

MINUTES OF THE THIRD CDA BOARD MEETING OF 1992
HELD ON 07-3-1992
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Meeting of the CDA Board was held on Saturday 07 March, 1992 at 0900 hours in the Conference Room of the Capital Development Authority. The following attended:

- (1) Mr. Farid-ud-Din Ahmad, In chair
Chairman
- (2) Mr. Muhammad Rafiq Ahmad,
Member (Engineering)
- (3) Mr. Ahmad Waqar,
Financial Adviser/Member
- (4) Mr. S. Bilal Ahmed,
Member (Administration)
- (5) Mr. S.P. Chohan,
Member (Planning)
- (6) Mr. Muhammad Zubair Osmani,
Secretary to the Board.

2. Mr. Shahid Rafi, Commissioner, Rawalpindi could not attend being out of the country.

3. The following were also present:

- (1) Director General (Design)
- (2) Director General (Services)
- (3) Director Public Relations
- (4) Director Revenue
- (5) Director Roads
- (6) P.S.O. to the Chairman

4. The meeting started with recitation from Holy Quran.

5. Minutes of the last Board meeting were delayed and were, therefore, not presented for confirmation. It was desired that minutes of the Board meeting should not be delayed in future. Review of the implementation progress was deferred to the next Board meeting.

6. Following items on the agenda were considered:

IMPOSITION OF TAX ON THE ANNUAL
VALUE OF BUILDINGS AND LANDS

Decision

It was decided that the

following schedule of "Exemptions/
Concessions should be adopted in
substitution for the existing one:

- a) Places set apart 100% exemption
for public worship
and either actually
so used or used
for no other
purpose.
- b) Hospitals, dis- 100% exemption
pensaries, clinics,
educational/
training institu-
tions and libraries
maintained/run wholly
from charitable
contributions/
donations
- c) Buildings or lands 100% exemption
vested in the CDA.
- d) Any buildings or 100% exemption
lands owned and
used for the
public service or
for any public
purpose which are
the property of the
Federal or any
Provincial Government
but excluding any
building or land
owned, used or
acquired by any
public or private
corporation.
- e) One house belonging 100% exemption
to a widow, if she
owns no other built-
up property any-
where in Pakistan.
- f) Newly constructed 100% exemption
houses/residences
during the initial
period of six
years from the
date of handing

over of possession
of the plot.

- g) Residential Building
owned and self-
occupied by a retired
Government/Semi
Government, his/her
spouse and/or
dependent children,
if it is their only
built up property
in Pakistan.

It was
desired that
this provi-
sion may be
compared .
with the law
prevailing
in Punjab
after which
recommenda-
tion may be
made.

- h) Residential
buildings owned
and self-occupied
by individuals/
persons, but
excluding bodies
corporate or
"legal persons"

50% exemption

B. REBATES AND SURCHARGES (WITHOUT PREJUDICE TO LEGAL ACTION)

- | | | |
|----|-------------------------|--------------|
| a) | Payment of tax | Rebate @ 5% |
| | upto 30th September | of the |
| | in the financial year. | property tax |
| | | payable. |
| b) | Payment after | Surcharge |
| | close of financial year | @ 5% of |
| | | property tax |
| | | payable. |

C. SPECIAL EXEMPTIONS

The CDA Board may exempt, for a
period not exceeding one year at a time,

from payment of full or any portion of the tax on the annual value of buildings and lands, any person who is in its opinion by reason of poverty or material incapacity to pay, unable to pay the same.

D. CLAIMS FOR EXEMPTIONS/CONCESSIONS

The Board accepted the recommendation contained in the summary regarding substitution of the affidavit with a signed and officially stamped Certificate on the prescribed/approved format by serving Federal/Provincial Government Gaztted Officers.

The other proposal regarding rendition of one-time affidavit duly notarised, with a properly executed "Indemity Bond" from all the tax-payers, or a certain class of tax-payers, viz widows and/or destitutes, was not agreed to.

Action: F.A/Member

Dir. Rev.

