

**CAPITAL DEVELOPMENT AUTHORITY  
(SECRETAR)**

No. CDA-943/BM-Coord/2001

Islamabad, Oct. , 2001.

Subject: **MINUTES OF THE 11TH MEETING OF THE CDA BOARD FOR  
THE YEAR 2001.**

The 11th meeting of the CDA Board for the year 2001 was held on October 10 & 15, 2001, at 11.00 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. Attaullah Khan,  
Member (A)/F.A/Member.
3. Mr. Maqbool Ilahi,  
Member (P&D),
4. Mr. Muhammad Anjum Malik  
Member (E).
5. Mr. Abdul Ghafoor Dogar,  
Secretary CDA Board.

3. The following were also present:-

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

- 5) Mr. M.K. Pasha,  
DDG(P).
- 6) Mr. Saadullah Khan Zimri,  
Director Personnel.
- 7) Major (R) Tayyab Iqbal,  
DEM-II
- 8) Mr. Muhammad Hayat Khan,  
DEM-I.
- 9) Mr. Shafiq Ali Siddiqui,  
Director (UP).
- 10) Mrs. Shahista Sohail,  
Director L&R.
- 11) Mr. Jamil-ur-Rehman,  
Director Revenue.
- 12) Mr. Mazhar Hussain,  
Director Environment (R)
- 13) Mr. Yousaf Ali,  
Director W&S (Dev).

**ARMY MONITORING TEAM**

- i) Lt. Col. Muhammad Rafique Sabir,
- ii) Major Abdus Sattar.

4. Commissioner/DCO, Rawalpindi, could not attend the meeting due to his other official assignments.
5. The meeting started with recitation from the Holy Quran.
6. The Board confirmed the minutes of the 10<sup>th</sup> Board Meeting held on 18-8-2001.

## Implementation

7. Implementation status of remaining decisions of the year 2000 and decisions of first to 8th Board meetings of 2001 were explained by the Secretary to the Board. The Board desired that implementation of remaining Board decisions may be carried out on top priority basis and progress reported in the next Board Meeting. Secretary CDA would circulate a list of pending cases to all Members to enable them expedite progress.

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

8.1 **Transfer of responsibility for maintenance of Federal Government Buildings & Houses from CDA to Pak. PWD.**

7415/943/2001

757/BF

10&15/10/2001

## Decision

A Committee comprising Member (A), Member (E) and DG (S) should hold meeting with DG, Pak PWD and other relevant officers of Ministry of Housing & Works in an effort to resolve the issue and give its report alongwith recommendations within a period of 15 days. Thereafter, a comprehensive summary be put up to the CDA Board for consideration.

Action: Member (A)  
Member (E)  
DG (S)

- 8.2 Change of Trade of Industrial plots.  
8.19 Change of trade of Industrial Plots.

7416/943/2001  
737/BF  
10&15/10/2001

### Decision

- i) Change of trade of Plot No. 67, I-9, Islamabad from Plastic Shoe Manufacturing Industry to Ware House was allowed subject to payment of Rs. 50/- per sq. yards and fine of Rs. 100/- per sq. yard for carrying out trade without prior approval and removal of unauthorized construction in set back by the allottee. Approval letter will be issued after obtaining clearance for removal of unauthorized construction from Director Arch-I and all outstanding dues.
- ii) Change of trade of Plot No. 83, I-9, Islamabad from Monglor Metal Industry to Warehouse was allowed subject to payment of Rs. 50/- per sq. yard and fine of Rs. 100/- per sq. yard for carrying out trade without prior approval. Approval letter will be issued after obtaining clearance from Director (Arch-I) for removal of unauthorized trade and all outstanding dues.
- iii) Change of trade of Plot No. 153, St. No. 9, I-10/3, Islamabad from Steel Re-rolling Mills to Ware House was allowed subject to payment of fee @ Rs. 50/- per sq. yard and prior clearance of other dues.
- iv) Change of trade of Plot No. 76, I-10/3, Islamabad from Aluminum Cane to Packing and Forwarding was allowed subject to payment of Rs. 50/- per sq. yard and fine of Rs. 100/- per sq. yard for

operating trade unauthorizedly and other outstanding dues. Planning Wing should ensure that the allottee should confine only to the Packing and Forwarding Trade strictly.

