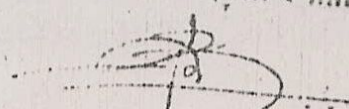


AGENDA FOR THE MEETING OF 2218TH MEETING
OF THE OVERSEE COMMITTEE TO BE HELD ON
14.07.1999 AT 2.00 P.M. AT CIVIC CENTRE, KDA.

1. Recitation from Holy Quran
2. Confirmation of the minutes of the meeting dated 09.06.1999.
3. Action arises from the previous meeting.
4. Discussion on the report of the meeting of the sub-Committee with the professionals of KBCA.
5. Discussion on the report of the sub Committee regarding delay in publication of public notice in respect of "International Trade Centre"
6. Discussion on the minutes of the Sub-Committee formed to finalize Transfer / posting / seniority of KBCA officers.
7. Discussion on report of calculation of with-holding tax in respect of project " Four Square"
8. Any other item with the permission of the Chair.



06071999
(ENGR. S.M.R. ZAIDUL WASTI)
CHIEF CONTROLLER OF BUILDINGS
K.B.C.A.

O.C
No. 104
Dt 6-7-99

Distribution:

1. All Members of Oversee Committee on KBCA
2. All COB's
3. PRO

Subject MINUTES OF THE (22nd) 5TH MEETING OF OVERSEE COMMITTEE ON K.B.C.A. HELD ON 14.07.1999 AT 2.00 P.M. AT CONFERENCE ROOM, K.D.A. CIVIC CENTRE, KARACHI.

PRESENT (MEMBERS OR THEIR SUBSTITUTES)

1. Mr. Allah Rakha Asi, DG,KDA
2. Mr. Rauf Akhtar Farooqi, DG,MDA
3. Mr. Shed Muhammad Hussain, CCOB
4. Mr. Ardeshir Cowasjee
5. Mr. Syed Kalimuddin, Chairman,PCATP
6. Dr. Abdul Samad Khan, Nominee of NED
7. Mr. M.M.I.Hussain, Nominee of ABAD
8. Dr. S.Raza Ali Gardezi, Shehri,CBE
9. Mr. Iqbal Memon, LA, KBCA.

(PRESENT (BY INVITATION))

1. Mr.S.M.R.Zaidiul Wasti, Co-ordinator,Oversee Committee
2. Mr. Muntaz Ahmed Hashmi, DCB
3. Mr. Mirza Yousuf Ali, PRO.

1. Meeting started with the recitation of Holy Quran by Mr. Allah Rakha Asi, Secretary , HTP was not present due to some other occupation, therefore on the proposal of Mr. M.M.I. Hussain, seconded by Mr. Cowasjee, DG,KDA took the chair.
2. Minutes of the meeting dated 09.06.1999 were confirmed with the following addition/amendment :-

- i) Addition in point No.3 (a) of minutes of meeting dt:09.06.99,
" Shehri inquired as to how a plinth that was certified in Dec.98 could suddenly become a violation after only five months. The position and dimension of columns once cast can not be changed. CCOB informed that a sub-committee has already been formed by the Oversee Committee and the report in this regard will be submitted by Mr. Nooruddin. which would be presented in the next Oversee meeting."
- ii) Addition in 3 (c) : In the 1st line word 'deliberate is added before delay.

Further addedCCOB accepted the fact that delay was caused in the publication of the public notice for which he held the PRO personally responsible, to which Shehri disagreed and they have submitted report to the Oversee Committee , the Chief COB refuted the findings of the Sub-Committee. The Oversee Committee has decided to investigate the issue by Chief COB himself and put up the report within one month.

- iii) Point 3 (d) Shehri also submitted copies of the Public Notices regarding misuse of car parking, which also lacked the project name. It was therefore decided that in future public notices include project/Owner/Builders name.

- iv) In point No.3 (g), word 'should' be replaced by 'would' and further be added of other projects after 'taken up'.
- v) Change of word in point No.3 (I) from 'explained' to 'assured' and from 'should be available' to 'shall be available'

Action: All Members of
Oversee Committee.

