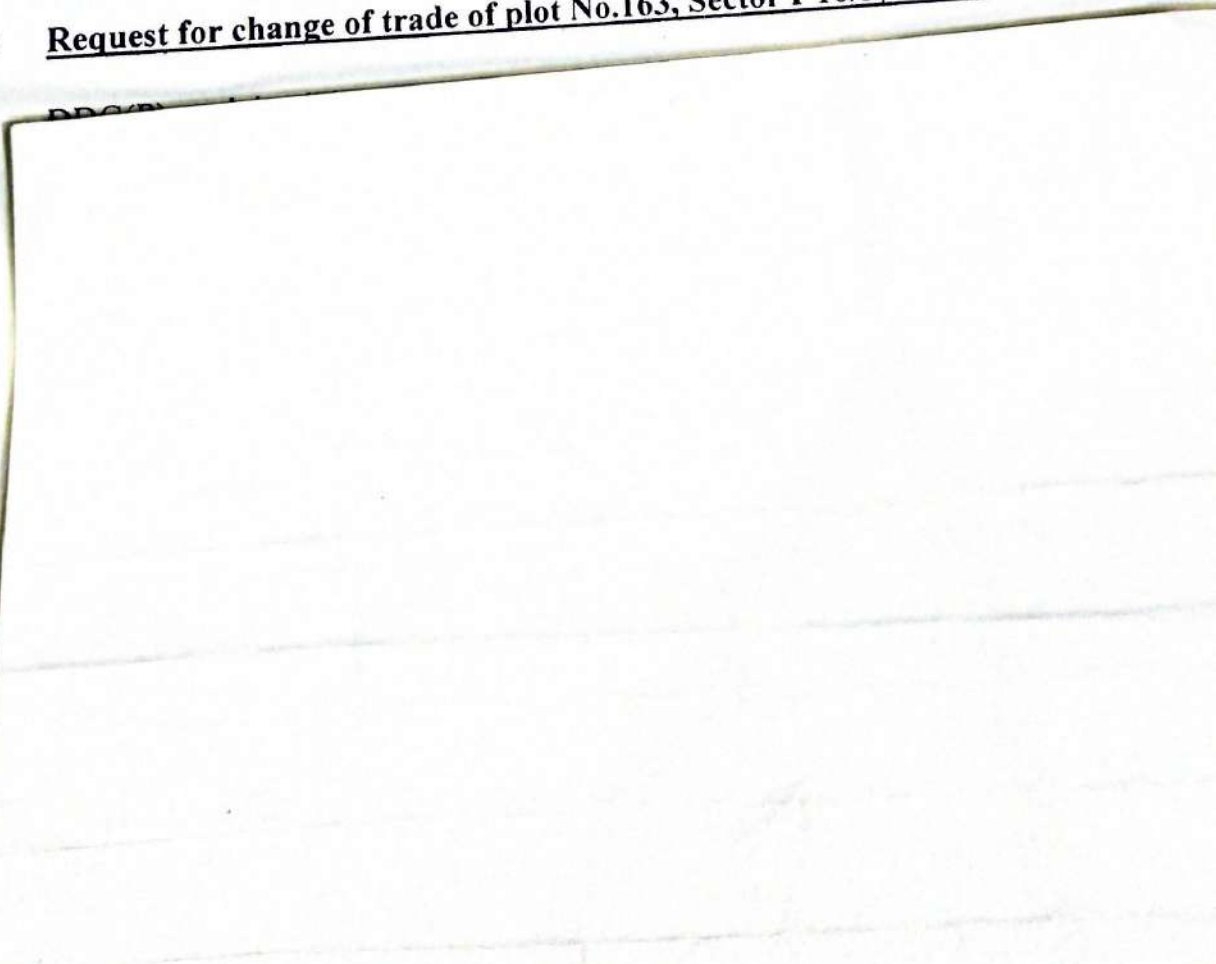


**Decision**

The Board approved the proposal for requesting the Ministry of Interior to reconsider their decision refusing approval to the amendment in ICT (Zoning) Regulation, 1992, keeping in view the ground realities.

Action: Director (UP)

- 9.13 Request for change of trade of plot No.163, Sector I-10/3, Islamabad.