- v) Change of trade of Plot No. 175, I-10/3, Islamabad from Spice Processing to Warehouse was allowed subject to payment of fine of Rs. 100/- per sq. yard for operating trade prior to approval and other outstanding dues.
- vi) Change of trade of Plot No. 2, I-10/3, Islamabad from Readymade Garments to Workshop only was allowed with clear stipulation that no show room will be established, and subject to payment of Rs. 50/- per sq. yard and other outstanding dues.
- vii) Change of trade of Plot No. 179, I-10/3, Islamabad from Fabrication of Welded Structure to Workshop only was allowed subject to payment of Rs. 50/- per sq. yard and other outstanding dues.
- viii) Change of trade of Plot No. 163, I-10/3, Islamabad from Potato Chips to Marble Factory was rejected.
- ix) Change of trade of Plot No. 60-K, I-10/3, Islamabad from Pharmaceutical to Packages and Forwarding was allowed subject to payment of Rs. 50/- per sq. yard and fine of Rs. 100/- per sq. yard for operating trade unauthorizedly. Planning Wing should ensure that the allottee should confine to the Packing and Forwarding Trade strictly.
- x) Change of trade of Plot No. 242, I-9, Islamabad from Hatchery and Processing Plant to Woolen Spinning was allowed subject to payment of Rs. 50/- per sq. yard and fine of Rs. 100/- per sq. yard for running trade prior to approval and other outstanding dues.
- xi) Change of trade of Plot No. 189, Industrial Triangle Kahuta Road, Islamabad from PVC Asbestos Tiles to Warehouse was allowed subject to payment of fee @ Rs. 50/- per sq. yard and clearance of other outstanding dues.
- xii) Change of trade of Plot No. 144, Industrial Triangle Kahuta Road, Islamabad from Wood Moulding to Pharmaceutical was allowed subject to payment of fee @ Rs. 50/- per sq. yard and clearance of other outstanding dues.
- xiii) Change of trade of plot No. 191 to 194, I-9, Islamabad from General Steel Mills to Warehouse was allowed subject to payment

of Rs. 50/- per sq. yard and fine of Rs. 100/- per sq. yard and other outstanding dues. Director Architecture/DEM-II should take punitive action for unauthorized sub division/non conforming use.

- xiv) Change of trade of plot No. 291, I-9, Islamabad from PVC Water Stop to Information Technology Industry was allowed subject to payment of Rs. 50/- per sq. yard with stipulation that no training/educational institute is established by the allottee.
- xv) Change of trade of plot No. 424, I-9, Islamabad from Wood Work (Furniture) to only one trade Warehouse or Workshop was allowed subject to payment of Rs. 50/- per sq. yard and fine of Rs. 100/- for operating trade without prior approval and other outstanding dues. The change of trade letter may be issued on prior clearance that the unauthorized trade has been stopped and option of one trade is intimated to the Authority.
- xvi) Change of trade of plot No. 190, I-10/3, Islamabad from Ceramic Tableware to Warehouse was allowed subject to payment of Rs. 50/- per sq. yard and other outstanding dues.
- xvii) Change of trade of plot No. 142, Industrial Triangle Kahuta Road, Islamabad from Printing Ink to Electrical, Electronics, Industrial Related Mechanical Works related to Information Technology was allowed subject to payment of Rs. 50/- per sq. yard and other outstanding dues..

Action: DDG (P)  
DEM-II  
Dir. Arch-I.

**8.3 Status of katchi abadi of F-9, Park resettled at Farash.**

7417/943/2001  
737/BF  
10&15/10/2001

**Decision**

- i) A survey team comprising of an officers each from Dtes. Of Enforcement, and Katchi Abadi and a representative of Army Monitoring Team may carry out survey of the locality at Farash and identify illegal/unauthorized occupants for their early ejectment and submit report in the form of a comprehensive summary to the Board for consideration and decision. In the meantime, no construction be allowed in the area.
- ii) The case for submission of representation to the President of Pakistan against the findings of Wafaqi Mohtasib dated 1-9-2001, or otherwise, may be decided by Member (P&D) at his level.

Action: DDG (P)  
DD (KAC)

8.4

**Allotment of land in the National Sports Centre, Zone-3, Islamabad to Civil Aviation Squadron for the Heliport of Cabinet Division.**

7418/943/2001  
737/BF  
10&15/10/2001

### **Decision**

The proposal relating to allotment of additional land measuring 8.48 acres adjacent to the existing Heliport @ Rs. 1500/- per sq. yard was approved subject to the condition that 6<sup>th</sup> Aviation Squadron would obtain the approval of the Chief Executive in terms of Prime Minister's Sectt. U.O. No. JS(P)60111/PP/94, dated 13-7-1994.