3. Regarding point No.3 (a), Dr.Gardezi inquired about the report of sub-Committee on the Project 'Nice Trade Orbit', Mr. Rauf Akhtar Farooqi said that report is with Mr. Nooruddin, Of PEC and same shall be submitted after his arrival and after receipt of the report, the matter shall be taken up:-

Action: Members of Sub-Committee

4. Report regarding the inquiry against Mr. Agha Maqsood Abbas as mentioned in item No.2(e) of minutes of meeting dated 9.6.99, the copies of the inquiry have already been circulated to the Members on which M/s. Shehri said that they will submit their report after studying the report.

Action: M/s.Shehri

5. Regarding allocation of the amount in Budget for computerization of the KBCA, the Chief COB told that we had moved a note for allocation of Rs.30,00,000/- it was cut down by A/c Deptt and Rs.3,00,000/- have been allocated in the current budget for computerization. It was therefore decided that the recommendation of the Oversee Committee for allocation of Rs.30,00,000/- for computerization of the KBCA should be again moved to the Accounts Deptt for recommendation.

Action: DG,KDA/ Chief COB.

6. It was decided that the minutes of the meeting of the sub-Committee held with the professionals of KBCA shall be re-circulated and the members are requested to come with full preparation for discussion in the next Oversee Committee meeting. Comments on the minutes of the Sub-Committee from the officials members shall also to be communicated to the Members before the next meeting.

Action: All Members of Oversee
Committee/
Co-ordinator

7. Chief COB read out the minutes of the meeting of sub-committee formed for finalization of transfer/posting/ seniority of officers of KBCA dated 05.0.99. Mr. Kalinuddin informed that the other members except He and CCOB could not attend the meeting. It was therefore decided that the meeting of sub-committee will again be arranged to discuss the issue and findings of the sub-committee be circulated to all the members.

Action: Member of Sub-Committee.

8. Regarding calculation of with-holding Tax and 2% Security deposit of the Project "Four Square" It was informed that the withholding Tax was calculated as per notification of Govt. dated 22.6.93 reproduced as under:-

"It has been decided by the Board that for the purposes of withholding tax, cost of construction of a building shall be adopted on the basis of cost of construction specified by the Pak-PWD, or Provincial building Deptt. Or the Development authority or local authority concerned, whichever is the highest for comparable type of construction in that area."

The calculation of withholding tax were done as per prescribed formula. Therefore issue regarding withholding tax stands clarified.

9. Syed Kalimuddin, Chairman PCATP asked whether the prices offered by the Builders are fixed by the KBCA or otherwise. It was explained that the prices supplied by the Builder are approved after proper scrutiny except on the category of 'FL and 'ST' which are allotted by the KDA on the subsidized rates to the Builder, where the prices are fixed by KBCA as per approved formula. It was therefore decided that in future the advertisement should contain that whether the prices are offered by the Builder or fixed by the KBCA.

Action: Chief COB

10. Mr. Syed Kalimuddin asked regarding the charge of 50% security scrutiny fees as legal fee on the every building plan submitted in KBCA. Chief COB explained that the said fees are charged in accordance with the notification and the said amount is used to meet the expenditure of legal and advertisement charges etc. It was decided that the said notification shall be circulated to all the Members and the matter shall be discussed in detail in the next meeting.

Action: Chief COB

11. Matter regarding updating of Building and Town Planning Regulations should be brought on the Agenda of the next Oversee Committee meeting.

Action: All members of Oversee Committee/ Coordinator

12. The Committee comprising the following shall look into specifically the possibility of accepting of 2% cash security deposit instead of Guarantee issued by the ABAD for public sale project to the Builder.

1. M/s. ABAD
2. Shehri-CBE
3. Chief COB.

ABAD shall supply the list of all its Members to the Oversee Committee Members.