### Decisions

- a) All the 8 marble industries (viz. on plot Nos.57, 137-A, 137-E, 137-F, 215 in Sector I-9 and on plot Nos.43, 59-D, 163 in Sector I-10) which are presently functioning unauthorizedly may be regularized on the following conditions:-
  - i) Slurry from the marble cutting shall be properly stored in lined pits and disposed off properly.
  - ii) There should be adequate mechanism to recycle water and the discharge may be through settling tanks to avoid passage of Slurry into drains.
  - iii) They would be required to pay change of trade fee at the prevalent rate i.e.Rs.50/- per sq. yard. and fine for operating trade without prior approval of CDA at the prevalent rate i.e. Rs.100/- per sq. yard.
- b) Marble would continue to remain on the Negative List of industries and new permissions for change of trade to marble will not be granted.
- c) It was also directed that in case any one fails to avail of this opportunity within a period to be specified in this behalf the unauthorized industry may be stopped after completing necessary formalities.
- d) DEM-II will monitor implementation and submit report to the Planning Wing accordingly.

Action: DDG(P)  
DEM-II  
Director Arch.

9.14 **Release of Security deposit to M/s. Universal Enterprises**

The item was deferred for resubmission alongwith the report of the Security Refund Scrutiny Committee.

9.15 **Regularization of Tube Well Operators/Pump Operators.**

### **Decision**

- i) All the present daily wage workers be regularized to the extent of available sanctioned posts.
- ii) For future recruitment to the post of Tube Well/Pump Operator the following method and qualifications were approved:-
  - a) Method of appointment: 100% by initial appointment
  - b) Age limit: 25 years (with relaxation as allowed by the Government)
  - c) Minimum qualification: Matriculation.

Action: Director Personnel.

### 9.16 **Removal of Anomaly/Amendment in CDA Employees (Service) Regulations, 1992.**

The Board approved the proposal for merging Radiographer and Senior Radiographer in one sub cadre of Radiographer i.e. in BPS-9 and Head Radiographer in BPS-11.

Action: Director Personnel.

- 9.17 Up-gradation and re-designation of two posts of AFA's as Deputy Directors (BPS-18) in the Finance Wing.

#### Decision

The Board approved the proposal to upgrade and re-designate two posts of AFAs as Deputy Directors in BPS-18.

Action: Director Personnel.



- 9.18 Release of payment to M/s Stallions (Pvt.) Limited against the work P.M. House.

Director E&M (Dev) explained the case. He stated that the work was done by M/s Stallions (Pvt.) Limited against the work P.M. House.

**Decision**

Director E&M (Dev) was directed to take up the case with Interior Division (Joint Secretary-IV), for re-appropriation of funds.

Action: Director E&M (Dev).

- 9.19 Grant of Session Allowance to the officers and staff of Parliament Building.



- 9.20 Waiving of extension surcharge of Plot No. 223, Industrial Triangle Kahuta Road, Islamabad.

**Decision**

The Board approved the proposal to waive of the extension/delayed construction charges for the period from 16-6-1994 to 15-6-1999.

Action: DEM-II

- 9.21 Waiving of extension surcharge of Plot No. 224 Industrial Triangle Kahuta Road, Islamabad.

