

CAPITAL DEVELOPMENT AUTHORITY
(SECRETARIAT)

No. CDA-844/BM-Coord/95

Islamabad, September , 1995.

Subject:- MINUTES OF THE 19TH MEETING OF THE CDA BOARD FOR
THE YEAR 1995 HELD ON 4TH SEPTEMBER, 1995 (MONDAY)
AT 11.00 A.M.

The 19th Meeting of the CDA Board for the year 1995
was held on the 4th September, 1995 (Monday) at 11.00 A.M. in
the Conference Room of the Authority.

2. The following attended the meeting:-

1. Mr. M. Zafar Iqbal, In Chair
Chairman, CDA.
2. Mr. Shabbir Ahmad Dahar,
F.A/Member, CDA.
3. Mr. M. Hamid Hasan,
Member(A), CDA.
4. Mr. Jaffar Raza,
Member(E), CDA.
5. Mr. Anwar Said,
Member(Design), CDA.
6. Mr. Maqbool Ellahi,
Director General (Planning), CDA.
7. Mr. Azmat Ullah,
Secretary to the Board.

3. Chief Commissioner, ICT, Islamabad and Commissioner
Rawalpindi Division, Rawalpindi Ex-Officio Members of the Board
of the Authority could not attend the meeting due to their pre-
occupation in other official assignments.

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4. The meeting started with recitation from the Holy Quran.

5. At the commencement of the meeting the Chairman desired that in future 14 days' notice for holding the Board Meetings should be issued to all concerned.

6. The minutes of the 18th meeting of the CDA Board held on 23-7-1995 were presented before the Board which were confirmed by the Chairman with the consent of other Members of the Board.

RESUME OF DECISIONS TAKEN ON AGENDA
ITEMS OF THE CURRENT BOARD MEETING

7. After confirmation of the decisions taken in the last meeting the Board took up items on the agenda of the current Board Meeting for discussion and decisions. Brief account of the discussion/deliberations held and decisions taken are summarised below:-

7.1 Review of Board Decision No. 6065/838/95-727/BF dated 14-5-1995 regarding allocation of Category-II vehicles to the CDA Officers.

Decision

Having debated the issue, it was decided that in order to exercise better control, legitimate use and maintenance of the CDA vehicles decision No. 6065/838/95-727/EF, dated 14-5-1995 be cancelled and Category-II vehicles be allocated in accordance with the Board Orders and Instructions No. 9/83 dated 25-10-1993, subject to payment of revised charges.

Action: DDG(Admin/PR).
Secretary, CDA.

official

7.2 Hiring of house for the/residence of Chairman, CDA.

Decision

After some discussion the Board decided to hire suitable private house for the official residence of the Chairman, CDA as suggested in para 4 of the summary submitted by Director (Admin).

Action: DDG(Admn/PR)

7.3 Grant of extension in construction period of Commercial plots in various Sectors.

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724/BF
dt;4.9.95

The Board took note of the summary submitted by Director Estate Management-II and having considered the proposals made in para 3 of the summary, the following decisions were taken:-

Decisions

- a) The allottees of vacant plots should be served with notices to start construction within 30 days failing which their plots should be cancelled.
- b) The allottees, who have under-taken construction on their respective plots be allowed further extension in construction period at the prescribed rates.

- c) Allottees whose plots are still vacant after allotment prior to 1991, should be served with notices of cancellation after fulfilment of all codal formalities and such plots be disposed of through auction as suggested in sub para (c) of para 4 of the summary.
- d) The proposal to charge the prevalent rates for granting extension in the construction of building, on commercial plots was approved.

Action: DEM-II

- 7.4 Regularisation of additional area and provision of a play-ground for Islamabad Model College for Girls F-6/2, Islamabad.

6136/844/BF
728/BF
dt;4.9.95

Director General (Planning) briefly explained the contents of the summary submitted by the Planning Wing. After some discussion on the issue the following decision was taken:-

Decision

The proposals made at para 4 (sub para (i) to (vii) of the summary under consideration were approved.