Action: Member of Sub-Committee
ABAD

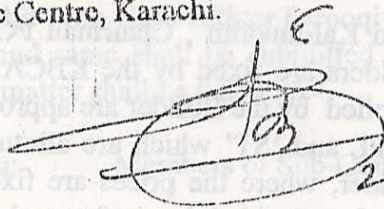
13. Mr. M.M.I. Hussain presented a case of widow received in CPLC regarding the Project 'Rabi Square' and requested that the said case may be taken up by the KBCA on priority. The Chief COB said that the meeting shall be arranged on 20.07.99 at 2.00 P. to sort out the issue of complainant.

Action: Chief COB

14. Mr. Cowasjee supplied a copy of court order regarding dismissal of review petition filed in respect of project 'Coasta livina' at Clifton, Karachi and said that immediate action may be taken. Chief COB assured to comply the court orders.

Action: Chief COB

15. The next meeting of the Overseer Committee shall be held on 11.08.1999 at 2.00 P.M. at Conference Room of KDA Civic Centre, Karachi.



24/07/1999

(ENGR.S.M.R.ZAIDIUL WASTI)
CO-ORDINATOR
OVERSEE COMMITTEE ON KBCA

No.KBCA/Oversee/99/122
Dt:

Distribution:

All concerned.

1. Mr. ABAD
2. Chief COB
3. Chief COB

BRIEF REPORT REGARDING THE IMPLEMENTATION
OF OVERSEE COMMITTEE DECISION DATED 14-07-99.

S.NO	DECISION	ACTION
1	Meeting started with the recitation of Holy Quran by Mr. Allah Rakha Asi, Secretary. HTP was not present due to some other occupation, therefore on the proposal of Mr. M.M.I. Hussain, seconded by Mr. Cowasjee, DGI, KDA took the chair.	
2	<p>Minutes of the meeting dated 09.06.1999 were confirmed with the following addition/amendment :-</p> <p>i) Addition in point No.3 (a) of minutes of meeting dt:09.06.99. " Shehri inquired as to how a plinth that was certified in Dec.98 could suddenly become a violation after only five months. The position and dimension of columns once cast can not be changed. CCOB informed that a sub-committee has already been formed by the Oversee Committee and the report in this regard will be submitted by Mr. Nooruddin, which would be presented in the next Oversee meeting."</p> <p>ii) Addition in 3 (c) : In the 1st line word 'deliberate' is added before delay. Further added ...CCOB accepted the fact that delay was caused in the publication of the public notice for which he held the PRO personally responsible, to which Shehri disagreed and they have submitted report to the Oversee Committee, the Chief COB refuted the findings of the Sub-Committee. The Oversee Committee has decided to investigate the issue by Chief COB himself and put up the report within one month.</p> <p>iii) Point 3 (d) Shehri also submitted copies of the Public Notices regarding misuse of car parking, which also lacked the project name. It was therefore decided that in future public notices include project/Owner/Builders name.</p> <p>iv) In point No.3 (g), word 'should' be replaced by 'would' and further be added of other projects after 'taken up'.</p>	<p>Since explained. The report of Engr. Nooruddin is awaited.</p> <p>Explanation of COB (B) PRO has been called for. The reply is awaited.</p> <p>PRO has been instructed to publish the list as desired by Oversee Committee.</p> <p>Since done</p>

v) Change of word in point No.3 (1) from 'explained' to 'assured' and from 'should be available to' shall be available'

Since done.

Regarding point No.3 (a), Dr. Gardezi inquired about the report of sub-Committee on the Project 'Nice Trade Orbit'. Mr. Rauf Akhtar Farooqi said that report is with Mr. Nooruddin, of PEC and same shall be submitted after his arrival and after receipt of the report, the matter shall be taken up:-

Mr. Nooruddin is expected on 15.8.99. The report will be submitted in the next Overseer Committee meeting.

