

**CONFIDENTIAL**

**CAPITAL DEVELOPMENT AUTHORITY**  
**(Directorate of Coordination)**

**No.CDA-1230/BM-Coord/2012/ Islamabad April 2012.**

**Subject:- MINUTES OF THE 8<sup>TH</sup> MEETING OF CDA BOARD FOR THE YEAR 2012.**

The 8<sup>th</sup> meeting of the CDA Board for the year 2012 was convened on Thursday, the 26<sup>th</sup> April, 2012 at 09.30 A.M in the Conference Room of CDA Headquarters, Executive Block No. V, Islamabad with the Chairman, CDA presiding.

2. The following were in attendance:-

- 1) Mian Waheed-ud-Din,  
Member (Env't.) / Acting  
Chairman, CDA. In Chair
- 2) Mr. A. Aziz Qureshi,  
Member (P & D) / Admin.
- 3) Mr. Javaid Jehangir,  
F.A/ Member.
- 4) Mr. Sanaullah Aman,  
Member (Engineering).
- 5) Dr. Raja Mustafa Hyder,  
Secretary CDA Board.

3 The following officers were in attendance and participated:-

- 1) Mr. Amjad Saleem,  
Head of Treasury, CDA.
- 2) Mr. M. Aslam Chaudhary,  
Director Estate Management-II, CDA.
- 3) Mr. Faisal Saeed Cheema,  
Dy. Financial Adviser-I, CDA.
- 4) Mr. Ramzan Sajid,  
Director (Public Relations),, CDA.
- 5) Mr. Arshad Mehmood,  
Staff Officer to F.A / Member, CDA.

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

5. Meeting commenced with the recitation of “Holy Quran” by Dr. Raja Mustafa Hyder, Secretary CDA Board.

6. The following agenda item was taken up for discussion and following decisions were taken:-

**6.1 SHORTFALL OF FUNDS FOR PAYMENT OF SALARIES FOR THE MONTH OF APRIL, 2012.**

10128/1230/BM/12  
26-04-'12/8<sup>TH</sup>

Head of Treasury, CDA, explained to the Board that as known by all, the CDA is facing financial crunch and has to manage monthly pay and pension from its limited available resources given the rising non-development expenditure and squeezing pace of revenue recovery. The situation is compounded by the fact that CDA will be able to manage only Rs. 253.00 million till 30.04.2012 in its accounts whereas; the monthly salary bill requires Rs. 375.00 m. The short fall of Rs. 122.00 million has to be arranged immediately to clear the staff salary for the month of April, 2012.

Given the above mentioned facts, the case is placed before the CDA Board for consideration of the following options in order to manage the monthly salary:-

- a) The transfer of funds from Park Enclave development account where a remaining balance of only Rs. 195.00 million is available
- b) To accept the partial payment of Rs. 73.00 million on account of plot no. 1-C, Bhitai Road, Jinnah super Market, F-7 markaz
- c) .The handing over the physical possession of the plot no. 1-C, Bhitai Road, Jinnah super Market, F-7 Markaz. to the allottee against the receipt of total outstanding dues after reconciliation with the Estate Management-II.

**The brief facts of options b and C are as under:-**

- i) The subject plot measuring 2394.17 Sq. Yds was put to auction on July 2, 2010 through prequalification of bidders.
- ii) The Plot was allotted to M/S Sardar Builders being the highest bidders at a total premium of Rs 603,330,840/- The bidder has paid Rs 422,331,625 till date and has also deposited Demand Draft amounting Rs. 73.00 million.
- iii) As intimated by the EM-II Directorate, CDA, as on April 4, 2012 two installments amounting Rs 180,999,215/- were due from the allottee excluding the delay payment charges amounting to Rs. 3,825,102. It is worth mentioning that Deputy Director-1 EM-II conveyed CDA Board decision dated 31.10.2011 in which the Board waived off the delayed charges on the overdue installments till 31.12.2011. The Board also took serious view of the delay caused for decision for possession and removal of encroachment from the site and directed the concerned staff for vacation of the encroachment at the earliest.
- iv) However, the allottee of the said plot filed an application with the CDA dated April 03, 2012 contending that they are willing to clear the final payment subject to shifting of CDA inquiry office from the site and handing them over the physical possession.
- v) Keeping in view the sensitivity of the matter, the Member Finance and Member Eng. CDA also visited the site on April 25, 2012 to have firsthand knowledge of site clearance. During the visit, the Member Eng. issued instructions to the inquiry staff to clear the site at once. However, the allottee is not satisfied and has requested for assurance of physical possession in writing before final payment.