Action: DDG (P)

### **8.5 Earmarking a plot for the construction of the British Council Library.**

7419/943/2001

737/BF

10&15/10/2001



**Decision**

Selection of site may be made in consultation with the Director Pakistan, British Council, and the case be referred to the Ministry of Interior for obtaining approval of the Government to the relaxation of the Land Disposal Regulation 1993 for allotment of land on reserved price

Action: DDG (P)

8.6

**Utilization of land retrieved from GTS in Markaz G-6, Aabpara, Islamabad.**

7420/943/2001

737/BF

10&15/10/2001

**Decision**

The proposal alongwith modifications suggested by Member (P&D) was approved by the Board.

Action: DDG (P).

8.7

**Approval of the minutes of the Allotment Scrutiny Committee Special Meeting held on 12-6-2001.**

7421/943/2001

750/PF

10&15/10/2001

### Decision

Two residential plots measuring 30'x60' to Mr. Muhammad Hanif S/O Karam Dam Khan and three plots measuring 30'x60' as joint allotment to Hameed un Nisa, Waheed un Nisa, Gulshan un Nisa, Saeed un Nisa, Fareed un Nisa, and Major Shahid Mahmood Abbasi, in Sector I-14 may be offered after fulfilment of all codal formalities as required by the prevailing Rehabilitation Policy, 1996 and reverification of title of BUP of each affectee.

Action: Director L&R.

8.8 **Rate to be charged from private Educational Institutions**

7422/943/2001  
728/BF  
10&15/10/2001

Deferred as the F.A/Member was on leave.

8.9 **Revision of extension charges, Transfer Fee, Restoration Fee, Sub Division Fee, and Misc. receipt (Cost of form etc.).**

7423/943/2001  
723/BF  
10&15/10/2001

### Decision

Recommendations of the Committee for revision of fees/rates in respect of Estate Management-I&II at Annex A, F, G, & J of the summary were approved by the Board. The revised rates shall take effect from 1-11-2001.

Action: DEM-I  
DEM-II

8.10. **Allotment of plots No. 14-B, Whole Sale (F&V) Market, Sector I-11/4, Islamabad.**

7424/943/2001  
724/BF  
10&15/10/2001

DEM-II explained the summary. He stated that Plot No. 14-B, Measuring 30'x30', Whole Sale F&V Market, Sector I-11/4, Islamabad was auctioned through a public auction held on 13-10-1994. The highest bid of

DEM-II requested the Board for approval of the proposal given in para 8 of the summary. The case was discussed at length and decided as under:-

**Decision**

The proposal was approved by the Board.

Action: DEM-II

8.11

**Restoration of Plot No. 13-A, Markaz, F-8, Islamabad.**

7425/943/2001

724/BF

10&15/10/2001

**Decision**

Plot No. 13-A, Markaz F-8, Islamabad may be restored after realization of all outstanding dues including restoration and delayed payment charges and extension surcharge.

Action: DEM-II

7426/943/2001  
724/BF  
10&15/10/2001

- 8.12 **Re-scheduling of premium in respect of Automobile Workshops, Steel Fabrication Workshops, Sanitary Ware, Mild Steel Vendors and Wood Workshops (Ara Machine) Plots allotted in Sector I-10/3, Islamabad.**

**Decision**

The extension in time limit for payment of all dues including delayed payment charges, be extended upto 31-12-2001 failing which the plots shall be cancelled without any further notice.

Action: DEM-II

- 8.13 **Request of allottee of Plot No. 4, Bazar No. 1, Sector G-9/1, Islamabad.**

7427/943/2001

724/BF

10&15/10/2001

DEM II

**Decision**

- i) Conversion of trade from restaurant to shops on payment of conversion charges @ Rs. 3000/- per sq. yard was permitted.
- ii) The proposal for provision of additional storey is permitted subject to furnishing of certificate as required by Director Arch-I at the

rate to be determined by a Committee comprising F.A/Member,  
DEM-II and DFA-II unless that is already covered by para (i)  
(a)(b) of previous decision of the Board dated 7-9-1998

Action: DEM-II.

8.14 Request of Post Office Department for allocation of Community  
Centre Plot.

7428/943/2001  
737/BF  
10815/10/2001



### **Decision**

The proposal was approved by the Board with the stipulation that the building should be used for the sole purpose of Community Centre and would be available to general public besides the postal employees.

Action: DDG (P)  
Director (UP).

### **8.15 Allocation of land for National Defence College.**

7429/943/2001  
737/BF  
10&15/10/2001

**Decision**

The additional area measuring 10.8 acres adjacent to NDC may be licensed out at the rate to be determined by the Finance Wing, CDA, for 10 years to Commandant NDC. No construction will be allowed in this area.

Action: Director (UP)  
DMA.

