

CAPITAL DEVELOPMENT AUTHORITY  
(SECRETARIAT)

Islamabad, April 19, 1996.

No. CDA

Subject:- MINUTES OF THE 2ND MEETING OF THE CDA BOARD FOR THE  
YEAR 1996 HELD ON 17TH APRIL, 1996 (WEDNESDAY)  
AT 10.00 A.M.

The second meeting of the CDA Board for the year 1996  
was held in the CDA Conference Room on 17th April, 1996 at 10.00 A.M.

2. The following attended the meeting:-

1. Mr. M. Zafar Iqbal,  
Chairman, CDA In Chair.
2. Mr. Muhammad Nisar Ahmad Khan  
Chief Commissioner, Islamabad.
3. Mr. M. Hamid Hasan,  
Member(A), CDA.
4. Mr. Jaffar Raza,  
Member(E), CDA.
5. Mr. Shabbir Ahmad Dahar,  
F.A/Member, CDA.
6. Mr. Anwar Said,  
Member(Planning/Design), CDA.
7. Mr. Muhammad Zubair Osmani,  
Secretary to the Board.

3. Commissioner Rawalpindi (Acting) Ex-Officio Member  
of the Board could not attend the meeting due to his pre-occupation  
with other official assignments.

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

5. Minutes of the last meeting held on 31st January,  
1996 were confirmed ~~without any observation or amendment.~~

2. The Board took the agenda itemwise for discussion and decision. Salient points of discussion and decisions taken are given below:-

6.1 Allotment of Agro farming plots against landed property.

6249  
7507  
17-0

Decision

It was decided that decision taken in the Board Meet held on 31-1-1996 on its non-agenda item No. 6.25 sub item (c) was in accordance with the rules and was approved.

Action: Director Lands/Re

6.2 Erection of Fence along Shahrah-e-Islamabad from Faizabad to Airport (West side).

Decision

The Board decided that the issue would be recast in the light of information from the Prime Minister's Secretariat.

Action: Member(E).

- 6.3 Amendment in Section 116 of Municipal Ordinance 1960 relating to imposition of penalty on contravention of the provision of the Ordinance.

### Decision

Board approved the proposal for amendment in Section 116 of the Municipal Administration Ordinance 1960 and desired that CDA Magistrate should invoke Martial Law Regulation No. 82 namely Pakistan Capital Regulation 1960 which is applicable to the Special Areas.

Action: DMA

- 6.4 Restoration of NOC for Establishment of Institute of Islamic Science on land measuring 73 kanals and 17 marlas bearing Khasra No. 2343/2107 Mauzia Phulgran on Murree Road Zone IV Islamabad.
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Decision

CDA Board decided that the case may be referred to the Cabinet Division as the construction carried out/ proposed to be carried out was violative of ICT Zoning Regulation, 1992 as well as Islamabad Building Height Control Act 1995 and was thus not acceptable.

Action: Addl. Director R.P.

- 6.5 Allotment of alternate Land for Establishment of Khaldunia University of Arts and Sciences in Islamabad.

6253/849

737/DF

17-04-19

Decision

Board agreed to the conversion of agro farming plots to the north of Model Village Kuri for carving out 70.44 acres site for Khaldunia University and the additional land measuring 130 acres would be reserved for a period of five years only after which the situation would be reviewed.

Action: Addl. Dir. R.P.

6.6 Change of use from Commercial/Residential to a Hotel for the building in Blue Area Islamabad.

6254/  
739/B  
17-04

It was decided that a policy decision from the Government was required in the matter. A summary prepared by Member(Planning) may, therefore, be referred to the Cabinet Division for the purpose.

- b) It was further decided that notices may be issued to the owners of hotels operating unauthorisedly as well as to those who had carried out construction beyond allowed limits.

Action: Director Arch.

6.7. Acceptance of bid in respect of Plot No. 4,  
Class - IV Shopping Centre in Sector G-6/1-1,  
Islamabad.

Decision

The Board, after taking into account all relevant facts did not agree to restoration of the bid and confirmed its cancellation.

Action: DEM-II

6.8 Development of the Artists Village.

6256  
737/  
17-0

Decision

The Board approved the idea and advised Member(P) to study the possibility of Lok Virsa/CDA joint venture after ascertaining the area of land allocated to Lok Virsa. Alternatively possibility of developing the Artists Village after resuming a portion of land allocated to Lok Virsa Institute. may be examined.

