



**Capital Development Authority
(Secretary CDA Board Office)**

CONFIDENTIAL

No. CDA-1287/BM-SCB/2015/

Islamabad Aug 26, 2015

Subject: **Minutes of 8th CDA Board Meeting for the Year 2015.**

8th CDA Board meeting for the year 2015 was held on **August 26, 2015 (Wednesday) at 01:00 P.M.** in the Conference Room of CDA Headquarter, Executive Block No. V, Khayaban-e-Suhrawardy, Sector G-7/4, Islamabad.

2. Following attended the meeting:

- 1) Maroof Afzal, (In Chair)
Chairman, CDA
- 2) Waseem Ahmed Khan,
Member (P & D)/
FA/ Member (Look after charge)
- 3) S.M. Mustafain Kazmi
Member (Environment)
(Look after charge)
- 4) Amir Ali Ahmed
Member Admin. / (Estate)
- 5) Shahid Sohail,
Member (Engineering).
- 6) Asif Shahjahan (T.I),
Secretary CDA Board.

3. Chief Commissioner ICT, Commissioner Rawalpindi and Member Administration CDA as members of the Board could not attend the meeting. Mr. Muhammad Ali, Director (Dev. & Fin.) representative of Chief Commissioner ICT attended the meeting as observer. In addition to the Chairman/ Members, DDG(L&E), (for item Nos. 1,2,3,4,NA-III), Director Roads (N) (for item No.6), Director UP(for item No.8) and Director Public Relations (as observer) also attended the meeting. Meeting commenced with the recitation of "Holy Quran" by Mr. Asif Shahjahan, Secretary CDA Board. Thereafter agenda items were taken up for discussion and the following decisions were made:-

10622/1287/BM/'15 **8.1 RESTORATION OF ALLOTMENT OF SHOP/UNIT NO 06, KOHSAR**
26-08-'15/8TH **MARKET F-6/3, ISLAMABAD.**

DECISION

The Board approved the restoration of Shop/ Unit No. 06 Kohsar Market, F-6/3, Islamabad subject to payment of restoration charges on the basis of prevailing rates.

Action By: DDG(L&E)

10623/1287/BM/'15 **8.2 ALLOTMENT OF RESIDENTIAL PLOTS IN SECTOR D-12 IN LIEU OF**
26-08-'15/8TH **SECTOR G-13 PLOTS, ISLAMABAD. (MR. JUNAID IQBAL & MST. BATOOL IQBAL QURESHI), EX- SECRETARIES).**

DECISION

Allotment of plots by the Authority are only covered under the CDA Ordinance and ILDR. The dispensation in the matter lies with the Federal Government through, Federal Government Employees Housing Foundation (FGEHF), which is dealing with affairs of allotment of plots to Federal Government employees. The Authority has already allotted more than 210 plots out of auction / balloting quota for the purpose to FGEHF and thereafter closed the allocation of plots of FGEHF for allotment to Federal Government employees since 1996.

In pursuance of the decision of the Wafaqi Mohtasib the CDA board resolved that in view of the rejection of the appeal filed before the President of Pakistan the Authority conveys its NOC to the FGEHF, who in turn are bound to dispose of the matter in accordance with law.

Action By: DDG(L&E)

10624/1287/BM/'15 **8.3 APPLICATION FOR WITHDRAWAL OF CANCELLATION OF PLOT**
26-08-'15/8TH **NO. 381, ST. 16 INDUSTRIAL AREA SECTOR I-9, ISLAMABAD.**

DECISION

The Board decided that the matter be dealt in accordance with Restoration Policy-2014.

Action By: DDG(L&E)

10625/1287/BM/'15 **8.4 AUCTION OF COMMERCIAL PLOTS**
26-08-'15/8TH

DECISION

The Board discussed and approved the summary with following plots for auction on September 16th and 17th, 2015:-