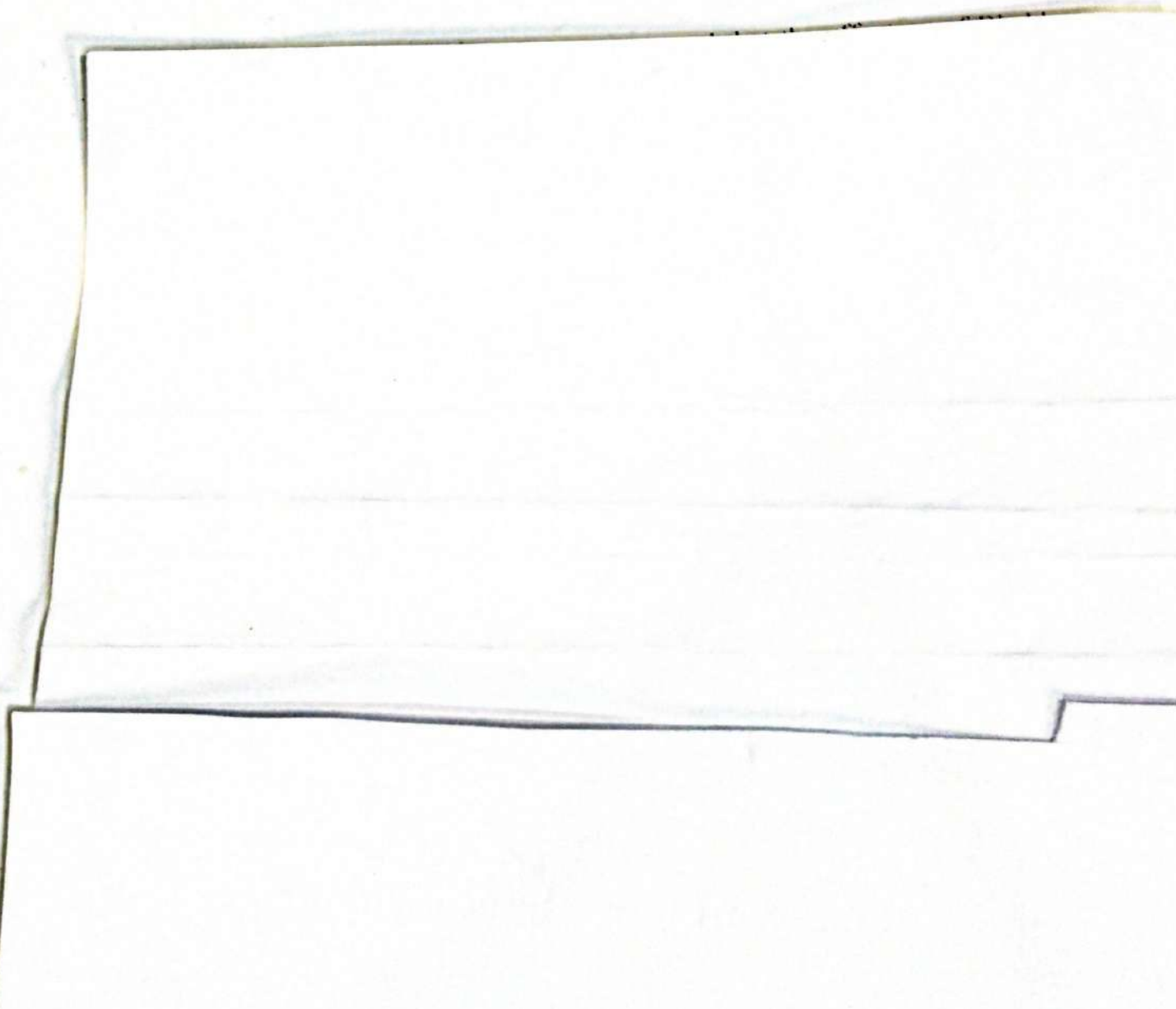
**Decision-**

The Board did not accede to the request of the allottee and directed DEM-II to demand/recover upto date extension surcharge from the allottee.

Action: DEM-II

- 9.22 **Appointment of Consultant for designing preparation of estimates/tender documents and construction of Sewerage Treatment Plant for Model Village Humak, Islamabad.**

The item was deferred for the time being.

- 9.23 **Vacation of Bhekha Sayyedan.**
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### Decision

- i) Acknowledged descendents of Baba Muzammal Shah will be accommodated in Sector F-11 and remaining affectees in Sector I-10 and Model Villages of Islamabad.
- ii) The allotment to these affectees be made through ballot separately for the descendents of Baba Muzammal Shah and for others.
- iii) The conducting of ballot will be announced through –
  - a. Advertisement in the leading newspapers of Rawalpindi/Islamabad.
  - b. Beating of drum and through mike/loudspeakers in the vicinity.
  - c. Posters at the prominent places in the vicinity and mosques.
- iv) It will be mentioned in the press release that the draw will be conducted in the presence of affectees who may desire to be present there.
- v) The officer/allotment letter will be issued only after demolition of built up property.

Action: Director L&R.



### **Decision**

Director L&R was directed to discuss the pros and cons of the case with the NAB authorities with reference to their investigations & recommendations and re-submit summary to the Board.

Action: Director L&R.

- 9.25 **Request for allotment of residential plot in Islamabad-CDA Employees (Wafaqi Mohtasib Case).**

The item was deferred.

- 9.26 **Extension of lease period of plots in Marakaz, Class-III Shopping Centres, Islamabad.**



### Decision

The Board approved the proposal for extension of lease period for the plots of Marakaz and Class-III Shopping Centres for another term of 30/33 years and fixing of revised AGR @ Rs. 10/- per sq. yard for Marakaz and Rs. 6/- per sq. yard for Class-III Shopping Centres with 15% increase after every three years.