The Board, however, did not approve the proposal regarding charging of cost of the original land, made at sub-para (viii) of para 4 ibid of the summary

Action: D.G. (Planning)

- 7.5 Allotment of plot/land for Anwar Academy, in Sector H-8, Islamabad.

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724/BF
dt;4.9.95

The Board took note of the summary and decided that Member(A) may study the case and submit his recommendations to the Board on relevant file.

Action: DEM-II

- 7.6 Permission of additional storey on blocks in Markaz F-6 and all other Marakaz (Class-V Centres).

... the following decision:-

Decision

The additional storey on the existing blocks in the Marakaz shall be allowed subject to the following conditions:-

- a) An Indemnity Bond to be drafted by the Consultant (Law) shall be obtained from the allottees/owners of the Blocks in order to safeguard the interest of the Authority to the effect that in case the building developes any defects detrimental to the life or property due to the construction of additional storey, the Authority shall not be held responsible and that the additional storey

shall be built at the sole risk of the allottee/owner and his Structural Engineer.

- b) A certificate shall be produced by the allottee/owner of the building obtained from any Structural Engineer duly registered with Pakistan Engineering Council to the effect that the foundation/structure is sound enough to take the load of additional storey to be built on the existing block and the Engineer will be held responsible for any mishap.

While discussing the point at issue the Board observed that CDA Building Bye-Laws need to be revised which should cover all the technical requirements of construction of commercial buildings. It was further decided that the Building Bye-Laws be reviewed after consulting the Building Bye-Laws of the KDA and LDA and recommendations for the proposed amendments in the existing bye-laws of the Authority submitted on the relevant file to the Board for consideration and approval by circulation.

Action: DDG(Works-I)
Director Arch.
DD(BCS)

- 7.7 Request of Mst. Muhammadi Begum W/O Syed Waqar Haider of village Baker Tola for allotment of Agro-Farm in lieu of her acquired land.

Member(A) briefly explained the background of the case and stated that 170 Kanals and 3 marlas cultivable land was acquired in village Baker Tola from Mst.

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shall be built at the sole risk of the allottee/owner and his Structural Engineer.

- b) A certificate shall be produced by the allottee/owner of the building obtained from any Structural Engineer duly registered with Pakistan Engineering Council to the effect that the foundation/structure is sound enough to take the load of additional storey to be built on the existing block and the Engineer will be held responsible for any mishap.

While discussing the point at issue the Board observed that CDA Building Bye-Laws need to be revised which should cover all the technical requirements of construction of commercial buildings. It was further decided that the Building Bye-Laws be reviewed after consulting the Building Bye-Laws of the KDA and LDA and recommendations for the proposed amendments in the existing bye-laws of the Authority submitted on the relevant file to the Board for consideration and approval by circulation.

Action: DDG(Works-I)
Director Arch.
DD(BCS)

- 7.7 Request of Mst. Muhammadi Begum W/O Syed Waqar Haider of village Baker Tola for allotment of Agro-Farm in lieu of her acquired land.
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Decision

In consideration of the recommendations of Allotment Scrutiny Committee and the circumstances explained by the allottee it was decided to allot 2½ acres Agro-Farming plot to Mst. Muhammadi Begum.

Action: DDG(Dev).

7.8 Unauthorised construction of a Guard Room in front of House No. 28, Street No. 63, Sector F-8/4.

Member (Design) briefly explained the case to the Board and stated that retention of the existing Guard Room constructed on CDA Land in front of House No. 28, Street No. 63, Sector F-8/4, Islamabad was asked by the owner for security reasons. After some discussion the Board decided as under:-

Decision

The owner of the house should be asked to demolish the unauthorised construction within a period of one

month and in case of his failure to do so it should be removed by the CDA. He may, however, be allowed to construct the guard room of the same size (10' X 10') in side the premises of his house near the main gate.

Action: DD(BCS).

- 7.9 Waiving of extension surcharge against Plot No. 370, F-11/1, Islamabad.

