

CONFIDENTIAL

CAPITAL DEVELOPMENT AUTHORITY
(Directorate of Coordination)

No.CDA-1226/BM-Coord/2012/ Islamabad March 2012.

Subject:- MINUTES OF THE 4TH MEETING OF
CDA BOARD FOR THE YEAR 2012.

The 4th meeting of the CDA Board for the year 2012 was convened on Wednesday, the 7th March, 2012 at 11.30 A.M in Room No. 006, Jinnah Convention Centre, Islamabad with the Chairman, CDA presiding.

2. The following were in attendance:-

- 1) Engr. Farkhand Iqbal, In Chair
Chairman, CDA.
- 2) Mr. Javaid Jehangir,
F.A/ Member.
- 3) Mr. Shaukat Ali Mohmand,
Member (Admin).
- 4) Mian Waheed-ud-Din,
Member (Environment).
- 5) Mr. Khalid Mahmood Mirza,
Member (Estate).
- 6) Mr. Abdul Aziz Qureshi,
Member (P & D).
- 7) Mr. Sanaullah Aman,
Member (Engineering).

- 8) Dr. Raja Mustafa Hyder,
Secretary CDA Board.

3 The following officers were in attendance and participated:-

- 1) Mr. Ghulam Sarwar Sandhu,
D.G (Planning), CDA.
- 2) Mr. Sohail Anjum,
D.G (E & M), CDA.
- 3) Mr. Faisal Nisar Chaudhary,
Director (Estate Management-I), CDA.
- 4) Mr. Muhammad Irfan,
Director (M.P.O)

4. Chief Commissioner (ICT), Islamabad and Commissioner, Rawalpindi could not attend the meeting.

5. Meeting commenced with the recitation of “Holy Quran” by Mr. Sanaullah Aman, Member Engineering.

6. The following agenda items were taken up for discussion and following decisions were taken:

6.1 REPLACEMENT OF 65000 CONVENTIONAL LIGHTS WITH LIGHTS EMITTING – DIODE (LED) IN ISLAMABAD (BID CONFIRMATION).

DECISION

D.G (E & M), apprised the Board on the salient features for the project of replacement of conventional lights with LEDs. The matter was discussed in depth by the CDA Board. The Board

constituted a technical committee on the proposal to examine the financial and technical parameters. The committee comprises of Member (P&D), Member (Engineering) and F.A / Member. The recommendations of the committee will be considered in the next Board meeting.

**Action: Member (Engg)
Member (P&D)
F.A / Member
D.G (E & M)**

6.2 REQUEST FOR ALLOCATION OF LAND TO SAUDI EMBASSY FOR SCHOOL AND RESIDENTIAL APARTMENTS FOR EMBASSY STAFF.

D.G (Planning), explained to the Board that request has been received from Saudi Embassy through Ministry of Foreign Affairs for allotment of land to the Saudi Embassy for construction of school and residential apartments in the Diplomatic Enclave (Annex-I). Requirements of the area measuring 18000 sq meters for the residential apartments and 24000 for the school have been indicated.

The area measuring approximately 02 acres, already approved for construction of residential apartments is available along Double Road on west of Markaz Diplomatic Enclave.

As regards the site for Saudi School in the Diplomatic Enclave, an area measuring

approximately 5 acres is available in the Diplomatic Enclave on north of Australian Embassy.

Keeping in view the prevailing security situation, the request for allotment of land to Saudi Embassy for construction of residential apartments in the existing Diplomatic Enclave for their staff and school in the Diplomatic Enclave (extension) merits consideration.

Regarding the payment of land requested by Saudi Embassy, as per ILDR-2005 land can not be allotted free of cost. Therefore, cost is to be communicated to Ministry of Foreign Affairs / Government for payment of the same to CDA for area as above to be calculated by Finance Wing, CDA.

He placed the proposal before the CDA Board for consideration and approval.