Action: Addl. Dir., R.P.

- 6.9 Metropolitan Water Supply Project (Khanpur-I)  
Revision of billing rates of Consultants.

6257/849/  
 742/BF  
 17-04-96

Decision

CDA Board accorded formal approval to revise the billing rates of the Consultant's Agreement for the Metropolitan Water Supply Project (Khanpur-I) for the construction stage of 30 months from March 1995 to September 1997.

Action: DDG(Works).

- 6.10 Allocation of Land for Islamabad Reserve Police  
Islamabad.

6258/849/96  
 737/BF  
 17-04-96

Member(P) informed the

Decision

The proposal was not agreed to by the Board. It was suggested that the Government may be apprised of full facts and it may be proposed that barracks may be constructed next to the Police Station for which sites would be identified by the Planning Wing.

Action: DDG(P)

Addl. Dir (RP).

6.11 Request for allotment of Plot for Al-Mustafa  
Qirat Academy.

Decision

The Board concluded after due consideration of the issue that the request for allotment of land for establishing Al-Mustafa Qirat Academy could not be acceded to .

Action: DDG(P)  
Addl. Dir. R.P.

- 6.12 Request for issuance of NOC for running a business of Arms and Ammunition in a shop at G.T. Road, Rawat, Islamabad.
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Decision

It was decided that NOC may not be issued because it was likely to proliferate such business in Islamabad.

Action: DDG(P)  
Addl. Dir. R.P.

- 6.13 Installation of Tube wells in Sector F-11/1, Islamabad.

Decision

The proposal for the withdrawal of penalty levied for delay in the completion of project beyond 28-2-199 was not agreed to.

Action: Dir. Water Supply (Ma

- 6.14 Regularisation of Quarter No. 2222-A in Sector I-10/1-4 Islamabad in the name of Mr. Muhammad Banaras.

Decision

CDA Board agreed that quarter No. 2222-A Sector I-10/1-4 Islamabad may be regularised in the name of Mr. Muhammad Banaras.

Action: DEM-I

- 6.15 Restoration of Plot No. 1, Whole Sale Sanitary Ware Market Sector I-11/3, Islamabad - Waiving of delayed payment charges.

Decision

It was decided that allotment of Plot No. 1, Whole Sale Sanitary Ware Market Sector I-11/3 Islamabad may be restored to the allottee Ch. Muhammad Shabbir Khan and delayed payment charges be exempted, Informing him that possession of the plot would be given at an appropriate time.

Action: DEM-II

- 6.15 Construction of Plot No. 14, I&T Centre Sector G-10, Islamabad - Waiving of extension charges amounting to Rs. 94,736.15.

Decision

It was decided that in future the period for which an allottee is out of the country on official business would be calculated and indicated. The Board, for this case, approved exemption of Rs. 70,000.00 out of the total extension charges amount and directed that the allottee should pay the remaining amount.

Action: DEM-II

6.17 Restoration of Plot No. 18, Whole Sale General  
Provision Market Sector I-11/3, Islamabad.

Decision

It was decided that allotment of Plot No. 18 Whole Sale General Provision Market Sector I-11/3 Islamabad may be restored in favour of the allottees Mr. Abdul Aziz and Mr. Muhammad Asghar. Delayed payment charges may be exempted and the allottee informed that possession of the plot would be given at an appropriate time.

Action: DEM-II

- 6.18 Restoration of Plot No. 27, Whole Sale Cloth Market, Sector I-11/3, Islamabad, Waiving of delayed payment charges.
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Decision

It was decided that allotment of Plot No. 27, Whole Sale Cloth Market Sector I-11/3 Islamabad may be restored in favour of the allottee Mr. Muhammad Nazir. Delayed payment charges may be exempted and the allottee be informed that possession of the plot would be given at an appropriate time.

Action: DEM-II.

- 6.19 Development of Water Sports facility at Capital Park, F-9, Islamabad.

Decision

The Board decided that the project should be readvertised for open teners instead of granting time extension for submission of Technical bids.

Action: Director Master Plan.

- 6.20 Regularisation of existing first floor as basement and permission to construct additional storey - Plot No. 154, Sector F-11/3, Islamabad.