| S.No | Plot No. | Sector | Category | Dimension /Size (SqYds) | Token Money |
|------|--------------|---------------------------|--------------|----------------------------|-------------|
| 1. | 16-F | F-8 markaz | Commercial | 50'x75' (500.00) | 10 Million |
| 2. | 12 | F-11 Markaz | Commercial | 80'X100' (888.88) | 10 Million |
| 3. | 13 | F-11 Markaz | Commercial | 80'X100' (888.88) | 10 Million |
| 4. | 3 | F-11/1 | Luxury Flats | 10018.80 (2.07 acres) | 10 Million |
| 5. | D-2 | Blue Area | Commercial | 150'x100' (1666.66) | 20 Million |
| 6. | D-3 | Blue Area | Commercial | 150'x100' (1666.66) | 20 Million |
| 7. | 26 | E-11(Northern Strip) | Commercial | 34'x69' (260.66) | 10 Million |
| 8. | 27 | E-11 Northern Strip) | Commercial | 35'x67' (260.55) | 10 Million |
| 9. | 40-C | G-9 Markaz | Commercial | 60'x110' (733.33) | 10 Million |
| 10. | 20 | G-11 Markaz | Commercial | 80'x80' (711.11) | 10 Million |
| 11. | 28 | G-11 Markaz | Commercial | 80'x80' (711.11) | 10 Million |
| 12. | 5-A | G-11/3, Bazar No. 10 | Commercial | 30'x40' (133.33) | 10 Million |
| 13. | 5-B | G-11/3, Bazar No. 10 | Commercial | 30'x40' (133.33) | 10 Million |
| 14. | 9 | I-8 Markaz | Commercial | 80'x140' (1244.44) | 10 Million |
| 15. | 11 | I-8 Markaz | Commercial | 80'x140' (1244.44) | 10 Million |
| 16. | 42-C | I-9/2 | Industry | 1120.83 (74+76x34.6) ÷2 | 10 Million |
| 17. | 5 | I-10/3 | Industry | 300'x121' (4033.33) | 20 Million |
| 18. | --- | I-11/4 | Petrol Pump | 1855 (approx) | 10 million |
| 19. | 111-A | I-11/4 | Fruit Market | 20'x90' (200.00) | 5 Million |
| 20. | 111-B | I-11/4 | Fruit Market | 20'x90' (200.00) | 5 Million |
| 21. | 111-C | I-11/4 | Fruit Market | 20'x90' (200.00) | 5 Million |
| 22. | 111-D | I-11/4 | Fruit Market | 20'x90' (200.00) | 5 Million |
| 23. | 15 | Orchrd Scheme Murree Road | Orchard | 3.59 acres (28.72 kanal) | 10 Million |
| 24. | 1 | D-12 Markaz | Commercial | 1600.00 (Irregular size) | 10 Million |
| 25. | 30 | D-12 Markaz | Commercial | 711.11 (Irregular size) | 10 Million |
| 26. | 1-N | I-12 Markaz | Commercial | 80'x120' (1066.66) | 5 Million |
| 27. | 4-A | I-12 Markaz | Commercial | 80'x120' (1066.66) | 5 Million |
| 28. | 1-I | I-12 Markaz | Commercial | 80'x70' (622.22) | 5 Million |

Action By: DDG(L&E)

10626/1287/BM/'15 **8.5 DEDUCTION OF HOUSE RENT AND 5% OF BASIC PAY FROM CDA EMPLOYEES LIVING IN CDA OFFICERS HOSTEL.**
26-08-'15/8TH

DECISION

The Board directed that views of Human Resources Development Directorate and Finance Wing's be presented along with detail of dwellers/ officers/ officials residing in hostel.

Action By: Member (Engg.)

10627/1287/BM/'15
26-08-'15/8TH

8.6 HIRING OF CONSULTANCY SERVICES FOR PLANNING, DETAILED ENGINEERING DESIGN AND RESIDENT CONSTRUCTION SUPERVISION OF KHAYABAN-E- MARGALLA (PHASE-II) FROM CONSTITUTION AVENUE TO MURREE EXPRESSWAY, ISLAMABAD.

DECISION

The Board approved to hire Consultancy Services for Planning, detailed Engineering Design and Construction Supervision of Khayaban-e-Margalla (Phase-II), Islamabad of M/s Associated Consulting Engineers-ACE Pvt. Ltd, M/s PAVRON & M/s Muhammad Iqbal Haq & Associates being the lowest bidder.

Action By: Member (Engg)

10628/1287/BM/'15
26-08-'15/8TH

8.7 GRANT OF 20% ALLOWANCE TO THE OFFICERS/ OFFICIALS WORKING IN PLANNING & DESIGN WING, CDA.

DECISION

The Board deferred the case and directed to re-submit with accumulative financial effect of 20% allowance to all the officers/ officials working in Planning & Design Wing.