- 8.16 **Exchange of plot Lt. General. Abdul Qayyum Chairman, P.O.F. and reduction of rates/price.**

7430/943/2001  
723/BF  
10&15/10/2001

**Decision**

It was decided that the rate charged from other allottees of the Housing Foundation, i.e. Rs. 2500/- per sq. yard, be demanded from Lt. General Abdul Qayyum, for the entire plot including the excess area of 66.67 sq. yards.

Action: DEM-I

- 8.17 **Payment of extension surcharge due to non-construction of plots in Sector F-11, Islamabad within prescribed period.**

7431/943/2001  
723/BF  
10&15/10/2001

### **Decision**

The outstanding dues of extension surcharge may be recovered from the allottees in equal monthly instalments of Rs. 50,000/- each, subject to adjustment, within one year.

Action: DEM-I

- 8.18 **Request for withdrawal of cancellation of allotment of plots in Sector F-11/2, Islamabad.**

7432/943/2001  
723/BF  
10&15/10/2001

### Decision

The Board decided that the plots may be offered to the ISI Dte. at a reserve price to be determined by a Committee comprising of F.A/Member, Director Estate Management-I and Cost Accountant.

Action: F.A/Member  
DEM-I

### 8.20 Contract Appointments.

7433/943/2001  
726/BF  
10&15/10/2001

### Decision

Interior Division may be requested to provide the promised policy guidelines for contract appointments in the autonomous/semi-autonomous bodies and submit the case again in the form of a summary, before the Board.

Action: Director Personnel.

8.21 100% Exemption in Property Tax to Widows upto Plot Area 240 Sq. yards.

7434/943/2001  
730/BF  
10&15/10/2001

### **Decision**

The condition of furnishing of NOC from Revenue Directorate in these cases be waived on compassionate grounds and the case for rebate be examined after the houses are actually transferred in the names of the applicants or other legal heirs.

Action: Director Revenue.

- 8.22 **Condonation of outstanding dues and increasing of monthly ceiling for Environment Directorate (Regional) Telephone No. 2855513.**

7435/943/2001  
741/BF  
10&15/10/2001

**Decision**

A separate telephone may be got sanctioned and installed at the Inquiry Office. However, the amount of Rs. 50,538/- over and above the ceiling was condoned.

Action: Director Environment (R)

8.23 **Appeals against cancellation of allotment of plots No. 38 & 40 Orchard Scheme Murree Road Islamabad.**

7436/943/2001  
750/BF  
10&15/10/2001



**Decision**

The Board approved the recommendations of the Committee and also decided to get clearance of NAB in the matter before implementation of the recommendations.

Action: Director L&R

- 7437/943/2001  
755/BF  
10&15/10/2001
- 8.24 **Improvement/refurbishing of existing Sewage Treatment Plants Phase-I, II & III and Construction of Treatment Plant (Phase-IV), Islamabad.**

The item was deferred as the F.A/Member was not available and financial implication could not be cleared. However, technically, it was considered feasible.

Action: Director W&S (Dev.)

- 7438/943/2001  
737/BF  
10&15/10/2001
- 8.25 **Plots for Business Clubs in Islamabad.**

### **Decision**

The proposals were approved by the Board. The case may be referred to the Interior Division for relaxation in Zoning Regulation. The conversion of the motel plots to Business Clubs should be allotted to registered Clubs in a transparent manner and through open auction.

Action: DDG (P).  
DEM-II

### **NON-AGENDA ITEMS**

- i) **Allotment of Additional Land measuring 2.68 acres adjacent to CDA Laboratory.**

7439/943/2001  
737/BF  
10&15/10/2001

### Decision

The proposal was approved by the Board subject to obtaining approval of the proposal from the Chief Executive and payment of cost for land and structures thereon to be calculated by the Finance Wing in advance.

Action: Director (UP)  
DEM-II  
DFA-II

- ii) Enlistment and Black listing of Contractors
- iii) Amendment for the provisions of Islamabad Capital Territory (Zoning) Regulation, 1992 to Accommodate Educational institutions in Zone-4, Islamabad.

7440/943/2001  
743/BF  
10&15/10/2001

The above items were deferred for want of time.

- iv) Approval of Minutes of Special Allotment Scrutiny Committee held regarding E.M.E. College Jhangi Sayyedan.

7441/943/2001  
750/BF  
10&15/10/2001

**Decision**

The Board approved the recommendations of the Allotment Scrutiny Committee.

Action: Director L&R.

v) 7442/943/2001  
743/BF  
10&15/10/2001

**Consultancy Service in CDA.**

The item was deferred for want of time.

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