6268/B4  
729/BF  
17-04-9

Decision

It was decided that permission for additional floor may be granted to the allottee of Plot No. 154, F-11/3, Islamabad in accordance with the rules and with the same restrictions and conditions imposed on the allottee of the plot No. 155, F-11/3, Islamabad.

Action: DD(BCS).

- 6.21 Development of Gymnasium and Sports Complex in Markaz F-7 and G-6, Islamabad.

Decision

It was decided that since plots for Gymnasium and Sports Complex were amenity plots, therefore, they should be disposed of through Land Allotment Board to parties who have experience and expertise of operating Gymnasium and Sports Complexes.

Action: Director Master Plan.

- 6.22 Payment of Service Charges to M/S VIP Estates in connection with purchase of House No. 175, Street No. 36, Sector F-10/1, Islamabad.
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270/84  
27/BF  
-04-9

Decision

Proposal made in the summary was rejected by the CDA Board.

Action: Director Admin.

- 6.23 Abolition of Multiple Licensing Fee for Practicing Architects and Town Planners by Local Authorities for those Registered with Pakistan Council for Architects and Planners (PCATP).

627  
739  
17-

Decision

It was decided that decision in the matter from the Government should be awaited and status quo maintained in the meantime.

Action: Director Arch.

- 6.24 Allotment of Residential Plot in Sector I-10/2.

6272/849/96  
760/BF  
17-04-96

Mr. Raja Khan S/O Abdul Rehman an affectee of Kalinger village requested for the allotment of a residential plot in Sector I-10/2 on the grounds that he had fulfilled all requisite conditions. His case had been recommended by Director Rehabilitation.

Decision

It was decided that no further allotment should be made in Sector I-10/2, consequently the case was rejected by the Board

- 6.25 Allotment of plot in lieu of Plot No. 503, Sector F-10/2, Islamabad.

627  
72  
17

Decision

After discussion on the subject issue, it was decided that since no provision existed in Islamabad Land Disposal Regulations 1993 the case may be rejected.

Action: DEM-I

- 6.26 Waiving of delayed payment charges in respect of Plot No. 3-C, Markaz I-9, Islamabad.

### Decision

The matter was examined by the Board and it was decided that the Estate Management Dte.-II may resolve the issue in accordance with the rules. Member (A) and F.A/Member had also examined the case and had opined in favour of the allottee:

Action: DEM-II

- 6.27. Regularisation of excess area measuring 1.66 acres as per possession certificate in respect of Plot No. 8 P&V Scheme No. IV, Murree Road, Islamabad.

### Decision

and decision.

Action: Addl. Dir. R.P.

6.28 Allocation of site for Cultural Complex in Sector F-9.

Decision

The matter was discussed in detail and it was decided that the Plan of F-9 Park prepared by the Japanese Landscape Architects should not be changed.

Action: Dir. Urban Planning.

6.29 Adjustment in the layout plan of Sector G-11/2, Islamabad.

Decision

It was decided that factual position on ground may be rechecked and a fresh proposal may be brought before the Board in its next meeting after studying various planning alternatives.

Action: Director Urban Planning.

6.30 Waiving of Extension surcharge against Plot No. 254, Sector F-10/3, Islamabad.

6278/1  
723/B  
17-04

Decision

Board agreed to waive 50% of total extension surcharge for regularising extension in construction period from 1-7-1989 to 30-6-1996.

Action: DEM-I

24  
6.31 Change of Discipline/Status of Plot No. 2, National  
Park Area from "Automatic Brick Kiln" to "Orchard".

6279/8  
724/BF  
17-04-

Decision

Change of land use from Automatic Brick Kiln to Orchard  
was approved subject to recovery charges mentioned  
the summary.

- 6.32 Allotment of land for the establishment of Software Technology Park to Private Software Export Board(PSEB) in Islamabad.

5280/849/91  
737/BF  
17-04-96

Decision

After due consideration it was decided that a letter may be sent to the Ministry of Communication to pay the cost of land @ Rs. 500.00 per sqyare yard to CDA.

Action: Addl. Dir. R.P.

- 6.33 Land requirement in Islamabad for the development of resorts by the Tourism Development Corporation of the Punjab (TDCP).

Decision

Board observed that Service Station, Petrol Pump etc. were not allowed in the proposed area under zonal Regulations, therefore, a motel site measuring 8 kanals may be recommended for the consideration of the Government to be allotted to Tourism Development Corporation Punjab.