DECISION

D.G (Planning), presented the facts of the case pertaining to allocation of land to Saudi Embassy for School and staff residential Apartments. The Board approved 02 acres of land for construction of residential apartments along the double road on the west of Diplomatic Enclave Markaz for the Embassy staff. The Board also approved an area measuring

approximately 05 acres in the Diplomatic Enclave Extension on the north of Australian Embassy for the Saudi Arabian Embassy School. The price of both the sites will be conveyed to the Ministry of Foreign Affairs for payment to CDA as determined by the Finance Wing of CDA

**Action: FA/ Member
DG(Planning)**

6.3 ALLOTMENT OF LAND FOR ESTABLISHMENT OF ISLAMABAD HIGH COURT ALONG CONSTITUTION AVENUE, SECTOR G-6, ISLAMABAD.

D.G (Planning), explained to the Board that In pursuance to the directions of the Islamabad High Court regarding allotment of land for establishment of Islamabad High Court, three sites were shown by Member (P&D) to the Hon'ble Judge Mr. Shaukat Saddiqui on 24/01/2012 as listed below: -

I). Site No. 1 measures 4.30 acres and is located along Isphani Road on east of Prime Minister's Secretariat. The site was not acceptable to the Hon'ble Judge being situated away from Constitution Avenue and closer to Diplomatic Enclave.

II). Site No. 2 measures approximately 20 kanals (2.366 acres) and is located on the rear of Ministry of Foreign Affairs building. This site was also rejected by the Hon'ble Judge.

III). Site No. 3 measures 8.25 acres and is located along Constitution Avenue on north of existing buildings of Ministry of Foreign Affairs.

All three sites are shown in orange, yellow and pink respectively on the plan.

Presently, Ministry of Foreign Affairs building is constructed over an area measuring 550'x972' (59400 sq yds-12.27 acres) whereas on north of existing buildings, a piece of land measuring 8.25 acres is lying vacant. It has been revealed from the record of Estate Management Directorate that there is no document available showing allotment and payment of the additional area by Ministry of Foreign Affairs.

As per prevailing policy of the Authority, land to the Government Departments can be allotted by CDA Board subject to the submission of following documents / information:-

1. Certificate from the Ministry that the organization is commercial oriented or not.
2. Certificate from the Ministry that the organization is a government organization or otherwise.
3. Total covered area of the project.
4. Use wise breakdown of the covered area.
5. Funds presently available for the project with proof.
6. Copy of approval PC-1 of the project.

7. Approval of the Prime Minister's of Pakistan.

Case is recommended for approval of allotment of land measuring 05 acres (40 Kanals) for establishment of Islamabad High Court along Constitution Avenue in Sector G-5 subject to the conditions at para-3(iii to vii) and piece of land measuring 3.25 acres would be available for future use just next to existing building of Ministry of Foreign Affairs. The allotment of 5 acres of land for establishment of Islamabad High Court subject of payment of land to be determined by Finance Wing, CDA.

He placed the proposal before the CDA Board for consideration and approval.

DECISION

D.G (Planning), presented the facts of the case pertaining to allotment of Land for establishment of Islamabad High Court along Constitution Avenue, Sector G-5, Islamabad. The Board after deliberations approved the allotment of land measuring 05 acres (40 kanals) for establishment of Islamabad High Court along Constitution Avenue in Sector G-5 on north of existing buildings of Ministry of Foreign Affairs. It was further decided that the allotment of 05 acres of land for establishment of Islamabad High Court would be

subject to payment of cost of land as determined by Finance Wing, CDA and provision of the following documents:

1. Certificate from the Ministry that the organization is commercial oriented or not.
2. Certificate from the Ministry that the organization is a government organization or otherwise.
3. Total covered area of the project.
4. Use wise breakdown of the covered area.
5. Funds presently available for the project with proof.
6. Copy of approval PC-1 of the project.
7. Approval of the Prime Minister's of Pakistan.

**Action: F/A Member
D.G (Planning)**

6.4 REQUEST FOR NAMING OF ONE ROAD OF ISLAMABAD IN THE NAME OF DR. NABI BUX KHAN BALOCH (LATE) SCHOLAR / EDUCATIONIST.

D.G (Planning), explained to the Board that Cabinet Division vide their letter No. 4/60/3011-CDA-II, dated 11-10-2011 forwarded a copy of Pakistan National Awards (Civil) In vesture Ceremony which was held on 23rd March, wherein, it has been informed that the President of the Islamic Republic of Pakistan has been pleased to confer on Dr. Nabi Bux Khan Baloch, the award of Hilal-i-Imtiaz. It has also been desired by the Prime Minister's Secretariat that the Capital Development Authority

may consider naming a road in Islamabad in the memory of late Dr. Nabi Bux Khan Baloch.

