

CONFIDENTIAL

**CAPITAL DEVELOPMENT AUTHORITY
(SECRETARIA)**

No. CDA-947/BM-Coord/2001

Islamabad, Jan , 2002.

Subject: **MINUTES OF THE 15TH MEETING OF THE CDA BOARD FOR
THE YEAR 2001.**

The 15th meeting of the CDA Board for the year 2001 was held on Saturday, December 29, 2001, at 9.30 A.M. in the Conference Room, Executive Block, CDA Headquarters, Islamabad.

2. The following attended:-

1. Mir Laiq Shah,
Chairman CDA/Chief Commissioner ICT. In Chair.
2. Mr. Masud Muzaffar,
F.A/Member.
3. Mr. Attaullah Khan,
Member (A).
4. Mr. Abdus Salam Khan Wazir,
Member (E).
5. Mr. Maqbool Ilahi,
Member (P&D),
6. Mr. Abdul Ghafoor Dogar,
Secretary CDA Board.

3. The following were also present:-

- 1) Mr. Imtiaz Inayat Elahi,
Director General (Env).
- 2) Mr. Muhammad Rafiq Ahmad,
Consultant (Engineering)
- 3) Mr. S.A.M. Wahidi,
Consultant (Law).

- 4) Mrs. Shaista Sohail,
Director L&R.
- 5) Major. (R) Tayyab Iqbal,
DEM-II
- 6) Mr. Muhammad Hayat Khan,
Director EM-I.
- 7) Mr. Sami Ullah Jan,
Director Works.
- 8) Mr. Yousaf Ali Khan,
Director W&S (Dev)
- 9) Ch. Muhammad Ali,
Director Sanitation.
- 10) Mr. Muhammad Rafiq Abbasi,
Director Roads-II.
- 11) Mr. Mazhar Hussain,
Director Environment (R)
- 12) Mr. Javed Iqbal,
Director Arch.-II.
- 13) Mr. Shamsul-Haq,
Secretary Staff Welfare Committee.
- 14) Mr. Naeem Iqbal Durrani,
DD (BCS-I)

ARMY MONITORING TEAM

- i) Major Abdul Sattar.

4. Commissioner/DCO, 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 14th Board Meeting held on 20-11-2001.

Implementation

7. The Secretary CDA Board explained the implementation of various Board decisions upto 12th Board Meeting for the year 2001. It was directed that unimplemented decisions be intimated to all concerned for their implementation at the earliest. Compliance report be submitted in the next Board Meeting.

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

8.1 AMENDMENT IN PROVISIONS OF ICT ZONING REGULATION
1992 TO ESTABLISH PRIVATE HOUSING SCHEMES FOR LOW
INCOME GROUP IN ZONE-4.

7471/947/2001

737/BF

29-12-2001

Decision

The proposal was not acceded to by the Board.

Action: DDG(P)

8.2 **STATUS OF KATCHI ABADI OF F-9 PARK RESETTLED AT FARASH.**

7472/947/2001
737/BF
29-12-2001

Decision

- i) DG (Env) may negotiate with all concerned for grant of proprietary rights in the plots on the proposed terms and conditions of CDA and ensure that the proposal is legally viable before coming to the Board again in the form of a comprehensive summary.
- ii) The vacant plots should be cancelled and possession resumed through Enforcement Directorate forthwith.
- iii). Unauthorized construction raised on unallocated plots may be demolished and possession resumed after issue of proper notice through Enforcement Directorate.
- iv). Notices to purchasers/occupants of the houses be issued to vacate the unauthorizedly occupied houses within 30-days failing which such houses may be resumed by CDA through Directorate of Enforcement.
- v). In case non-self occupied houses, the original allocatees may be given 30 days notice for self-occupation failing which such houses may be resumed by CDA through Directorate of Enforcement.

Action: DDG(P).

Director Enforcement.

Deputy Director (KA).

8.3 Enhancement in rates of Scrutiny Fee and other charges related to approval of plans and regularization of violations etc.

3/947/2001

/BF

12-2002

Decision

CDA Board approved the revised rates of various charges relating to approval of plans and regularization of violations etc. as per Annexure-'A' of the summary.

Action: Director Arch-I.

8.4

**HANDING OVER POSSESSION OF EXCHANGE LAND IN
SECTOR E-11 TO PRIVATE PARTIES.**

7474/947/2001

750/BF

29-12-2001

Decision

Negotiations with private societies/owners be carried out by Director L&R to resolve the issue once for all.

Action: Director L&R.

- 8.5 **Delay in handing over possession of the plot and unjust claim for payment of delayed charges.**

7475/947/2001
724/BF
29-12-2001

Decision

The Board approved the proposal.

Action: DEM-II.

8.6 **Allotment of 5 Acres of Farm land on Murree Road, Islamabad.**

7476/947/2001

724/BF

29-12-2001

Decision

The land measuring 5 acres on Murree Road be earmarked for ISI on Government rate of Rs. 18,00,000/- per acre subject to approval of Chief Executive's Sectt. In respect of its use, CDA's regulations will apply as in other cases.

Action: DEM-II

- 8.7 **Allotment of land for residential (Official Colony) for Pakistan Broadcasting Corporation in Sector G-8/4, Islamabad.**

7477/947/2001
724/BF
29-12-2001

Decision

The Board did not agree to allow PBC permission for construction of flats on ownership basis for its employees. The unutilized land be withdrawn from BPC after a final show cause notice.

Action: DEM-II

8.8

Charging of transfer fee in cases of transfers through General Power of Attorney etc.

DEM I explained the summary. He stated that in P

7478/947/2001
723/BF
29-12-2001

Decision.

