



CONFIDENTIAL  
MOST IMMEDIATE

**Capital Development Authority**  
(Directorate of Coordination)

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

Subject:- **DECISION TAKEN IN 8<sup>TH</sup> BOARD MEETING HELD ON 26-04-2012**

The summary on the under mentioned subject was considered by the CDA Board in its meeting held on 26-04-2012. The relevant extract of the Board decision on the summary is being reproduced / enclosed below for information and further necessary action.

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

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

2- Progress on implementation of the decision may please be furnished to this Directorate by 16-05-2012, positively for submission to Chairman, CDA. Report on the progress / implementation status of the Board decision taken in the meeting of the Board may be sent.

**Asstt. Director**  
Coord. Directorate CDA

**Head of Treasury, CDA**  
**Director EM-II, CDA**  
**DFA-II, CDA**  
**PS to Member Engineering, CDA**

**Capital Development Authority**  
(Directorate of Coordination)

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

Islamabad

April

, 2012

Subject:- **DECISION TAKEN IN 8<sup>TH</sup> BOARD MEETING HELD ON 26-04-2012**

The summary on the under mentioned subject was considered by the CDA Board in its meeting held on 26-04-2012. The relevant extract of the Board decision on the summary is being reproduced / enclosed below for information and further necessary action.

<u>10129/1230/BM/'12</u> <u>26-04-'12/8<sup>TH</sup></u>	<p style="text-align: center;"><b><u>NON-AGENDA ITEM</u></b></p> <p><b>( I ) <u>RECOVERY OF DUES ON ACCOUNT OF EXPIRED LEASES.</u></b></p> <p><b><u>DECISION</u></b></p> <p>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.</p> <p style="text-align: right;"><b>Action: Member (Estate)</b> <b>DDG (M.A)</b></p>
---	---

2- Progress on implementation of the decision may please be furnished to this Directorate by 16-05-2012, positively for submission to Chairman, CDA. Report on the progress / implementation status of the Board decision taken in the meeting of the Board may be sent.

**Asstt. Director**  
Coord. Directorate CDA

**DDG(MA), CDA**  
**PS to Member Estate, CDA**



CONFIDENTIAL  
MOST IMMEDIATE

**Capital Development Authority**  
(Directorate of Coordination)

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

Subject:- **DECISION TAKEN IN 8<sup>TH</sup> BOARD MEETING HELD ON 26-04-2012**

The summary on the under mentioned subject was considered by the CDA Board in its meeting held on 26-04-2012. The relevant extract of the Board decision on the summary is being reproduced / enclosed below for information and further necessary action.

<u>10130/1230/BM/'12</u> <u>26-04-'12/8<sup>TH</sup></u>	<p><b>( II) <u>AUTOMATION OF CDA RECORDS.</u></b></p> <p>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.</p> <p style="text-align: right;"><b>Action: FA/Member Director (I.T)</b></p>
---	---

2- Progress on implementation of the decision may please be furnished to this Directorate by 16-05-2012, positively for submission to Chairman, CDA. Report on the progress / implementation status of the Board decision taken in the meeting of the Board may be sent.

**Asstt. Director**  
Coord. Directorate CDA

**Director I.T, CDA**  
**PS to FA/ Member, CDA**

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

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**