The Capital Development Authority follows the policy about naming of institutions, Projects, roads, streets etc. in the Country issued by the Cabinet Division No. 107/21/78-Min dated 13-05-1978.

The Para iv (b) reads as under:-

“Institutions and projects like bridges, buildings, roads, streets etc. may be named after the National personalities (No longer alive) with unblemished record of service to the Nation.

Also Para iv(d) reads as under:-

“Art and Cultural Institutions may be named after artists of national fame. The same principle can be followed in respect of educational institutions, libraries, scientific and technical institutions etc.”

In view of above, the personality i.e. Dr. Nabi Bux Khan Baloch falls in the above mentioned category. A proposal has been prepared to name the road in Islamabad in the name of above mentioned personality. Therefore, the following location is suggested to be named after him:-

S.No.	Location	Proposed Name
1	Service Road (West) G-10	Dr. Nabi Bux Khan Baloch

He requested CDA Board to approve the proposal after the approval of the Board, the case will be

sent to the Cabinet Division for seeking approval from the Prime Minister of Pakistan.

DECISION

D.G (Planning), presented the facts of the case pertaining to the request for naming of one road in Islamabad on the name of Dr. Nabi Box Khan Baloch (Late) Scholar / Educationist. The Board after examining the facts of the case approved the naming of Service Road (West) G-10 as Dr. Nabi Bux Khan Baloch Road in recognition of his services as a Scholar / Educationist.

**Action: D.G (Planning)
Dir. (TE&TP)**

6.5 REVISION OF URGENT TRANSFER FEE OF RESIDENTIAL PLOT IN ISLAMABAD.

Director Estate Management-I, explained to the Board that as per view of Chairman CDA visit to Estate Management Directorate-I recorded by Assistant Director Staff to the Chairman placed (Annexure-A). A proposal for revision of urgent fee for transfer of plot on same day/today basis be prepared for the consideration of CDA Board.

Comparatively the Urgent Fee being received from the Transferee of plot is to much less then that Federal Government Employees Housing

Foundation received from the purchaser of plots for issue of Transfer letter on urgent basis, hence the said fee may be increased as per details given below:-

Sector I&G Series including E-12 from Rs.5000/- to Rs.10,000/-.

Sector F Series and D-12 from Rs.5000/- to Rs.15000/-.

Plots size measuring 600 Square Yards and above in all sectors Rs.20, 000/- per case.

He placed the matter for revision of Urgent Transfer Fee as proposed above before CDA Board for consideration and appropriate decision.

DECISION

Director Estate Management-I, presented the facts of the case pertaining to revision of urgent transfer fee for residential plots in Islamabad. The Board approved the increase as proposed by Director Estate Management-I in toto w.e.f. 15-02-2012, which is as under:-

- i) Sector I&G Series including E-12 from Rs.5000/- to Rs.10,000/-.
- ii) Sector F Series and D-12 from Rs.5000/- to Rs.15000/-.
- iii) Plots size measuring 600 Square Yards and above in all sectors Rs.20, 000/- per case.

**Action: Director (E.M-I)
Director (OWO)**

6.6 ALLOTMENT OF RESIDENTIAL PLOTS TO CDA OFFICERS AND DEPUTATIONISTS BS-17 AND ABOVE OUT OF CDA EMPLOYEES QUOTA.

Director Estate Management-I, explained to the Board that on receipt of judgment of Islamabad High Court Islamabad dated 9-3-2011 in Writ Petition filed by Dr. Waseem Shamshad and others matter for allotment of plots placed before CDA Board for consideration and appropriate decision and Board of the Authority in its meeting held on 17-3-2011 decided as under:-

“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”.