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dt; 4.9.95

The Board took note of the summary on the subject and decided as under:-

Decision

In consideration of the circumstances explained by the allottee of captioned plot it was decided to reduce extension surcharge to half of the payable amount.

Action: DEM-I

- 7.10 Unauthorised construction in side set back of House No. 14, Street No. 59, Sector F-8/4, Islamabad.

Decision

It was observed by the Board that since the room has been built in violation of the Building Bye-Laws the matter should be taken up with the Foreign Office seeking their advice to get the unauthorised construction removed or otherwise.

Action: DD(BCS)

- 7.11 Allocation of piece of land in Chak Shahzad to Union Council Kuri for construction of Community Centre.

Decision

The plot measuring 50' X 60' already planned in the shopping centre of Chak Shahzad should be provided to the Union Council Kuri for construction of Community Centre on the following conditions:-

- a) That a Management Committee should be constituted by the Union Council having DD(BCS) of the CDA as Authority's representative on it to look after interests of the CDA.
- b) The plot and the building of the Community Centre shall remain the property of the Authority.
- c) That the CDA shall prepare the design of the Community Centre and ^{the} Union Council shall construct the building strictly according to the approved design of the Authority.
- d) In case of any violation coming to the notice of the Authority the building shall be demolished at the risk and cost of the Union Council and the malba confiscated by the CDA.

- e) The Union Council shall complete the building on ^{the} plot in all respects within a period of one year of the go-ahead signal given by the Authority.

Action: D.G. (Planning)
DD (BCS)

7.12 Construction of Judges residences in Sector F-5/2, Islamabad -Foundation Laying Ceremony.

Member(E) explained the contents of the summary to the Board and after some discussion it was decided as under:-

Decision

A sum of Rs. 65,348.00 (Rupees sixty five thousand three hundred and fourty eight only) may be paid to M/s Moin Sons for making arrangements for the Foundation Stone Laying Ceremony held on December 20, 1993.

Action: Director Spl Projects.

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744/BF
dt; 4.9.95

Decisions

- a) In all the P&V Schemes in Islamabad covered area of the built-up units on all sizes of plots (not less than 2.5 acres) for the residence may be permitted upto 5000 Sft.
- b) Double storey construction of the residential unit be allowed with permission to build basement underneath.
- c) The residence should be a single habitable unit on each plot which may be of permanent nature.

Action: DD(BCS)

Decision

- a) It was decided to restore the allotment of Plot No. 27, I&T Centre, Sector G-10, allotted to Mr. Munawar Mughal, Executive Member ICCI and others without delayed charges as the Authority has not been able to provide infrastructure facilities till date.
- b) The concerned formation of the Authority should also be directed to provide necessary services at the site within six months positively and delayed charges should not be demanded until provision of the infrastructure facilities.
- c) It was further decided that in all similar cases a certificate from the Works Directorate should be obtained to the effect that the infrastructure facilities are available before demanding delayed payment charges from the allottees concerned. The certificate so obtained from the Works Directorate should be got verified before obtaining the final decision of the competent authority.

- d) The auction rules shall also be revised in the light of the above mentioned decisions.

Action: DEM-II
Director Works.

7.15 Conduct of court cases on behalf of CDA by
Mr. A.G. Chaudhary, Advocate.

Decision

Proposal made by Director Law vide para 6 of the note submitted on the relevant file suggesting engagement of Mr. Bashir Ahmad Ansari, Advocate

on a fee of Rs. 5,000.00 per case in respect of cases pending in the High Court and Sardar Muhammad Aslam, Advocate on a fee of Rs. 5,000.00 per case in respect of human rights cases pending before the Supreme Court of Pakistan, was approved.

Action: Director Law

8. After concluding the agenda items the Board referring to the enhancement of excessibility of Zone V, which is meant for private housing, decided, in principle, to extend the Park Road upto Zone V.

Action: D.G(Planning)
Director Roads-II.

9. The meeting concluded with a vote of "thanks" to the Chair.
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