

CONFIDENTIAL

**CAPITAL DEVELOPMENT AUTHORITY
(SECRETARIAT)**

No. CDA-924/BM-Coord/2000

Islamabad, June , 2000.

Subject: **MINUTES OF THE 7TH MEETING OF THE CDA BOARD FOR
THE YEAR 2000.**

The 7th meeting of the CDA Board for the year 2000 was held on Tuesday, June 13, 2000, at 10.30 A.M. in the Conference Room, Executive Block, CDA Headquarters, Islamabad.

2. The following attended:-

1. Mr. Khalid Saeed,
Chairman CDA/Chief Commissioner ICT. In Chair.
2. Mr. Masud Muzaffar,
F.A/Member.
3. Mr. Sohail Ahmad,
Member (A).
4. Mr. Abdus Salam Khan Wazir,
Member (E).
5. Mr. Maqbool Elahi,
Member (P/D)
6. Mr. Abdul Ghafoor Dogar,
Secretary CDA Board.

3. The following were also present:-

- 1) Mr. Muhammad Rafiq Ahmad,
Consultant (Engg).
- 2) Mr. S.A.M. Wahidi,
Consultant (Law)

- 3) Mr. Imtiaz Inayat Elahi,
Director General (Env)
- 4) Mr. Mohiuddin Jameeli,
Director General (Services)
- 5) Mr. M. Zubair Osmani,
DDG(A)
- 6) Mr. Saadullah Khan Zimri,
Director Personnel
- 7) Major (R) Muhammad Baqir Khakwani
Director (Admin)
- 8) Mr. Akbar Nawaz,
Director W&S (Dev).
- 9) Mr. Maqsood Ahmad,
Director MPO.
- 10) Mr. Nadeem Akbar Malik,
DEM-II

ARMY MONITORING TEAM

- 11) Lt. Col. Nadim Ahmar.

4. Commissioner Rawalpindi Division, Rawalpindi could not attend the meeting due to other official assignments.
5. The meeting started with recitation from the Holy Quran.
6. The Board confirmed the minutes of the 6th Board Meeting held on 18-05-2000.

Implementation of decisions taken in the 5th Board Meeting held on 12-4-2000 and previous Board meetings of 2000.

7. The progress and implementation of the decisions taken in the 5th Board Meeting held on 12-4-2000 and remaining decisions of the previous Board Meetings of 2000 was

explained by the Secretary CDA Board. The Chairman desired to speed up the implementations of the remaining decisions.

5TH BOARD MEETING

7.7 Review of Schedule of Administrative & Financial Powers.

726/PF
13-6-2000 All Members should submit their respective comments to the competent Authority by 10-7-2000.

Action F.A/Member.

7.14 Utilization of land retrieved from GTS in Markaz G-6, Aabpara, Islamabad.

737/PF
13-6-2000 Chairman desired that a comprehensive presentation should be given to him by the Planning Wing within two weeks.

Action: Member (P)
DDG(P)

8. The items of agenda for the Board Meeting were then taken up. Salient points of discussion and decisions are as follows: -

8.1 Provision of rates of water charges.

7175/924/2000
727/BF
13-6-2000

Decision

The Board acceded to the proposal subject to proof of residence and evidence of payment of water charges to Rawalpindi Municipal Corporation/Rawalpindi Cantonment Board.

Action: Director Admin.

8.2 Auction of Margalla Launch.

7176/924/2000
755/BF
13-6-2000

Decision

The proposal was acceded to. It was further decided that the cases of all auctions should be processed on top priority basis and got approved from the Board through circulation within four weeks at the most.

Action: Director W&S(Dev).
All Directors.