In the said Board decision cut off date for allotment of plots to officers in BPS-17 to BPS-19 was fixed as 9-3-2011 .Now a Writ Petition filed by Liqat Banori Advocate in the Islamabad High Court Islamabad is pending in the Court with status-quo order while another Suo Moto case is also pending in the Supreme Court of Pakistan for want of decision. Hence said cut off date may be re-fixed as 30-6-2012 i.e. end of financial year to cover

modalities related to up gradation of officers, inclusion of new officers and finalization of Writ Petition/ Suo Moto etc.

He also added that according to Sub Section(1) of Section-8 of the Civil Service act 1973 at S.No.146, it has been clearly mentioned that:-“In the Establishment Division Office Memorandum No.1/9/74-ARC dated 12th Sep: 1974 (S.No.145) (Annexure-A) the Ministries and Divisions were requested to prepare seniority lists grade-wise”. The matter is placed before CDA Board for consideration and appropriate decision regarding preparation of grade/BPS wise seniority lists of BPS-19, BPS-18 and BPS-17 separately by HRD Directorate for allotment of plots to CDA Officers BPS-17, BPS-18 and BPS-19 by Estate Management Directorate after indicating the sector/area regarding availability of plots by Planning Wing”.

DECISION

Director Estate Management-I, presented the facts of the case pertaining to the allotment of plots to CDA officers / deputationists (BPS-17 to 19) out of CDA Employees quota. The Board after hearing the facts of the case decided to abolish the mechanism of establishing a cut off date once and for all. It was

decided that w.e.f. 07-03-2012, plots will be offered automatically to the eligible officers who fulfill the laid down service criteria by Directorate of Estate Management-I. Seniority list will be prepared Grade/ BPS wise in accordance with the Establishment Division's office memorandum No. 1/9/74-ARC dated 12 September 1974 instead of taking length of service as a seniority benchmark. Separate lists be made for BPS-19, 18 and 17 officers with BPS-19 being the senior most followed by BPS-18 and BPS-17 regular employees respectively. The Board decided that seniority lists are to be prepared by HRD Directorate in accordance with the above mentioned formula. It was also decided that no contract employee/officer would have a right to accrue this benefit.

**Action: DDG (HRD)
Dir. (EM-I)**

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

DECISION

The Estate Wing presented the facts of the case pertaining to restoration of Plot No. 34-A, Markaz G-9, Islamabad. The Board approved the restoration of Plot No. 34-A, G-9 Markaz, Islamabad on the basis of prevailing rate plus 10% penalty as late fee as outlined in the prevailing/current

restoration policy. The Board further directed that the Price Evaluation Committee should assess the actual value of the plot on basis of the above parameters. The Board agreed with the contention of the allottee that 02 restoration charges can not be levied on the allottee.

**Action: F.A / Member
Member (Estate)
Dir. (E.M-II)**

6.8 REGULARIZATION OF EXPENDITURE OF RS. 402,000/- CHARGED TO STORAGE CHARGES INSTEAD OF CHARGING TO PROPER HEAD OF ACCOUNT (PARA-118 OF AUDIT REPORT FOR THE YEAR 1997-98).

Director (MPO), explained to the Board the Audit framed Para wherein Audit pointed out that a Suzuki Khyber Car (1000 cc) 1996 Model was purchased by the defunct Procurement Directorate for Ex-Director of defunct Procurement Directorate for Rs. 402,000/- and expenditure was charged to storage charges which is irregular. The expenditure should have been charged on proper relevant head of Account.

In this context, he submitted that defunct Procurement Directorate was a self-financing unit of CDA 3% procurement & storage charges used to be levied on all the purchases made through that defunct Procurement Directorate to run the

business of that Directorate. However, Finance Wing used to issue head wise budget annually to the said Directorate on the basis of its estimated receipt on account of storage charges.

The perusal of the record has revealed that then FA /Member, CDA accorded approval on noting file to charge the expenditure to the head “storage charges” (Annex- B). The administrative approval of CDA Board and expenditure sanction for purchase of said vehicle has been issued by the Finance Wing, CDA (Annex-C) but allocation of funds has not been found in the available record.