**Action By: Member(Finance)/
DDG(Finance)**

10629/1287/BM/'15
26-08-'15/8TH

8.8 FORMATION OF UNIFORM PLANNING PARAMETERS FOR COMMERCIAL BUILDINGS, BLUE AREA.

DECISION

The Board approved the following uniform planning parameters for commercial buildings in Blue Area:-

1. In order to achieve the uniform and harmonious planning, design and development of the area, as already proposed by the Committee and amendments made by the Board, following Uniform Planning Parameters for forthcoming auctions of plots in the Northern Part of the Jinnah Avenue i.e. F-6 & F/7 Blue Area, F-8/G-8 and F-9/G-9 Blue Area, Islamabad be implemented as under:

| | | |
|----|-------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | Minimum Size of Plots | 1,200 Sq. yds. |
| 2. | Maximum Floor Area Ratio (F.A.R.) | 1:8 |
| 3. | Maximum Permissible Ground Coverage | Ground + 4 Storey = 70% Subsequent Storey = 50% |
| 4. | Maximum Number of Storey | Ground+24 Storey |
| 5. | Uses | Ground + 4 Storey = Commercial [as defined in Clause 3(2) read with Clause-6 of the ILDR, 2005] Subsequent Storey = Offices and/or Apartments |
| 6. | Minimum Set Backs | Defined on plot to plot basis, due to varying sizes of plots |

| | | |
|----|---------------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| 7. | Parking | One Car Space for 1,000 Sq. ft. covered area. The parking requirements will be accommodated within Plot Line including Basements. |
| 8. | Basements | After fulfilling the parking requirements, extra space available in basements may be utilized for utilities/ services. |
| 9. | Parking Area Calculations | 250 Sq. ft. area for one Car |

2. In order to evolve a Strategy for bringing previous planning parameters at par with the uniform planning parameters, the allottee/lessee of plots whose plots are still vacant/un-constructed at site and on re-construction after demolishing the existing buildings, in the Northern Part of the Jinnah Avenue i.e. F-6 & F/7 Blue Area, F-8/G-8 and F-9/G-9 Blue Area, may adopt the Uniform Planning Parameters as at Para-1 above, on the following terms and conditions:

- i. Payment of Charges @ per Sq. ft. for availing the additional covered area due to enhanced F.A.R. w.r.t. already permitted/approved F.A.R./ covered area. These Charges would be calculated by the Finance Wing, CDA as per following formula:

A = Additional Covered Area due to enhancement in F.A.R (Sq. ft.)

B = Rate per Sq. ft. of the permissible covered area, on the basis of Last Auction Price of plots in the Blue Area (in nearest vicinity)

C = Charges for Additional Covered Area = **A x B**

The funds so generated will mainly be spent on up-gradation of infrastructures/services of the respective areas by CDA.

- ii. Provision of Additional Parking within Plot Line including Basements @ One Car Space for 1,000 Sq. ft. covered area. The Parking requirements for the previously approved / permitted / enhanced covered area will be calculated as per the then approved parameters.

However, if due to some technical implications (duly supported by the report prepared and vetted by the PEC & CDA registered Structural Engineering Consultant Firms), the allottee/lessee provides the Parking Area less than the requirements but not less than One Car Space for 1,000 Sq ft., he will pay the charges for difference of parking area requirements, at the same rate as calculated as per formula at Sr. No. i above.

The funds so generated will mainly be spent on development of by-level/multilevel parking sites in the respective areas by CDA.

- iii. Submission of Environment Impact Assessment Report
iv. Submission of Traffic Impact Assessment Report
v. The CDA will not take responsibility for provisions of Electricity, Sui Gas, etc. due to enhanced F.A.R.

The Southern Part of the Jinnah Avenue i.e. G-6 & G/7 Blue Area, has not been included because of mostly small size plots where parking requirements, in case of enhanced F.A.R/covered area may not be provided within plot lines including basements.

3. The allottee/lessee may avail the facility of different Commercial Activity, within the scope of Commercial Plots under the provisions of Clause 3(2) read with Clause-6 of the Islamabad Land Disposal Regulations (ILDR), 2005 on payment of Conversion Fee at the rates for different Commercial Activities, as may be determined by the Finance Wing and fixed by the CDA Board from time to time.
4. Since, previously the plots in the Northern Part of the Jinnah Avenue i.e. F-6 & F/7 Blue Area, F-8/G-8 and F-9/G-9 Blue Area, have been auctioned/leased on different Planning Parameters and Commercial Activities, therefore, the request of the allottee/lessee for adoption of Uniform Planning Parameters as at Para-1 above and availing the facility of different Commercial Activity would be considered and decided at the level of Chairman, CDA. The Estate Wing, CDA will accordingly issue the letter, after approval of the Chairman CDA and Payment of Charges determined by the Finance Wing, CDA. However, in pursuance of approval of these minutes, there shall be no discretionary powers rather the case will be put up to Chairman once the requisites have been completed by the Planning Wing and after approval by Chairman the letter shall be issued by the Estate Wing.
5. The Directorate of Emergency and Disaster Management, CDA will revamp itself as per above said Planning Parameters/Bye-laws.