8.3 **Revision of terms and conditions for auction of plots.**

7177/924/2000
723/BF
13-6-2000

Decision

The Board approved the draft terms and conditions of auction of residential and non-residential plots subject to following modifications:-

(a) **Residential Plots.**

- i) In case of non payment of first instalment of 25% within 72 hours after auction and non-payment of taxes, if any are levied on auction sales, within 14 days, the bid would stand cancelled automatically and result in forfeiture of token money only.
- ii) In all subsequent cases of cancellation or surrender of plot for whatever reasons, 10% of total auction price (accepted bid) will stand forfeited in favour of CDA.
- iii) In case of default in payment of subsequent instalments of price also, the allotment will stand cancelled automatically after six months from due date without any further notice.
- iv) Possession of p[lot will be given only after full payment of price.

v) It is considered unjust and unfair to put a plot to auction whose possession is not with the CDA. Reference to non-delivery of possession of plot as a possible excuse for withholding payment of instalments of price has, therefore, been omitted and it has been clarified, with reasoning, that non-provision of infrastructure (only) will be no justification for withholding payment of instalments of price of a plot.

b) Non-Residential plots.

- i) The terms and conditions have been generally revised on the lines of terms for residential plots.
- ii) The brochure for 1999 – auction provided for payment of second instalment of 25% premium within two months and subsequent instalment in two quarterly instalments commencing from the date of bid acceptance letter. Thus, the third instalment would become payable just one month after the second instalment. This is considered too harsh keeping in view the heavy amount of instalments involved in commercial plots. It is, therefore, proposed that on acceptance of the bid, the balance amount may be made payable in three 4-monthly instalments in one year.

The brochure may be amended accordingly.

Action DEM-I&II

8.4 Suggestions for improving financial health of CDA.

7178/924/2000
753/BF
13-6-2000

Decision

F.A/Member should refer a comprehensive case to the CBR for exemption of general sales tax on electricity bills for water supply for public utility and Chairman WAPDA Lahore for reduction of electricity tariff and bring it at par with other municipalities and development authorities.

Action: F.A/Member.
DG(S)

8.5 **Repair/Maintenance of official vehicles.**

7179/924/2000
727/BF
13-6-2000

Decision

It was decided that Director Admin. should proceed ahead for pre-qualification/short listing of important garages/workshops from Islamabad/Rawalpindi for repair of light vehicles. F.A/Member to study the case relating to issuance of NOC and financial powers to be given to the Members/Directors for repair of vehicles and put up categorical recommendations by 10-7-2000.

Action: F.A/Member.
Director Admin.

8.6 Allotment of accommodation on out of turn basis.

7180/924/2000
727/BF
15-6-2000

Decision

- i) All existing out of turn approvals may be cancelled. The allotment of official quarters/flats to CDA employees be centralized.
- ii) Fresh applications from employees who are wishing to be allotted official accommodation should be called and seniority (general waiting list) should be framed properly keeping in view service of the applicant.
- iii) The out of turn quota may be reduced to 10% and general quota may be increased to 90%.
- iv) The employees who have not been allotted residential plot/flat by the CDA and who do not have a residence in Rawalpindi/Islamabad should be placed in priority No. 1 for allotment of official accommodation.

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v) The employees who have been allotted plots and have also taken possession may be placed at second priority.

vi) In future a Committee consisting of DDG(A) and nominee of each Wing will decide allotment of quarter/flat on seniority basis.

For :- quarter / flat on seniority basis
Read :- quarter / flat in all cases
other than on seniority basis.

Action: All Member
Executive Dir. C.H.
All DGs
All DDGs

8.7 **Compensation for extra working to the MPO field staff.**

The proposal was rejected. If there is some cogent emergency separate detailed case may be submitted to competent authority.

8.8 **Development of Site for Car Bazar and licensing on annual basis.**

The item was deferred for want of time.

8.9 **Conversion of land-use from brick kiln to orchard in respect of Plot No. 4, NPA Islamabad.**

Amended with
reference to No. 2
COA-771/BF-Cstd/2000/3873
all 10-8-2000

7181/924/2000
747/BF
13-6-2000

7182/924/2000
738/BF
13-6-2000

7183/924/2000
724/BF
13-6-2000

Decision

Consultant (Law) to examine the possibility of withdrawing/cancelling the permission for conversion of land use in the case of four brick kilns and cancelling the leases in the light of terms and conditions of their allotments/lease-deeds.

Action: Consultant (Law).