The subject para was discussed in the DAC meeting held on 1-4-2011 and it was directed that expenditure charged to incorrect head of account may be got regularized from the Finance Division. In pursuance of DAC direction, case was submitted to Cabinet Division for taking up the matter with Finance Division (Annex-D). FA Cabinet (representative of Finance Division) desired a briefing on the issue as conveyed by the Section Officer CDA-III telephonically. Two representatives of CDA visited Cabinet Division on the fixed date i.e 17-9-2011. The issue was discussed in detail with the FA Cabinet in the presence of DFA Cabinet and Section Officer CDA-III Cabinet Division.

It was finally decided that the expenditure may in the first instance be regularized by the CDA Board and then be submitted to Cabinet Division for its ratification by the Finance Division as directed by the DAC.

It is pertinent to mention that neither any loss has been sustained nor any misappropriation has been made. The expenditure was met from CDA fund; however the expenditure was misclassified and charged to the storage charges instead of proper relevant head of account as pointed out by Audit.

CDA Board is therefore requested that in order to rectify the procedural mistake. Expenditure of Rs. 402,000/- (charged to storage charges) may kindly be regularized by according approval to charge the said expenditure to CDA Main Account as fate accompli.

DECISION

Director (MPO), presented the facts of the case pertaining to regularization of expenditure of Rs. 402,000/- charged to storage charges instead of charging to proper head of account (Para-118 of Audit Report for the year 1997-98). The Board regularized the expenditure of Rs. 4,02,000/- (charged to the storage charges) and accorded

approval for charging the said expenditure to CDA Main Account as fate accompli.

**Action: Member (Engg)
Director (MPO)**

NON-AGENDA ITEM NO. I

RESTORATION OF ALLOTMENT OF PLOT NO. 489-A, SECTOR I-8/2, ISLAMABAD.

Director Estate Management-I, explained to the Board that Plot No. 489-A measuring 35' X 80' – 311.11 Sq. yards, Sector I-8/2, Islamabad was allotted in open auctioned held on 17-02-1998. Mr. Abdul Sattar offered the highest bid @ Rs. 9,900/- per sq. yard. He also deposited Rs. 7,69,948/- i.e. 25% of the total price of Rs. 30,79,989/- at the time of auction. Bid acceptance was intimated to him vide letter dated 26-03-1998 and allotment letter was issued on 28-05-1998, specifying schedule of payment for balance 75% price of the plot in 03 equal quarterly installments of Rs. 7,69,998/- each by 26-06-1998, but despite issuance of several notices dated 18-01-1999, 10-03-1999 he failed to make payment of the 2nd and 3rd installment. Therefore, after issuance of notices and final show cause notice dated 25-03-1999 the allotment of plot was cancelled on 04-05-1999.

The allottee filed an appeal on 28-07-1999 (within permissible period). A summary for restoration of

allotment of plot was placed before the CDA Board on 13-10-1999 which was considered and decided to restore the allotment of plot, subject to payment of outstanding dues including restoration charges, delayed payment charges etc, as per then prevailing policy of the Authority. (Copy enclosed as Annex-“A”).

The ex-allottee was asked vide letter dated 04-11-1999 to remit a sum of Rs. 18,26,816/- but despite issuance of notices dated 07-01-2000 and 24-03-2000 he deposited the outstanding dues on 16-04-2003 after a lapse of three years. Balance price restoration charges and delayed payment charges paid on 16-04-2003 and 18-06-2003 through call deposits for Rs. 18,26,816/- Rs. 1,00,000/- and Rs. 8,74,025/- stating that he could not deposit the outstanding dues of the Authority due to his domestic circumstances and requested for restoration of plot in his name. The call deposits were not accepted by the Accounts Officer under clause 22 of gazette notification as no payment can be accepted after lapse of 30 days of letter intimating payment of said dues.

As for CDA Board decision dated 13-10-1999, under which the plot was restored did not specify any time limit for payment of CDA dues, copy enclosed as Annexure-“A”. However, the ex-allottee

failed to comply with Authority's notice dated 24-03-2000 wherein 15 days time was specified which expired on 08-04-2000. On the request of ex-allottee a Summary for restoration of Plot 2nd time placed before CDA Board on 25-05-2005 for policy decision and it was decided that "to refer the case of second time restoration of plot to the CDA Board for approval". Thus the case was again placed before the Board in its meeting held on 01-07-2006 wherein it was proposed that the plot cancelled for 2nd time due to non-payment of price (premium) may be considered for restoration subject to payment of dues as given below:-

Original price plus delayed charges which come to Rs. 43,40,841/- already paid by ex-allottee in April, 2003.

