

CONFIDENTIAL

**CAPITAL DEVELOPMENT AUTHORITY
(SECRETARIAT)**

No. CDA-885/BM-Coord/98

Islamabad, Sept. 25, 1998.

Subject:- MINUTES OF THE 16TH MEETING OF THE CDA BOARD FOR
THE YEAR 1998.

The 16th meeting of the CDA Board for the year 1998 was held on Tuesday, September 15, 1998 at 01.30 P.M. in the Conference Room, Executive Block, CDA Headquarters, Islamabad.

2. The following attended:-

1. Ch. Qamar Zaman,
Chairman, CDA/Chief Commissioner ICT. In Chair
2. Mr. Mohammad Bashir,
F.A/Member, CDA.
3. Mr. Mohammad Ashraf Khan
Member (A), CDA.
4. Mr. Anwar Said,
Member (Design), CDA
5. Mr. Abdus Salam Khan Wazir
Member (E), CDA.
6. Mr. Maqbool Elahi,
Member (Planning), CDA.
7. Mr. S.A.T. Wasti
Secretary to the Board.

3. The following were also present:-

1. Mr. S.A.M. Wahidi,
Consultant (Law), CDA.
2. Mr. Imtiaz Inayat Elahi
DG (Environment)
3. Mr. Ahmad Yar Khan
Director Land & Rehabilitation

Item 1

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| 4. | Ch. Abdul Ghafoor,
Director Audit & Accounts. | Item 1 |
| 5. | Mr. Shakeel Jan,
Director Water Supply (Maint) | Item 6 |
| 6. | Mr. Muhammad Suleman Sahito
Director Estate Management-II | Items 7, 8 & 9 |

4. Commissioner Rawalpindi Division, Rawalpindi could not attend the meeting due to other official engagements. He, was, however, represented by Sardar Muhammad Akram, Additional Commissioner (Coord) Commissioner's Office, Rawalpindi.

5. The Meeting started with recitation from the Holy Quran.

6. The Agenda for the meeting was then taken up. Salient points of discussion and decisions were as follows:-

- 6.1 Acquisition of built-up property -working out compensation of acquired built-up property under different formulae and their financial effect.

6792/885/98
750/BF
15-9-98

Decision

After prolonged discussion it was concluded that the 'N' i.e the age of the building should be determined depending on the decade of acquisition of land of the village acquired/being acquired in the following manner

<u>Decade of acquisition of land</u>	<u>Fixed Age of building</u>
1960-69	25 years
1970-79	20 years
1980-89	15 years
1990-99	10 years

It was further decided that in no case age will be taken as less than 10 years from year 2000 onwards. 5 years would be added to all the above ages/figures.

Now, therefore, the formulae would be $L - N$ where 'N' would be considered as above whereas, i.e. life would be 100, 80, 60, 40 years respectively for category A, B, C, D. respectively as per Boards Instructions of 2. June 1971.

Action: Director L&R
Director A&A

6.2 Islamabad Zoning (Building Control) Regulation 1998 for Non-Residential Buildings

6793/885/98
739/BF
15-9-98

Decision

The regulations should be named as "Non-Residential Buildings Zoning Regulation 1998". A Committee headed by Member (Design) and comprising Consultant Law, DDG(P), DDG(W), Director Architecture, DD(BCS) and representatives of the PCATP and Institute of Architects of Pakistan may review regulations and finalize the recommendations in a months time.

Action: Member (Design)

6.3 Permission for construction of Kiosks with pre-fabricated construction.

6794/885/98
739/BF
15-9-98

Decision

The Board asked that the Design Wing to put up a perspective design of the proposed prefabricated structure in the next meeting.

Action: Member (Design)

6.4 Approval of action to be taken against Developers of the Tower Buildings (Luxury Flats) on Plot No. 1, & 3, F-10 Markaz.

6795/885/98
739/BF
15-9-98

Decision

The Board asked Member (A) to call the Managing Directors of the two luxury apartments, re-examine the whole case and bring a fresh summary before the Board. Meanwhile, the file of Site 3 allotted to M/s Madinawalas be submitted with a detailed note to the Chairman.

Action: Member (A)
Member (Design)
DEM-II

- 6.5 Permission to construct additional storey on existing buildings in Markaz (Super and Jinnah Super Markets) F-6 and F-7.

6796/885/98
739/BP
15-9-98

The consideration of the summary was deferred. Member (Design) and Member (P) were asked to re-draft the summary for consideration in the next Board Meeting.

Action: Member (D)
Member (P)

6.6 Privatisation of Water Supply System

6797/885/98
756/BF
15-9-98

Decision

The Board decided that action be taken for engaging a consultant to prepare T.O.R for privatisation of water supply system. Advertisement be issued in the press for pre-qualification of Consultants for the purpose.

Action: Dir. WS(Maint).

6.7 Restoration of Plot No. 30, P&V Scheme No. 2, Sehana Extension Islamabad Implementation of decision of Lahore High Court Rawalpindi Bench Rawalpindi dated 20-6-1996.

6798/885/98
724/BF
15-9-98

The consideration of the summary was deferred. DEM-II was asked to bring up a fresh summary including all cases of this nature for a decision by the Board.

Action: DEM-II

6.8 Restoration of Plot No. 55, Whole Sale (F&V) Market Sector I-11/4, Islamabad.

6799/885/98
724/BF
15-9-98

Decision

The Board decided to restore allotment subject to payment of all outstanding dues, restoration charges, and extension surcharge.

Action: DEM-II

6.9 Restoration of Plot No. 80-D, Industrial Area Sector I-10/3, Islamabad.

6800/885/98
724/BF
15-9-98

Decision

The Board decided to restore the allotment subject to clearance of the dues and withdrawal of civil suit filed against CDA un-conditionally.

Action: DEM-II

NON-AGENDA ITEM

Flower Market

6801/885/98
739/BF
15-9-98

While discussing the case regarding construction of kiosk with pre-fab construction, the Board discussed the case of Flower Market F-6 and

constituted a Committee with Member (Design) as convenor and Member(E), and DG(Environment) as members. The Committee will suggest a procedure for allotment of shops in the newly constructed Flower Market. This market will contain only floral shops and no other trade. A survey of the existing flower stalls will be conducted immediately by DG(E) to be placed before the above Committee. Once the market starts functioning no flower stall will be allowed in this Sector. Rate of each shop should be determined by the Costing Section Finance Wing on the basis of the expenditure incurred by the Engineering Wing on completion of the market under construction in Markaz F-6. The Committee was asked to finalize the task in 10 days and bring the matter before the Board in its next meeting.

Action: Member (D)
Member (E)
DG(Env)

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