CDA Board approved the proposal. The decision will, however, not reopen old settled cases.

Action: DEM-I

- 8.9 Request of ISI for withdrawal of cancellation of allotment of plots in Sector F-11/2, Islamabad

7479/947/2001
723/BF
29-12-2001

Decision

CDA Board approved the recommendations of the Committee.

Action: DEM-I

- 8.10 Re-Structuring/Rightsizing of the Authority.

7480/947/2001
726/BF
29-12-2001

The item was deferred as the Director Personnel was on leave.

- 8.11 Construction of Security Fence around Prime Minister's House Complex (Release of Security Deposit)

7481/947/2001
743/BF
29-12-2001

Decision

The proposal was approved by the Board. The members of the Committee will, however, be held responsible for any recovery from the contractors if so proved at any stage.

Action: Director Works.

8.12 **Release of Security Deposit to the Contractors.**

7482/947/2001
755/BF
29-12-2001

Decision

The proposal was approved by the Board. The members of the Committee will, however, be held responsible for any recovery from the contractors if so proved at any stage.

Action: Director W&S(Dev)

8.13 **Ex-post facto approval of price of plots.**

7483/947/2001
723/BF
29-12-2001

Decision

The Board approved the uniform rate of Rs. 500/- per sq. yard as decided earlier by the former Chairman. The Board, however, observed that reference to ECNEC at this stage was not necessary as it will be taken care of when revised PC-I for Sector I-8 is submitted to the Government.

Action: DEM-I

8.14 **Repair of vehicles of Sanitation/Environment Dte.**

7484/947/2001
732/BF
29-12-2001

Decision

- i) Director (Sanitation) may be authorized to take repairs at his level without obtaining NOC from MPO upto the limit of Rs. 5,000/- in each case.
- ii) D.G (Env) was authorized to allow repairs of Sanitation Vehicles upto Rs. 25,000/- without NOC from MPO.

Action: DGs
Directors.

8.15 Extension of lease for the plots of private Nursery Scheme at National Park Area, Islamabad.

7485/947/2001
724/BF
29-12-2001

Authority has allotted

Decision

- i) The defaulted period of 18 Nursery plots where leases have already expired are regularized till 31-3-2002 subject to payment of AGR @ Rs. 3000/- per acre.
- ii) DG(Env) will negotiate with the lessees about the rates to be charged from them for the period subsequent to 31-3-2002 and put up a comprehensive summary in the next Board meeting for consideration.
- iii) The licences will be issued by DMA or Director Environment(R).
- iv) On expiry of lease period of remaining two nurseries, their cases will be treated at par with other nurseries in the light of their lease agreement.

Action: DEM-II

DMA

Director Environment(R)

- 8.16 Construction of IJ Principal Road (Dual Carriageway Phase-I) from G.T. Road to Pirwadhai Islamabad.

/947/2001

BF

2-2001

Decision

- i) A committee comprising DG(S), Mr. Akbar Nawaz, Director, Consultant Engineering, Consultant Law, and a representative of AMT was constituted to look into all pros and cons of the case and put up its recommendations within a couple of days.
- ii) Based on the recommendations of the Committee Director Roads-II will submit a summary for the Board on 2-1-2002 for consideration in a Special Board meeting to be held on 4-1-2002 at 10.00 A.M.

Action: Director Roads-II

8.17 LEASE OF PETROL PUMP SITES G-6/4, F-6/1 AND SHOP NO.8, G-7/2, OWNED BY THE STAFF WELFARE COMMITTEE.

Decision

The negotiations with the lessees for new lease @ Rs. 1,00,000/- per month may be carried out by the Chairman (SWC) and in the light of those negotiations Secretary (SWC) may bring a revised summary in the Board for consideration. In case no settlement is reached the leases may be cancelled.

Action: Secretary Staff Welfare Committee

- 8.18 **Regularization of the services of Daily Wages Horticulture Supervisors of working Environment Wing, CDA.**

Decision

The summary should come through the Personnel Directorate for consideration in the next Board Meeting as it involves amendments in the Service Regulations of the CDA.

Action: Director Environment (R)

8.19 REVISION OF ISLAMABAD BUILDING REGULATION 1993.

469/947/2001
739/BF
29-12-2001

Decision

- i) The proposed procedure for stage-wise inspection was approved subject to the modification that the Building Inspector will give approval or instructions at site and in case the approval is not given within the specified time it will be assumed.
- ii) It was further decided that in case any violation of Building Regulation/plan is discovered afterwards the Inspector will be personally held responsible for the same.

Action: Director Arch-II.

8.20 FEASIBILITY STUDY BY M/S SAMPAK FOR THE CENTRAL

47/2001

2001

Decision

The report of the Consultant and recommendations of the Committee were approved by the Board. The proposal to appoint consultant for preparation of detailed design, construction supervision, preparation of PC-I of the Project was also approved.

Action: DDG(P).
Director Roads-II.

8.21 **Exchange of residential plot.**

Decision

The available plot of the same size in Sector G-10 may be offered to Mr. A. Razzaq in lieu of the plot allotted to him by Federal Government Housing Foundation in Sector E-12 (which he will surrender to CDA) at the prevalent rate and the price paid by him against the plot allotted to him in Sector E-12 may be adjusted against the new plot.

Action: DEM-I.

NON AGENDA ITEM

Revision of financial powers of MPO.

The case was deferred with the direction that a briefing to all Board Members/DGs and AMT may be given by Director MPO in the light of report of Special Monitoring Team.

Action: Director MPO

9. The meeting concluded with a word of **"Thanks"** to the Chairman.

7492/947/2001
747/BF
29-12-2001