**Action By: Member (P&D)/
Member (Estate)/
Director (UP)**

8.9 ISSUES RELATED TO SHIFA INTERNATIONAL HOSPITAL.

10630/1287/BM/'15

26-08-'15/8TH

DECISION

The Board deferred by constituting a four members committee consisting of Director Building Control (Convener) , Director Estate Management-II, Director Urban Planning and Cost Accountant to examine all issues of Shifa International Hospital, however, the following two decisions were made:-

- i. Allotment of additional land can only be done under the ILDR which mandate that it can only be made through open auction as per prescribed rules and policy.
- ii. Permissible F.A.R in case of construction of additional two storeys to be examined by the committee in the light of board decision made in a meeting earlier held on 02-09-2005 for plots in H-series.

**Action By: Member (P&D)/
Director (BC)**

NA-I CONVERSION OF POST OF HISTOPATHOLOGIST (BS-18) AS
10631/1287/BM/'15 **ASSOCIATE PHYSICIAN (BS-18).**
26-08-'15/8TH

DECISION

The Board approved the proposal contained in para-6 of summary

Action By: Member (Admin.)
DG (HRD)

NA-II INCORPORATING THE CRITERIA IN SERVICE REGULATION-1992
10632/1287/BM/'15 **FOR THE PROMOTION OF STREET LIGHT EXAMINERS (PBS-16) TO**
26-08-'15/8TH **(BPS-17).**

DECISION

The Board approved the proposal as contained in para-2 of summary for making amendments in Service Regulation-1992.

Action By: DG(HRD)

NA-III RESTORATION OF PLOT NO. 113, INDUSTRIAL AREA SECTOR I-9,
10633/1287/BM/'15 **ISLAMABAD**
26-08-'15/8TH

DECISION

The Board endorsed the legal opinion in the matter for the restoration of the instant case subject to dispensation by the courts of law only and that in accordance with rules.

Action By: DDG(L&E)

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



8TH BOARD MEETING FOR THE YEAR-2015 HELD ON 26-08-2015

AGENDA ITEMS

| S.No | Items | Presenter |
|-------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|
| 1. | Restoration of Allotment of Shop/Unit No 06, Kohsar Market F-6/3, Islamabad. | Director EM-II DDG(L&E) |
| 2. | Allotment of Residential Plots in Sector D-12 in lieu of Sector G-13 Plots, Islamabad. (Mr. Junaid Iqbal & Mst. Batool Iqbal Qureshi), Ex- Secretaries) | Director EM-I West DDG(L&E) |
| 3. | Application for withdrawal of cancellation of Plot No. 381, St. 16 Industrial Area Sector I-9, Islamabad. | DDG(L&E) |
| 4. | Auction of Commercial Plots. | DDG(L&E) |
| 5. | Deduction of House Rent and 5% of Basic Pay from CDA Employees living in CDA Officers Hostel. | Member Engg. |
| 6. | Hiring of Consultancy Services for Planning, Detailed Engineering Design and Resident Construction Supervision of khayaban-E- Margalla (Phase-II) from Constitution Avenue to Murree Expressway, Islamabad. | Member Engg. |
| 7. | Grant of 20% Allowance to the Officers/ Officials working in Planning & Design Wing, CDA. | Member (P&D) |
| 8. | Formation of Uniform Planning parameters for Commercial buildings, Blue Area. | Member (P&D) |
| 9. | To sort out the issues of Shifa International Hospital. | Member (P&D) |
| NON AGENDA ITEMS | | |
| I | Conversion of post of Histopathologist (BS-18) as Associate Physician (BS-18). | ED Hospital |
| II | Incorporating the criteria in Service Regulation-1992 for the promotion of Street Light Examiners (BPS-16) to (BPS-17). | Member Engg. |
| III | Restoration of Plot No. 113, Industrial Area Sector I-9, Islamabad | DDG(L&E) |