

CONFIDENTIAL

**CAPITAL DEVELOPMENT AUTHORITY
(SECRETARIAT)**

No. CDA-983/BM-Coord/2004

Islamabad, May 2004.

Subject:

**MINUTES OF THE 7TH MEETING OF THE CDA BOARD FOR
THE YEAR 2004.**

The 7th meeting of the CDA Board for the year 2004 was held on Wednesday the 12th My, 2004, at 10.00 A.M. in the Conference Room, Executive Block, CDA Headquarters, Islamabad.

2. The following attended:-

- | | | |
|----|---|-------------|
| 1) | Mr. Kamran Lashari.
Chairman CDA. | - In Chair. |
| 2) | Brig. Syed Ghulam Akbar Bukhari,
Member (E). | |
| 3) | Mr. Sikander Hayat Maken,
Member (A) | |
| 4) | Brig. Nusrat Ullah,
Member (P&D) | |
| 5) | Mr. Kamran Ali Qureshi,
F.A/Member. | |
| 6) | Mr. Muhammad Suleman Sahito,
Secretary, CDA Board. | |

3. The following attended the meeting on special invitation:-

1. Mr. Muhammad Rafiq Ahmed,
Consultant (Engineering), CDA.
2. Mr. S.A.M. Wahidi,
Consultant (Law), CDA.

4. The following officers of the CDA were in attendance and participated when items pertaining to their Directorates were discussed:-

- 1) Mr. M.K. Pasha,
DDG (Planning)
- 2) Mr. Shafiq Ali Siddiqui,
Director (R.P)
- 3) S.M. Bokhari,
Director E.M-II
- 4) Mr. Omer Rasool
Director E.M-I
- 5) Mr. Najeem Khawar Awan,
Director (Personnel)
- 6) Mr. Khalid Mahmud Mirza,
Director (L&R)
- 7) Mr. Momin Agha,
Director Municipal Admin.
- 8) Mr. Muhammad Iqbal Noori,
Director (U.P)

5. The meeting started with recitation from the Holy Quran

6. The Board confirmed the minutes of the 6th Board meeting held on 14-4-2004 for year 2004.

7. The items of agenda for the Board meeting were then taken up. Salient points of discussion and decision are as follows:-

7.1. Allotment of Additional Land to Behbood Association in Village Saidpur, Islamabad.

7923/983/2004
724/BF
12-5-2004

Decision:

CDA Board approved allotment of additional land measuring 40'x100' = 444.44 square yards located towards east of land already allotted to the Behbood Association in village Saidpur after approval of the Ministry of Interior.

Action: Director E.M-II

7.2 **Allotment of Alternate Plot in lieu of plot No.2186, I-10/2, Islamabad.**

7924/983/2004

723/BF

12-5-2004

Decision:

Board approved the proposal for allotment of alternate plot of the same size to Mr. Muhammad Hussain Azad in sector I-10/2, Islamabad, in lieu of plot No.2186, I-10/2 at the current reserved price. Board also directed that inquiry may be instituted against the officers/officials of E.M.Dte-I and Law Dte. responsible for not filing the appeal against the judgment and decree of the Civil Judge in time.

Action - Director EM-I.
Director (Pers).

7.3 **Allotment of 4 plots of 200 square yards in developed Sector in lieu of Sector I-16, Islamabad.**

7925/983/2004
723/BF
12-5-2004

Decision:

Taking note of the fact that plots of 200 square yards are not available in any developed sector for allotment to the 04 advocates, the Board directed the Planning Wing to consider the feasibility of creating 04 plots of 200 sq. yards for the advocates in compliance with Supreme Court's orders. Otherwise they have to be content with what has been offered to them in Sector I-16. They may be offered 04 plot measuring 166 square yards in I-10 sector. The Board also directed the Planning Wing to expedite resolution of planning aspects of Sector I-16, and Dir.(L&R) to process acquisition of Service Road on top priority basis.