Action: DEM-II

### 9.27 Review of Service Regulations relating to posts of Environment & Forest Cadre.

on was taken:-

**Decision**

- The Board approved the qualifications, experience, other conditions and method of appointment and promotion of officers and staff of the Environment Wing as per annexure and deferred discussion on the post of D.G. (Env) till the time the overall review of the CDA Service Regulation is completed.

Action: Director Personnel.

9.28 **Method of recruitment of the posts pertaining to Computer Directorate.**

**Decision.**

The Board approved the length of service for the post of Director Computer (BPS-19) as 12 years instead of 8 years.

Action: Director Personnel.

**NON-AGENDA ITEMS**

- i) **Release of Security of M/s Stallions (Pvt) Ltd. for the work "Provision of Security Measures at Prime Minister's House Complex".**

**Decision**

The Board decided that after withholding the amount of audit paras pertaining to work/contractor the remaining amount be released to M/s Stallions (Pvt) Ltd.

Action: Director E&M (Dev).

- ii) **Acquisition of land for extension of EME College from village Jhangi Syedan.**

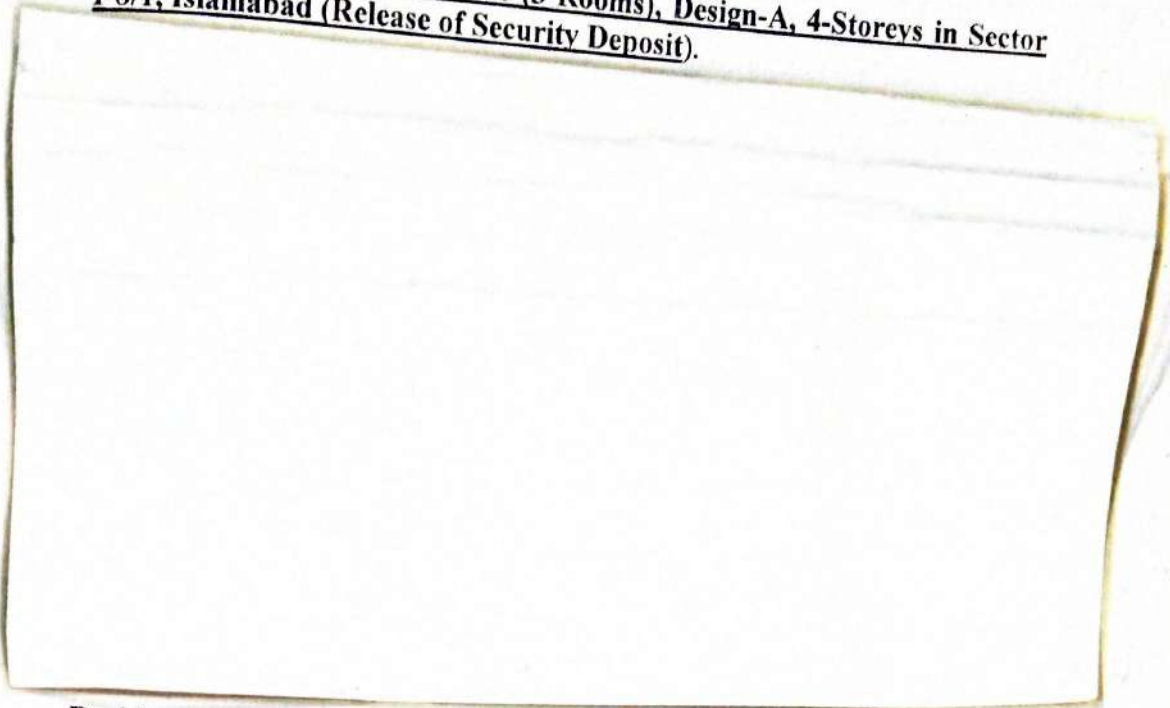
**Decision**

Director Land & Rehabilitation was directed to discuss the case with the EME College/NAB authorities and bring the revised summary before the Board again.

Action: Director L&R.



- iii) Construction of 128 Nos. Flats (3-Rooms), Design-A, 4-Storeys in Sector I-8/1, Islamabad (Release of Security Deposit).



**Decision**

The Board approved the proposal of Director Works regarding payment of security deposit amounting to Rs. 14,48,894/- to M/s Samra Enterprises.

Action: Director Works.

- iv) Settlement of claims of village Jabba Telli to get possession of 63 Agro Farming plots Scheme Tarlai Kalan and Sehana Extension.





...the following decision was taken:-  
**Decision**

The Court may be requested to finalize the case at the earliest.

Action: Director L&R

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