DEM-II

- 8.10 **Notice for closing of level crossing No. 58/A at Nur Railway station at KM 1512/3-4 over I.J.Principal Road (Pirwadhai Road), Islamabad.**

7184/924/2000
745/BF
13-6-2000

The item was deferred for want of time.

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8.11 Grant of compensation to the family of deceased CDA Employees
expired while performing duty.

7185/924/2000
726/BF
13-6-2000

Decision

- i) It was decided to give compensation amounting to Rs. 1,00,000/- to the legal heirs of the deceased Mr. Muhammad Bashir, Chainman, Land Survey Division who died while performing his duty.
- ii) It was also decided that in future Rs. 1,00,000/- may be paid to the legal heirs of all the officers/officials who die while performing their duties.

Action: Director Personnel.

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7186/924/2000
724/BF
13-6-2000

- 8.12 Refund of deposited amount along with mark-up to the bidder of Plot No. 29, Whole Sale Cloth Market, Sector I-11/3, Islamabad.

Decision

- i) Representation to the President of Pakistan in terms of Article 32 of P.O. No. 1 of 1983 against the findings of the Wafaqi Mohtasib be filed forthwith.
- ii) The dealing officials responsible for misplacement of file may be proceeded against under the provisions of Removal from Service (Special Powers) Ordinance 2000 and a report be sent by 1-7-2000.

Action: DEM-II.

8.13
7187/924/2000
726/BF
13-6-2000

Amendment in CDA Employees (Service) Regulation, 1992.

The item was deferred for want of time.

8.14 Transfer of land to Pakistan Housing Authority.

DEM-II explained the summary relating to transfer of land to Pakistan Housing Authority. The summary was found lacking certain information like status of original lessee, grant of propriety rights to Pakistan Housing Authority in CDA as against current practice in KDA, position of payment and confirmation of market/commercial rates etc. A comprehensive summary be brought before the Board, through circulation for consideration and approval.

Action: DEM-II

8.15 Shortage of teachers in CDA Model School.

Decision

- i) Additional six teachers may be recruited on contract basis to make up the shortage for one year by a committee consisting of DG(Env), DDG(A) and Principal of the School through a transparent process after proper advertisement inviting applications.
- ii) Fee be increased by Rs. 50/- per month i.e. as Rs. 500/- for higher senior section and Rs. 450/- for junior section.
- iii) Feasibility of starting second shift from next academic year may be studied and, if found feasible, second shift may be started.

- iv) Principal should submit a comprehensive summary in this respect to the Board containing additional requirement for the purpose on priority basis for consideration and approval of the Board.

Action: DG(Env)
DDG(A)
Principal Model School.

- 8.16 Review of the Rehabilitation Policy 1996.
8.17 Vacation of D-12.
8.18 Vacation of Bheka Sayedan F-11/4, Islamabad.
8.19 Grant of ex-gratia for the year 1998-99 to the staff of Personnel Directorate and Parliament Lodges.

The items were deferred for want of time.

- 8.20 Restoration of plot/land allotted to Director General Registration for construction of Office Building in G-10/1.

Decision

The proposal of waiving restoration charges was not acceded to by the Board. Registration Office may be regretted suitably.

Action: DEM-II

7192/924/2000
750/BF
13-6-2000

- 8.21 Grant of extension in contract –Security Guards.
- 8.22 I) Grant of Special Additional Allowance @ 25% of relevant basic scale and
ii) Grant of Adhoc Relief @ Rs. 100/- per month to employees BPS-1 to 16.
- 8.23 Issue of Transfer of Proprietary Rights to Societies in E-11, Islamabad.

The items were deferred for want of time.

8.24 NON AGENDA ITEM

7193/924/2000
750/BF
13-6-2000

- a) Civil Servants (Amendment) Ordinance (XX of 2000) 2000.

It was decided by the Board to adopt Civil Servants (Amendment) Ordinance (XX of 2000) 2000 w.e.f. the date of promulgation i.e. 1-6-2000. Amendment in CDA Employees (Service) Regulation, 1992 may be made accordingly.

Action: Director Personnel.

9. The meeting concluded with a word of “**thanks**” to the Chair.

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