Action: DDG(P)
DDG(W)
Dir.(L&R)
DEM-I

7.4 Promotion of Assistant Draftsman-CDA Employees (Service)
Regulation, 1992.

7926/983/200
726/BF
12-5-2004

Decision:

Board decided that comments of the Engineering Wing may also be obtained on the proposed changes as these vitally concern that Wing also and the case may be then placed before the Board in its next meeting.

Action: Dir.(Personnel)

7.5.

Payment of outstanding Telephone Bill No 9205083.

This item was deferred for the time being.

7927/983/2004
741/BF
12-5-2004

7.6

Improvement of working conditions of Katchi Abadis Cell, Planning Wing.

7928/983/2004
737/BF
12-5-2004

Decision:

CDA Board approved the following additional staff for Katchi Abadi Cell subject to approval by the Finance Wing of the Authority.

i)	Asstt. Estate Management Officer	-	1
ii)	Accountant	-	1
iii)	U.D.C.	-	1
iv)	L.D.C.	-	1

Aciton: Dir.(Personnel)

7.7

Release of Delay Payment Charges.

7929/983/2004

750/BF

12-5-2004

Decision:

CDA Board approved the proposal of Director (L&R) for release of Rs.48,04,860/- for payment to the affectees of Village Sari Siral (Sector D-12) as per Court's orders.

Action: Director(L&R)
D.F.A.

7.8. Allotment of exchange land in sector E-11.

7930/983/2004
750/BF
12-5-2004

Decision:

CDA Board approved the proposal contained in the summary and directed that a portion of the strip measuring 9.5 acres in the north of sector E-11 may be reserved for allotment to the genuine affectees mentioned in the summary after proper verification of revenue record by Land & Rehabilitation Dte. In case of Syed Nasir Hussain Shah, etc. regarding claim of 28 P.I.U, it was decided that their case would be considered after decision of the High Court.

Action: Director(L&R)
DDG(P)

7.9

Plot No.6 Luxury Apartment in Markaz F-10, Islamabad.

7931/983/2004

724/BF

12-5-2004

Decision:

The Board did not accede to the request of the ex-bidder. It was decided that plot No.6, Markaz F-10, Islamabad may be included in the next auction and DEM-II was directed to take necessary steps in that direction.

Action: Director EM-II

7.10 Establishment of Amusement Park in Fatima Jinnah Park, Islamabad.

7932/983/2004

724/BF

12-5-2004

Decision:

Member (A) informed the Board that the possession has already been taken over by the Authority therefore; the request of the ex-allottee for restoration of plot at this stage need not be accepted as the ex-allottee had failed even to start the project despite all possible opportunities given to him. The Board decided that fresh bid may be called for this project in which the present contestant may also participate.

Action: DG(Environment)
DDG(P)
DEM-II

- 9.11 Construction of MRs and VRs in Sector G-3&4, Islamabad, by M/s. S.F. Construction Company.

7933/983/2004
745/BF
12-5-2004

This item was deferred for the time being.

- 9.12 Construction of Bus Terminal in Sector I-11, Islamabad.

7934/983/2004
737/BF
12-5-2004

Decision:

The Board approved that main Bus Terminal may be constructed on BOT basis. The proposal for construction of a temporary shed was not approved.

Action: DDG(P)

7.13 **Petrol Pump-cum-CNG Stations.**

935/983/2004
37/BF
2-5-2004

Decision.

- (i) DDG(P) was directed to select 5 sites for Petrol Pump/CNG stations on the CDA's acquired land which may be placed in the next auction with clear indications that these sites would not obstruct and make hindrances for future expansion of the roads/infrastructure.
- (ii) As far grants of NOCs to private land owners, including NHA, DDG(P) may study the practice being followed by LDA and KDA, etc. and then come up with his proposal for consideration by the Board. Planning Wing may also ensure provision of services at the site before auction.