Action: Addl. Dir. R.P.

- 6.34 Waiving of extension surcharge in construction period against plot No. 99, Sector F-10/3, Islamabad.

6282/849/96

23/BF

17-04-96

Decision

After taking into account the grounds on which waiver was sought, it was decided that waiver may not be allowed and the allottee be asked to remit the amount from him.

Action: DEM-I

6.35 Allotment of land to Asian Branch of Rabita Alam Al Islami in Sector H-8 at Islamabad.

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Decision

The issue was discussed in the meeting and it was decided that the case may be deferred for further examination.

Action: DEM-II.

- 6.36 Provision of electricity to the Pocket earmarked for settlers of Capital Park F-9 in sur urban Centre Farash Islamabad.

### Decision

It was felt that in order to effectively implement the decision of the Prime Minister, Government may be approached with the request that respective departments may be directed to undertake infrastructural development of sub urban Centre Farash out of their own resources.

Action: DDG(P)  
Addl. Dir. R.P.

### 6.37 Non Agenda Items

- a) Waiver of Extension surcharge and conservancy charges on Plot No. 253 Sector F-11/3, Islamabad.

Decision

Contention of the applicant was found plausible and extension surcharge was waived by the Board.

Action: DEM-I

- b) Restoration of Plot No. 16 New Orchard Scheme Islamabad.

Decision

It was decided that restoration of orchard plot to M/s Fazal Elahi and Samundar may be conditionally approved till the receipt of confirmation from D.Cs. concerned and surrender of original EC. No. B000196 dated 29-6-1970 and vacation of land acquired by CDA which was still in their possession.

c) Allotment of Agro Farming plot in Islamabad.

Decision

It was decided that an agro farm measuring 2½ acres may be allotted to Haji Mehrban S/O Fazal Dad subject to the condition that he surrenders the original EC issued to him, vacates the acquired land which is still in his possession and renders his case to full clarification and verification by the Authority. He will also withdraw court cases instituted by him in this regard.

c)

Allocation of agro farming plot in Islamabad.

Decision

It was decided that an agro farm measuring 2½ acres may be allotted to Raji Mehrban S/O Fazal Dad subject to the condition that he surrenders the original EC issued to him, vacates the acquired land which is still in his possession and renders his case to full clarification and verification by the Authority. He will also withdraw court cases instituted by him in this regard.

Action: Director, Islamabad.

d)

Allotment of an agro farming plot in lieu of land acquired from Mr. Atta Ullah Khan from Village Sangjani.

Decision

" " It was decided that the case may be deferred for further examination and clarification and brought before the Board in its next meeting.

Action: Director Rehab.

e)

Regularisation of sizes of plot No. 125, 294 and 295, Sector F-11/4 Islamabad as per ground conditions.

Decision

Certain ambiguities were found in the summary and it was desired by the Board that case should be brought back with clear recommendations in the meeting.

Action: Director Urban Planning.

- f) Re-Scheduling of payment for Plot No. 16-A, Markaz F-6. Islamabad.

5290/849  
724/BF  
17-04-96

Decision

It was decided that the case may be deferred for the time being and summary should be recast giving clear recommendations with justification.

Action: DEM-II.

- 8) Regularisation of services of workers employed on daily wages.

Decision

After detailed deliberations on the subject, it was decided that services of employees working on daily wages for five years or more may be regularised in the first instance. It was also desired that status of Regular 'P' employees should be studied and recommendations made for abolishing the same to bring them at par with regular employees.

Action: Director Pers.

h) Shopping Mall in Islamabad.

Decision

The case was discussed at length and various options were taken into account including financial status foreign collaboration of the parties and it was decided that the recommendations of the Sub-Committee pre-qualifying three parties may be accepted as any deviation from it would complicate and further delay the matter.

Action: Dir. Master Pl

- 1) Proposal for five star Hotel as Joint Venture between CDA, OPF and M/s Super Fare Services Limited.

### Decision

After prolonged discussions it was agreed that the proposal would be considered again after financial implications and other relevant information has

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has been collected from the OPF and the overseas sponsors. DDG(P) was asked to collect this information and put up to the Board as quickly as possible. The proposal was approved in principle.

Action: DDG(P)  
Dir. Master Plan.

7. The meeting concluded with a work of "thanks" to the Chair.
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