Report regarding the inquiry against Mr. Agha Maqsood Abbas as mentioned in item No.2(e) of minutes of meeting dated 9.6.99, the copies of the inquiry have already been circulated to the Members on which M/s. Shehri said that they will submit their report after studying the report

No action

Regarding allocation of the amount in Budget for computerization of the KBCA, the Chief COB told that we had moved a note for allocation of Rs.30,00,000/- it was cut down by A/c Deptt and Rs.3,00,000/- have been allocated in the current budget for computerization. It was therefore decided that the recommendation of the Overseer Committee for allocation of Rs.30,00,000/- for computerization of the KBCA should be again moved to the Accounts Deptt for recommendation.

Note has been moved by the DCA(P) to DG,KDA.

It was decided that the minutes of the meeting of the sub-Committee held with the professionals of KBCA shall be re-circulated and the members are requested to come with full preparation for discussion in the next Overseer Committee meeting. Comments on the minutes of the Sub-Committee from the officials members shall also to be communicated to the Members before the next meeting.

The minutes of meeting dated 19.6.99 have already been provided.

Comments attached.

Chief COB read out the minutes of the meeting of sub-committee formed for finalization of transfer/posting/ seniority of officers of KBCA dated 19.07.99. Mr. Kalimuddin informed that the other members except He and CCOB could not attend the meeting. It was therefore decided that the meeting of sub-committee will again be arranged to discuss the issue and finding of the sub-committee be circulated to all the members.

The minutes of meeting dated 19.7.99 have already been provided and it was decided to discuss this issue in the next Overseer Committee.

Regarding calculation of with-holding Tax and 2% Security deposit of the Project "Four Square" It was informed that the withholding Tax was calculated as per notification of Govt dated 22.6.93 reproduced as under:

No action.

"It has been decided by the Board that for the purposes of withholding tax, cost of construction of a building shall be adopted on the basis of cost of construction specified by the Pak-PWD, or Provincial building Deptt. Or

the Development authority or local authority concerned, whichever is the highest for comparable type of construction in that area."

The calculation of withholding tax were done as per prescribed formula.

Therefore issue regarding withholding tax stands clarified.

Syed Kalimuddin, Chairman PCATP asked whether the prices offered by the Builders are fixed by the KBCA or otherwise. It was explained that the prices supplied by the Builder are approved after proper scrutiny except on the category of "F1" and "S1" which are allotted by the KDA on the subsidized rates to the Builder, where the prices are fixed by KBCA as per approved formula. It was therefore decided that in future the advertisement should contain that whether the prices are offered by the Builder or fixed by the KBCA.

It has been directed to COB (H) to act accordingly.

Mr. Syed Kalimuddin asked regarding the charge of 50% security scrutiny fees as legal fee on the every building plan submitted in KBCA. Chief COB explained that the said fees are charged in accordance with the notification and the said amount is used to meet the expenditure of legal and advertisement charges etc. It was decided that the said notification shall be circulated to all the Members and the matter shall be discussed in detail in the next meeting.

Notification attached.

Matter regarding updating of Building and Town Planning Regulations should be brought on the Agenda of the next Oversee Committee meeting.

It is being brought

The Committee comprising the following shall look into specifically the possibility of accepting of 2% cash security deposit instead of Guarantee issued by the ABAD for public sale project to the Builder.

1. M's. ABAD
2. Shehri-CBE
3. Chief COB.

ABAD shall supply the list of all its Members to the Overseer Committee Members.

13 Mr. M.M.I. Hussain presented a case of widow received in CPLC regarding the Project 'Rabi Square' and requested that the said case may be taken up by the KBCA on priority. The Chief COB said that the meeting shall be arranged on 20.07.99 at 2.00 P., to sort out the issue of complainant.

4 Mr. Cowasjee supplied a copy of court order regarding dismissal of review petition filed in respect of project 'Coasta livina' at Clifton, Karachi and said that immediate action may be taken. Chief COB assured to comply the court order.

5 The next meeting of the Overseer Committee shall be held on 11.08.1999 at 2.00 P.M. at Conference Room of KDA Civic Centre, Karachi.

This issue may be discussed in the next meeting of Overseer Committee as desired by Dr. Gundezi.