Action: DDG(P)

7.14 Rationalization of Rental charges for Government Hostel, EX-MNA Hostel, Islamabad.

7936/983/2004
769/BF
12-5-2004

Decision:

CDA Board did not agree to reduce the present rent in view of the expenditure being incurred on the services/maintenance of the Government Hostel and directed that the dues may be got cleared from the various departments/persons. Director (PL&H) may also confirm the revenue receipt from the year 1999 onwards.

Action: Director (PL&H)

7.15

Enhancement in powers under item-13 of Revised Schedule of Financial Powers, 2000.

937/983/2004

27/BF

2-5-2004

Decision:

Board directed that the case may be referred to the Consultant Engg/ Committee already appointed to review the Schedules of Delegation of Powers.

Action: Director (Admin)

7.16

Resolution of issues relating to village Sheikhpur (I-14, 15 & 16).

937/983/2004

(I & D) explained the

Decision:

- (i) CDA Board approved payment of Rs.8.5 million to 286 affectees of village Sheikhpur.

- (ii) Regarding item (ii) of the proposal for allotment of plots in Sector I-14, 15 & 16 to the local affectees the Board decided as under:-

Those affectees of villages presently falling on Service Road of sectors I-14, 15 & 16, and own land in the acquired villages may be offered one residential plot in Sectors I-14, 15 & 16 at the rate charged from the general public. It was decided that Director (L&R) would work out a formula on the basis of proportionate land holding and seek the approval of the Board. Affectee for this benefit should be a major (above 18 years of age on the date of acquisition and NIC holder) and should have owned ancestral land on the date of acquisition.

The above decision is subject to proper survey by the Revenue staff and L&R Directorate for confirmation of the local abadis and land ownership of service road as per above decision and affidavit that they have not been allotted any plot by the CDA after proper verification by the Land & Rehabilitation Dte.

Action: Dir.(L&R)

7.17 Provision of required information.

7939/983/2004

750/BF

12-5-2004

Decision:

Board approved the allotment of 8 plots to the affectees of various sectors as per list approved by the A.S.C in its meeting held on 10-12-2003 and

7.18 Request for change of trade to Flour Mill on Industrial
plots, Islamabad

7040/983/

737/BF

12-5-2004

Decision:

Board decided that views of the ICT Administration may be obtained before re-submission of the case for consideration by the Board.

Action: DDG(P)

Non Agenda Items:

(i)

Establishment of Margalla Club F-6, Islamabad.

7941/983/2004

737/BF

12-5-2004

Decision:

- (i) Board approved establishment of a small club by the name of "Margalla Club" and allotment of land to it towards north of sector F-6 alongwith Khyaban-I-Iqbal on the pattern of Islamabad club, which is being administered by the Government. Advisor Planning was asked to process the case for the establishment of the club. Land would be allotted to it after inserting the amendment in the Islamabad Land Disposal Regulation, 1993.
- (ii) Board also approved clubhouse alongwith sports facilities in F-9 Park subject to approval of the Federal Government.
- (iii) Board also recommended to form two separate organizing Committee for the two clubs:

Action: DDG(P)

- ii) **Retrieval of the area south portion of sector E-10 from Joint Staff Headquarters/GHQ (Army).**

7942/983/2004
737/BF
12-5-2004

Decision

Deferred. Board decided that Member (P&D) may discuss the issue with GHQ.

Action: Member (P&D)

iii)

Regularization of violations at Hot Shot Bowling Centre, F-9 Markaz and payment of additional rent.

7943/ 83/2004
732/B
12-5- 004

Decision:

Board decided that the allottee may be asked to make the payment @ Rs.1500/- per sft. In case of failure DMA was directed to demolish un-authorized constructions and stop non-conforming use by the allottee.

Action: DMA
Dir.(Anti-Encroachment)

The meeting concluded with a word of **thanks** to and from the Chair.