

CAPITAL DEVELOPMENT AUTHORITY
(Coordination Directorate)

Minutes of the meeting
of C.D.A. Board.

The Board meeting was held on Sunday the 17th June, 1990 at 10 A.M. in the Conference Room of the Capital Development Authority.

The following attended:-

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| 1. Chairman | - In chair. |
| 2. Chief Commissioner, ICT, Islamabad. | - Ex-officio Member. |
| 3. Member Engineering. | |
| 4. Financial Adviser/Member. | |
| 5. Member Planning/DDG(Design). | |
| 6. DDG(Services)/Member. | |
| 7. Secretary CDA. | |
| 8. Director Estate Management. | |
| 9. Director Environment. | |
| 10. Director Planning. | |
| 11. Director Water Supply. | |
| 12. Director P.E&C. | |
| 13. Project Director, F.M.P. | |
| 14. Director Architecture. | |
| 15. Dy:Director(Architecture). | |
| 16. Dy:Director(B&BC). | |
| 17. Dy:Project Director, F.M.P. | |

2. The meeting started with the recitation from the Holy Quran. The Board took up consideration of the summaries included in the Agenda circulated on 6th, 7th, 9th and 12th June, 1990. Brief account of the discussion and the decisions taken is as follows:-

1. Construction of additional Storey on the existing buildings towards the southern side of Blue Area F-6, G-6, F-7 & G-7, Islamabad.

The summary submitted by the Design Wing

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(32)

was considered. It was observed that the certificate proposed to be obtained from the Architect/Engineer regarding safety and stability of the structure will not serve the purpose unless it is backed by proper "foundation analysis" by competent structural engineer. The question as to how the top-most floor would be anchored with the existing floor would also need to be specifically examined in each case. It was also observed that if permission for construction of additional storey is accorded, it would further add to the already existing problem of acute shortage of parking space in the area. It was also proposed that instead of allowing additional floor on the 4 & 5 storey buildings, construction of additional floor on the single storey buildings may be allowed, which would not involve any problem of safety and structural stability. After some discussion it was decided that a Committee to be headed, and also to be proposed, by Member Engineering should examine the proposal and suggest as to how adequate safeguards

can be provided to ensure safety and stability of the structure if the proposal to allow construction of additional storey is approved. The question as to how the proposal will improve the facade and sky line of the area should also be examined by the committee and a summary may then be put up for consideration of the Board. The rates can be worked out subsequently on the basis of the final recommendations of the committee.

Action: Member Engineering.
DDG(Design).

2. Non-issuance of completion certificates due to construction of high level ramps appearing outside the plots.

SH 41/769/90
172/BF

The summary presented by the Design Wing was considered. It was observed that at the time of approving the design no condition restricting the height of ramps outside the plot line had been imposed. It would, therefore, not be possible to impose the condition in cases where approval of plans has already been accorded. After some discussion it was decided that while approving the design the proposed affidavit on a non-judicial paper should be obtained from the allottees

to the effect that they would keep the ramp within 1 foot height at the maximum point as already decided. In order to ensure implementation of this decision the allottees should be required to indicate 'L' Sections while submitting Building Plans for approval.

Action: DDG(Design).

3. Allotment of land to MINAWA Private Ltd. for construction of Luxury Apartments.

5442/769/90
690/18F

The summary submitted by the Planning Wing was considered. Member Planning explained the background and the planning features of the proposal. It was observed that the proposed sites being in the Diplomatic Enclave were likely to create security problems. It would, therefore, be advisable that, before a decision may be taken, the area should be checked by the police authorities from the security point of view. It was observed by the Chairman that the Committee constituted by the Government for consideration and recommendation of cases for allotment of land has not legally become operative because the amendment in the

Land Disposal Regulations has not yet been published/notified in the official Gazette. After detailed discussion it was decided that the request of M/s MINAWA(Pvt) Limited should be examined by the Committee after its constitution is duly notified in the official Gazette. In the meantime the Chief Commissioner, ICT, would advise the I.G.Police, Islamabad to get the proposed area checked from security point of view. While making its recommendations the Committee should take into consideration the recommendation of the I.G. Police Islamabad. The rates for premium and AGR proposed in para 7(c) of the summary were however, approved by the Board.

Action: DDG (Planning).

4. Grant of extension in construction period of residential plots.

The summary submitted by Director Estate Management was considered. The proposals/recommendations contained in the summary were approved with the provision that the Chairman may waive or reduce these charges in suitable cases.

Action: Director Estate Management.

5443/769/90
681/RF

5. Illegal Boring in Industrial Area
Sector I-9 and I-10/3, Islamabad.

S444/769/90
412/185

The summary submitted by the Director Water Supply was considered. It was pointed out that in the terms and conditions of allotments it has been specifically mentioned that under ground water will not be tapped by the allottees. Action to enforce that condition should therefore be taken instead of thinking to accord permission for sinking of tube wells. Since installation of tubewells by the industries is bound to adversely affect the availability of underground water to the CDA, it was not advisable to allow tubewells to the industries. In so far as the water requirement of certain industries is concerned, they could make arrangements for storage of water. After some discussion it was decided that a survey of the existing industries should be carried out to assess as to how many industries require large quantity of water justifying the sinking of tubewells. On the basis of the result of that survey a comprehensive summary should be submitted to the Board.

Action: Director Water Supply.

6. Alletment of land to the Pakistan Polo Association for establishment of a Polo Ground in the National Park Area, Islamabad.

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The summary submitted by the Member Planning was considered. It was observed by the Chief Commissioner, Islamabad that the proposed site was right on the bank of the Rawal Lake, and establishment of the Polo Ground may pollute the lake water, which is used for drinking purposes by the residents of Rawalpindi. In order to avoid pollution siting of the Polo Ground somewhere near the proposed Cricket Stadium/Ground in the sports area should be examined. Polo Ground and the Race Course could also be combined as in the case of Rawalpindi Race Course, where the race track is provided around the Polo Ground. After some discussion it was decided that a reference should be made to the Pakistan Polo Association making a suggestion for consideration of a combined Polo-cum-Race course ground as a joint venture project. The possibility of pollution of the Rawal Lake water may be examined in detail.

Action: Member Planning.

DDG(Design).

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769/BM

7. Release of balance payment of Rs. 1.11.638/- to M/s.NCL.

The summary submitted by the Faisal Masjid Project Division was considered and the proposal contained in para 10 thereof was approved.

Action: Project Director, FMP.

S2447/769/90
661/BF

8. Sharing of compensation realized for impounding cattle by the staff of the Environment Directorate.

Summary submitted by the Environment Directorate was considered and the proposals made in para 7 thereof were approved.

Action: Director Environment.

S2448/769/90
172/RP

9. Condonation of compounding charges.

In the last Board meeting held on 17.5.1990, it was decided that "henceforth no condonation should be allowed i.e. w.e.f. 17th May, 1990". The Member Planning sought clarification as to the effectiveness of the decision. It was clarified that the decision would apply to all cases received for issue of

completion certificates in the CDA
on or after 17th May 1990.

Action: Member Planning.
DDG(Design).

3. The minutes of the meeting as recorded above may kindly be seen for favour of confirmation before these are circulated to all concerned for taking further action called for on their part.

Ajaz A. Khan
(*Ajaz A. Khan* 18/6/90)
AJAZ A. KHAN
Secretary.
June 18, 1990.

Chairman. 4. *As Corrected*
Sally 19/6

AS (Coord).

Ajaz A. Khan
19.6.90