COVERED AREA (FLOOR AREA) COMPUTATION
FOR PURPOSES OF PROPERTY TAX AND
ALLIED CHARGES BILLING

Decision

For the purposes of taxation/
billing, Board approved the following
definitions/clarifications:

- a) "Coverd area" and "floor area" should
be generally construed as
synonymous terms.
- b) "Covered area" should be reckoned as
per the approved Building Plans or
the Completion Plan, where available,
but for 'residential' properties
basements should be taxed/billed at

one-half rate, while for 'commercial' properties basements should be taxed/billed at full rate.

c) Since almost all the "mezzanine floors" were large independent floors, and not limited-access balconies, for commercial properties such floors should be taxed/billed at the full rate.

d) In the absence of the approved Building Plan and/or the Completion Plan, and allowing a grace period of one year, the tax and allied charges may be levied provisionally on the basis of the maximum permissible 'covered area'.

Action: F.A/Member

Dir. Rev.

Dir. E/M

Decision

Consideration of the item was deferred till the next Board Meeting. It was desired that Executive Vice President of NESPAK may again be requested to attend.

Action: Member (E)

Secretary

ALLOTMENT OF ADDITIONAL LAND
TO VARIOUS ALLOTTEES.

Decision

The Board decided that following rates should be charged for the allotment of additional land to various allottees:

- | | |
|------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|
| 1. Minor variation in size of the plot due to variation in measurements at the time of handing over of the plot. | Price of additional land should be charged at the allotment rate. |
| 2. Normal variation in the size of the plot due to minor revision in planning of the area. | Price of additional land should be charged at the allotment rate. |
| 3. Incidental space. | Charges for allotment of additional land to be decided by the Govt. |
| 4. Encroachment of incidental spaces. | To be decided by the Govt. as the case is pending with them. |

INCREASE IN WATER CHARGES

Decision

The Board decided that:

1. A summary should be sent to the Government suggesting that flat rates for water supply should be brought at par with metered rates.

2. Water meters which are out of order should be got repaired.
3. Entire water supply in . . . Islamabad should be metered and the flat rates eliminated.
4. The installed meters shall remain the property of the CDA and its tampering with or damage shall be a cognizable offence.

Action: Dir. PE & C

Dir. Rev.

REVIVAL OF AGREEMENT

Decision

The Board decided that :

1. Contract agreement with M/s Mumtaz Construction Coy should be revived at old rates with a rebate of 4.011% without calling fresh tenders.
2. the contractor will give an undertaking that he will not lodge any claim (Escalation) on any account for the work already executed by him or for the balance work.
3. Extension in time limit be given upto one year after the revival of the contract agreement.

Action: Member(E)

Dir. Roads

REVIVAL OF AGREEMENT

Decision

It was decided that:

1. Contract agreemnt with M/s Mumtaz Construction Co. for the construction of Major and Vehicular Roads in Sector G-11/1&2 should be revived at original rates.

2. Balance/additional work of said contract should be awarded to M/s Mumtaz Construction Co.
3. Extension in time limit upto three months after the date of revival of the agreement may be granted.

Action: Member(E)

Dir. Roads

CONSTRUCTION OF MR-2 IN SECTOR G-10/3

the Director

Decision

It was decided that since penal

action had already been taken and
case stood closed, therefore,
report of the committee was not
acceptable and penal action taken under
clause (3) of the contract agreement
was endorsed.

Action: Member (E)

Dir. Roads

ALLOTMENT OF LANDS TO PAK LIBYA HOLDING
COMPANY ALONG JINNAH AVENUE

Decision.

Board gave its approval to the site
allotment proposal to Pak Libya Holding

Company in the northern section along
Jinnah Avenue at the rates land was
allotted to the N.I.C.

Action: Member (P)

D.D.G (P)

DELEGATION OF ADMINISTRATIVE AND
FINANCIAL POWERS TO DIRECTOR GENERAL (DESIGN)

Decision

It was decided that the four
members of the Board should study the
issue and determine Administrative and
Financial Powers for the Directors

General and various other Directorates/
Offices for achieving better
operational efficiency. The Directors
General may also be associated
with the study.

The Board further decided that
D. G (Design) should be delegated the
same administrative and financial
powers as delegated to others Directors
General.

Action:	Mmber(A)	F.A/Mmbr
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	Mmbr()	Membr(P)
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	D.G (D),	D.G (S)
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	D.G()	

Consideration of item No. 11 onward was
deferred till the next Board Meeting.