

No. CDA-810/BM-Coord/94

Islamabad, May 30 , 1994.

Subject:- MINUTES OF THE SPECIAL MEETING OF 1994 OF THE CDA  
BOARD HELD ON 17-5-1994 (TUESDAY) AT 12.30 P.M.

A special meeting of 1994 of the CDA Board was held on 17-5-1994 (Tuesday) at 12.30 P.M. under the Chairmanship of Chairman, CDA in the office of the Chairman CDA, in Executive Block of the Authority.

2. The following attended the meeting:-

1. Mr. Muhammad Saeed Mehdi, In Chair  
Chairman, CDA.
2. Mr. Shafi M. Sewhani,  
Vice Chairman/Member(A), CDA.
3. Mr. Ahmad Waqar,  
F.A/Member, CDA.
4. Mr. Jaffar Raza,  
Member(E).
5. Mr. Abdul Wahid Shahid,  
Secretary to the Board.

3. The following were also present in the meeting:-

1. Director General (Design), CDA.
2. Deputy Director General (Planning), CDA.
3. Director Estate Management-I, CDA.
4. Director Estate Management-II, CDA.

4. The Chairman, CDA welcome the participants and requested heads of the various formations of CDA to present their cases before Board. After in-depth deliberations and discussions the CDA Board took the following decisions:-

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4.1 RECOMMENDATIONS OF THE COMMITTEE SET UP BY THE BOARD  
TO RESOLVE THE ISSUES RAISED BY THE PAKISTAN POULTRY  
ASSOCIATION.

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Director General (Design) explained in brief the various demands of the Pakistan Poultry Association and recommendations of the Committee constituted for the purpose. The decisions taking on the various demands of the Association by the CDA Board are summarised as under:-

i) OWNERSHIP OF PLOTS/LEASE FOR 99 YEARS.

It was agreed to permit renewal of the existing lease of Poultry & Vegetable plots by two terms on the same basis as was approved in the case of extension of leases of industrial plots i.e:-

- a) "The lease in respect of industrial plots will be extended for two successive terms of 33 years each on payment of "Lease Extension Charges" equal to double the rate of premium already paid by the allottee for the initial ~~term~~."
- b) "The annual ground rent in case of industrial plots which have been leased out for 33 years will be charged at the rates prevailing on the date of extension of lease subject to increase @ 10% on annual basis in accordance with the decision taken in the Board meeting held on 29-11-1993 as may be modified from time to time.."

ii) BUILDING OF DOUBLE STOREY CONCRETE FARM MANAGER'S RESIDENCE.

- a) No additional area for the residence was permitted for all sizes of plots and the existing limits of 2,250 Sft. for the Farm Manager's residence is to be strictly followed.
- b) Double Storey construction was not permitted and only single storey construction will be allowed as per prevailing rules.
- c) Basement was approved below the residential unit to the extent of 100% provided the rules related to the basement are strictly followed.

iii) BOUNDARY WALL.

Boundary wall between two adjoining properties and on the rear may be allowed in the form of grill fencing not exceeding 7' in height (3 ft. of brick and 4 ft. of grill). However, boundary wall facing the road will not be allowed in any form and only hedges are to be permitted.

iv) MULTI PURPOSE USE OF FARM.

The allottees will be permitted a change of use from Poultry to Vegetable and orchard farming and vice versa only without additional charges.

Completion Certificates may be issued in case the allottees have converted from the approved poultry schemes to orchard and vegetable farms provided office, workers sheds and store, etc., have been constructed. The construction of a residence will be optional.

v) MAXIMUM LIMITS OF COVERED AREA AND SETBACKS.

- a) It was not agreed to enhance the maximum covered area limits i.e. the present permissible covered area restrictions of 20% coverage for all sizes of plots will be adhered to.
- b) The setback limits already laid down are not to be changed and are strictly to be followed i.e.:-

1) For Residences.

Front setback	100 ft.
Rear and sides setbacks	20 ft.

2) For Offices Sheds etc.

Front setback	40 ft.
Rear and sides setbacks	20 ft.

vi) DEVELOPMENT OF CIVIC CENTRES IN ALL SCHEMES.

The idea of setting up separate Civic Centres i.e.



Community Centres, playing fields, parks, mosques etc. in each of the Poultry & Vegetable Scheme was not approved.

vii) GRAVEYARD IN SCHEME NO. III, SIHALA.

The Planning Wing, CDA would examine the availability of Plot No. 32-A in Poultry & Vegetable Scheme No. III Sihala and if available will earmark a site for the Graveyard. It was also agreed to provide suitable sites in the remaining Poultry & Vegetable Schemes for graveyards.

viii) MAINTENANCE OF ROADS AND STREET LIGHTS.

- a) The Board agreed, in principle, to repair and maintain the street lights and roads in all the Poultry & Vegetable Schemes and improve the same subject to the availability of funds.
- b) As regards provision of gas connections in the Poultry & Vegetable Schemes, it was decided that this matter may be taken up by the allottees directly with the Sui Northern Gas Pipelines Ltd.

ix) STALLS IN THE WEEKLY BAZARS.

It was agreed that the allottees of Poultry & Vegetable Schemes be given stalls in the weekly

- d) Sub-division fee @ Rs. 50,000.00 per acre of the full plot as it exists at the time of making an application for sub-division, shall be charged.

Director General(Design) will prepare a draft for the amendment in the Islamabad Land Disposal Regulation 1993 for notification.

Action: D.G. (Design). *DMA*

4.2 ALLOTMENT OF ALTERNATE PLOT TO PROFESSOR NASEER A. SHAIKH.

The summary on the above subject prepared by the Director Estate Management-I, was considered by the Board and following decision was taken:-

Decision

Due to imposition of ban on the discretionary powers of the Chairman, CDA, it was observed that the Authority is not in a position to allot an alternate plot to Prof. Dr. Naseer A. Shaikh. It was, therefore, decided to recommend allotment of an alternate plot to Dr. N.A. Shaikh to the Cabinet Division for approval.

Action: D.E.M.-I.

4.3 RESTORATION OF PLOT NO. 3-A MARKAZ F-8, ISLAMABAD TO DR. GHULAM HUSSAIN, EX-MNA.

Decision

In view of the legal complications involved, Board decided that the Cabinet Division be requested/advised to seek the advice from the Law & Justice Division for which a summary may be prepared for the Cabinet Division.

Action: DEM-II.

- 4.4. WITHDRAWAL OF CDA PERMISSION TO ADVERTISE HOUSING SCHEMES PRIOR TO NOC AFTER PRELIMINARY SCRUTINY/CLEARANCE.

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Decision

It was decided to allow the "Permission to Advertise"

to the following four Housing Societies whose cases have already been qualified as a result of preliminary scrutiny by the CDA:-

1. Cabinet Division's Employees Cooperative Housing Society, Islamabad.
2. ALITAS (PVT) Ltd., Islamabad.
3. Government Officers Cooperative Farming Society, Islamabad.
4. M/s Conforce Mentation, Islamabad.

Any other case pending with the CDA should be returned to the Sponsors to comply with the decisions taken in the meeting of the Board on 5-5-1994 (Para 9.12).

Action: D.D.G(P).

4.5 ESTABLISHMENT OF A WOMEN MEDICAL CENTRE WITH  
ADVANCED FACILITIES BY PROFESSOR SAAD RANA  
IN SECTOR H-8, ISLAMABAD.

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Decision

It was decided to refer the proposal to the Government for orders regarding allotment of land in Sector H-8, Islamabad for the said Centre.

Action: D.D.G(P).

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

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