OR

Present market value worked out by, Costing Section which come to Rs. 43,60,518/- in the year 2003 at the time of depositing of balance price.

The Board in the light of Land Disposal Regulation, 1993 did not agree to restore the allotment as per decision dated 01-07-2006.

"The Board in the light of Land Disposal Regulation did not agree to restore the allotment of Plot No. 489-A, Sector I-8/2, Islamabad. "Hence the original C.D.R Nos 0178927 for Rs. 1826816/-, No. 0249294 for Rs. 100000/- and No. 0249292 for Rs. 8,74,-025/- drawn on ABL, I-8/3 Markaz has been returned to the ex-allottee.

The allottee has again requested that since Plot No. 276 and 277, Sector F-11/2 auctioned on 04-05-1993, twice cancelled by the Authority, and restored as such his case was again placed before CDA Board for restoration being similar nature as per restoration policy on 13-03-2009 and at that time Board decided that "The Board did not accede to the request of ex-allottee for restoration of plot No. 489-A, Sector I-8/2, Islamabad.

Now Mr. Dost Muhammad purchaser of Plot vide his request addressed to Member (Estate) received in this office on 06-12-2010 along with photo copy of application ex-allottee of plot dated 02-05-2007 has requested for restoration of Plot No. 489-A, Sector I-8/2, Islamabad in the light of present restoration policy has done in case of Plot No. 613-C, Sector I-8/2, and Plot No. 276 & 277, Sector F-11/2, Islamabad because he has purchased said plot from ex-allottee and paid balance price to CDA through Mr. Abdul Sattar (ex-allottee).

He submitted that as per new Restoration Policy-2010 approved by CDA Board plots cancelled more than once due to non-payment of cost of land be considered for restoration. Therefore as narrated in Para-6 above of the summary and on the analogy of F-11 cases and Plot No. 613-C, Sector I-8/2,

Islamabad restored earlier, the case for 2nd time restoration of Plot No. 489-A, Sector I-8/2 is again placed before the CDA Board for consideration in the light of present policy and as per position narrated in pre-paras.

DECISION

Director Estate Management-I, presented the facts of the case pertaining to restoration of allotment of Plot No. 489-A, Sector I-8/2, Islamabad. The CDA Board after hearing the original allottee, Mr. Abdul Sattar, decided to restore Plot No. 489-A, I-8/2, Islamabad as per prevailing/current Restoration Policy. The Board also made it clear to the allottee that the subject plot was previously restored by the Board and that the Board is according its consent for restoration for the last time on the Allottee's assurance that he would adhere/comply with the Board's decision.

Action: Director (E.M-I)

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

CONFIDENTIAL

CAPITAL DEVELOPMENT AUTHORITY
(SECRETARIAT)

No.CDA-1226/BM-Coord/2012/ Islamabad March: 2012.

Subject:- MINUTES OF THE 4TH MEETING OF
THE CDA BOARD FOR THE YEAR 2012.

The 4th meeting of the CDA Board for the year 2012 was convened on Wednesday, The 7th March, 2012 at 11.30 A.M in Room No. 006 at Jinnah Convention Centre, Islamabad with the Chairman, CDA presiding. Draft minutes have been attempted maintaining the highest ethical standards and placed below for the kind perusal and approval of the Board.

(Dr. Raja Mustafa Hyder)
Secretary CDA Board

Member (Environment)

Member (Administration)

Member (Estate)

Member (P & D)

Member (Engineering)

F.A / Member

Chairman

4TH BOARD MEETING FOR THE YEAR-2012**HELD ON 07TH MARCH, 2012****(DRAFT MINUTES)****AGENDA ITEMS**

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8	Regularization of expenditure of Rs. 402,000/- charged to storage charges instead of charging to proper head of account of (Para-118 of Audit report for the year 1997-98). (Discussed) .	Director (E.M-II)	15

NON - AGENDA ITEM

Sr. #	Subject	Presenter	Page No
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