Mr. M.M.I. Hussain informed that matter has been resolved at his end.
Thanks to Mr.M.M.I. Hussain.

The plan submitted by the owner were already rejected and demolition action has been initiated.

S.NO	DECISION	ACTION
1.	Meeting started with recitation of Holy Quran	-
2.	Mr. Nooruddin in his inaugural address, informed the professional about their responsibilities and duties in the light of code of conduct of PEC. He said that he attended three meetings of Oversee committee in which he realized that KBCA professionals are not performing their duties properly. He briefly read out the Article from the PEC code of conduct.	-
3.	Mr. Nooruddin asked the professionals to perform their duties with devotion and bes professional capabilities in the light of the code of conduct of PEC/PCATP. He also informed them that if they are facing any problem in performing their duties and the council would do its best to resolve these problems with the relevant authority.	-
4.	Mr. Kaleemuddin PCATP fully endorsed the view expressed by Mr.Nooruddin said that the code of conduct of the council is so strict to develop professionalism. that any one who violates can be debarred from practicing his profession throughout the country.	-
4.	Demand by Mr. Sahibzada Hussain,DCB.	At present KDA service rules are being used. Police Station has been established. So far there is no such training. Magistrate has been posted.
	i) Stressed for service rules & job discription.	There is no such post.
	ii) Security measures for the officer during duties.	Agreed
	iii) Promote training programes at NIPA	
	iv) Employment of SDM/police force	
	v) COB (Admn-Tech) may be allowed to work	
	vi) KBCA funds may onlybe used for KBCA	

Demand by Mr. Mumtaz Hashmi, DCB

- i) Service Regulations as available in PEC/PCATP Acts.
 - ii) Organizational set up bifurcated into the following two parts:-
 - a) Architectural/town Planning Wing
 - b) Engineering Wing.
 - iii) Streamlining the working of KBCA
 - iv) Regarding posting, he said that the present system of posting of the officers is based on the favoritism and not on the merit. It is major cause of heart burning and therefore effecting the efficiency of the Authority
 - v) Re-organization of Demolition section.
 - vi) Posting of Magistrate.
 - vii) Streamlining the procedures.
 - viii) Service structure for the professionals of KBCA
 - viii) Suggestions regarding improvement in General.
- He suggested that KBCA in collaboration with the lessors, i.e. KDA/KMC/BOR etc. shall launch public housing. The professional capabilities of KBCA officers may be utilized in the said scheme. It will serve two purposes:
- a) To provide citizens a better living environment in accordance with the rule regulations and thus discouraging unauthorised construction.
 - b) The fund so generated may be utilized for the betterment of the Authority.
- ix) All the officers officiating on higher posts shall be send back to their original post.
 - x) Officiating charge shall be assigned in accordance with the seniority.
 - xi) All the deputationist may be sent back to their parent departments.
 - xii) Requisite qualification/experience for a post may not be relaxed.

Mr. Ashique Ali, ACB

He was very sad due to his deprivation from his genuine promotion./Posting of

KDA service rules are being used

No need for this bifurcation.

A sub-committee has been formed studying.

-do-
Posted.
Sub-committee has been formed.
-do-

This is the job of Public Housing Scheme, KDA.

A sub-committee has been formed for this purpose.
-do-

-do-

-do-

Demand by S.Mehmood Ali.DCB

He was very much aggrieved about the existing Dist. Adm. system of removal of unauthorised construction in narrative his evidence how he was once failed to stop the unauthorised const. due to involvement of police with the builders.

Mr. Ashique Ali, ACB.

He was very sad due to his deprivation from his genuine promotion/ Posting of SDM /Magistrate.

Arch.Farhatullah Qureshi.

- i) Duties of Building Inspectors to be clarified.
- ii) Conveyance to be provided for site inspection.
- iii) Posting may be made on merits.
- iv) Officiating charges to be discouraged.
- v) Proper furniture/space to be provided for the officers.

Sub-committee has been found for this purpose.

Agreed

Agreed

Agreed

Space available is being given to all the officers according to their posting.