It is pointed out that transfer of funds from Park Enclave development account at this stage may not be feasible because of the forthcoming commencement of development work.

He placed case before the Board for consideration and decision.

### **DECISION**

The CDA Board took notice of the fact that the gap created by partial payments of plots needs to be addressed in a comprehensive manner. The Board also decided that in view of the present financial crunch and handing over of physical possession of Plot No. 1-C, Bhatai Road, Jinnah Super Market, F-7 Markaz, Islamabad to M/s Sardar Builders (Pvt) Ltd. against receipt of total outstanding dues after re-conciliation of Estate Management-II be expedited and commitment be given in writing by Director Estate Management-II to the allottee that all issues regarding hurdles in handing over physical possession of the said plot will be addressed by the Authority in two weeks time w.e.f. 26-04-2012 subject to fulfillment of codal formalities and full payment of the said plot by the Allottee. The Board directed that DG (Works) & DDG Water Management Wing through Member Engineering, CDA would ensure that physical encroachments/ hurdles are removed and possession is handed over in a peaceful manner to

the Allottee within the stipulated time frame. Lastly the Chair directed that responsibility be fixed on the officials on account of delay in handing over the physical possession of the said plot.

**Action: Member (Engineering)  
Head of Treasury, CDA  
Director (E.M-II)  
Dy. Financial Adviser-I**

### **NON-AGENDA ITEMS**

#### **( I ) RECOVERY OF DUES ON ACCOUNT OF EXPIRED LEASES.**

10129/1230/BM/12  
26-04-'12/8<sup>TH</sup>

#### **DECISION**

The Board took notice of the fact that large sums of money of the Authority are stuck in the pipeline due to litigation and / or non extension of leases in various commercial areas of Islamabad. The Board recommended that a policy governing such matters be discussed in one of the next Board meetings in which views of Estate Wing and DDG (Municipal Administration) on the matter be examined by the Board.

**Action: Member (Estate)  
DDG (M.A)**

**( II) AUTOMATION OF CDA RECORDS.**

10130/1230/BM/'12  
26-04-'12/8<sup>TH</sup>

The CDA Board recommended that automation of the records of various formations of CDA be taken up as an agenda item in the next Board meeting and Director (IT) CDA to make a presentation before the Board.

**Action: FA/Member  
Director (I.T)**

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

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**CAPITAL DEVELOPMENT AUTHORITY**  
**(SECRETARIAT)**

No.CDA-1230/BM-Coord/2012/ Islamabad April 2012.

**Subject:- MINUTES OF THE 8<sup>TH</sup> MEETING OF THE CDA BOARD FOR THE YEAR 2012.**

The 8<sup>th</sup> meeting of the CDA Board for the year 2012 was convened on Thursday, the 26th April, 2012 at 09.30 A.M in the Conference Room of CDA Headquarters, 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 (Administration)**

**Member (Environment), CDA.**

**Member (P & D)**

**Member (Engineering)**

**F.A / Member**

**Chairman**

**8<sup>TH</sup> BOARD MEETING FOR THE YEAR-2012****HELD ON 26th APRIL, 2012****(DRAFT MINUTES)****AGENDA ITEMS**

<b>Sr. #</b>	<b>Items of Agenda</b>	<b>Presenter</b>	<b>Page No</b>
1	Shortfall of funds for payment of salaries for the month of April, 2012. <b>(Discussed).</b>	Head of Treasury	03

**NON - AGENDA ITEM**

<b>Sr. #</b>	<b>Agenda Item</b>	<b>Presenter</b>	<b>Page No</b>
1	Recovery of dues on account of expired leases. <b>(Discussed).</b>		06
2	Automation of CDA's records. <b>(Discussed).</b>		07