

CONFIDENTIAL

**CAPITAL DEVELOPMENT AUTHORITY
(SECRETARIAT)**

No CDA-867/BM-Coord/97

Islamabad, Jan. 05 , 1998.

Subject:-

**MINUTES OF THE 11TH MEETING OF THE CDA BOARD FOR THE
YEAR 1997, HELD ON 9TH DECEMBER, 1997.**

The 11th meeting "of the CDA Board for the year 1997 was held in
the CDA Conference Room on Tuesday, 9th December, 1997 at 10.00 A.M.

The following attended:-

1. Mr. M. Javed Masud,
Chairman, CDA:— In Chair
2. Mr. Javid Akram,
Chief Commissioner, Islamabad
3. Mr. Mohammad Bashir,
F.A/Member, CDA.
4. Mr. Mohammad Ashraf Khan
Member (A), CDA.
5. Mr. Anwar Said,
Member (Design), CDA
6. Mr. Abdus Salam Khan Wazir
Member (E), CDA.
7. Mr. Maqbool Elahi,
Member (Planning), CDA.
8. Mr. S.A.T. Wasti
Secretary to the Board.
9. Khwaja Riaz,
Assistant Commissioner, Rawalpindi.

The following attended the meeting, by special invitation.

- i) Mr. Muhammad Rafiq Ahmad,
Consultant (Engineering), CDA.

ii) Mr. Ahmad Yar Khan,
DC, CDA.

4. Commissioner Rawalpindi Division, Rawalpindi, Mr. Qamar-uz-Zaman could not attend the meeting being out of station.

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

6. Minutes of the 6th, 7th(Special Board), 8th (Special Board), and 9th (Special Board) Meetings of the Board were confirmed.

7. The agenda for the meeting was taken up item-wise. Salient points of discussion and decisions were as follows:-

7.1 Restoration of Agro-farming Plots No. 15 & 16 Murree Road Scheme No. IV Islamabad.

6574/867/97

724/BF

dt: 9-13-97

Decision

In case of Haji Meharban a reference be made to the Board of Revenue, Punjab enquiring whether the E.C. issued to him has been utilized anywhere. On receipt of confirmation from the Board of Revenue that the E.C. has not been utilised he should be given the allotment of original size plot. In case of Fazal Elahi and Samundar Khan, the Board decided to restore the allotment of 4.55 acres i.e. they should be given plot of original size. Regarding the price to be charged the Board decided that second legal opinion be obtained on the price to be charged now.

Action: DEM-II
Director Rehab.
Consultant Law.

6575/867/97
724/BF
dt; 9-12-97

7.2 Acceptance of Bids of plots auctioned in January, 1997.

This item has been approved by the Board on 25-7-1997, by circulation.

6576/867/97
741/BF
dt; 9-12-97

7.3 Cleanliness and sanitation - Prime Minister's Directive (D.G. Environment to present the case).

As the post of D.G. (Environment) is vacant, therefore, item was not presented.

- 7.4 Lay out plan of Private Housing Scheme in Sector E-16 submitted by R.P. Corporation (Pvt.) Limited, Islamabad.

6577/83/17
737/83/17
dt: 17/11/87

Decision

The Board decided that Planning Wing should carry out a review of the entire scheme of allowing development of land falling under the housing schemes through private sector under Zone-II and V keeping in view that there is insufficient underground water available to sustain such housing schemes.

The Board also approved the proposal of Member (P) that M/s R.P. Corporation be asked to drive bore holes to prove availability of under ground water. The Board also instructed to with-hold the permissions already granted to other sponsors and to ask all the sponsors who have been issued NOCs so far to carry out bore-hole tests to prove the availability of water in respect of their housing schemes and to submit the data to CDA within a period of two months.

Lastly the Board also approved the suggestion of Consultant Engineering that CDA should under take advance planning for utilizing the water of Khanpur-II.

Action: Director (UP)
Director W&S(Dev)
Project Director KDP

- 7.5 Request of M/s Alitas (Pvt) Ltd for grant of extension in the time for submission of land documents.

6578/867/97
737/BF
dt:09-12-97

Decision

Subject to the condition of availability of 75% of land with the sponsors the Board decided to grant extension upto June 1998.

Action: Director (UP)

7.6

Proposals on behalf of a French Bank(M/s Societe Generale) to develop facilities in Islamabad

6579/867/97
738/BF
dt:9-12-97

Decision

It was decided that the CDA may draw up proposals and invite expression of interest from different parties through the Press.

Action: Director MPC
DPR

580/867/97
45/B
dt; 9-12-97
7.7 Framing of Land Acquisition Regulations-1996

The consideration of the item was deferred as it was connected with amendment in CDA Ordinance awaiting enactment. The Board, however, desired that the present Director Lands and the DC, CDA should study the draft regulations for their comments.

Action: Director Lands
Director Law.
DC, CDA.

6581/867/97
745/BF
dt; 9-12-97
7.8 Allocation of 2825 plots of different categories in D-12, E-12 for allotment to Federal Government Employees in Phase-II of housing scheme.

Decision:

The Board decided that since the land is neither available with the CDA nor is likely to become available in the near future the tenders should be cancelled

Action: Director Roads-I

-6-

Decision

The Board decided to hasten up acquisition of the built-up property for which the Directive should be issued on priority. The DC, CDA should announce the award for all the balance property/houses. All those structures which do not figure in the award should be demolished by the Enforcement Directorate in collaboration with Director Lands, DC, CDA and Islamabad Administration and possession of land obtained for execution of works at various sites of the project. The staff requirement of DC should immediately be met with.

Action: Director Lands
Director Personnel.
Director Enforcement.
DC, CDA.

7.10 Payment of bill for the work of white washing in Simly Dam Rest House.

6583/86/11
755/BP
dt: 9-12-77

could be made to the contractors. It was observed that the work done had not been entered in the Measurement Book which could now be made in the light of the Public Works Accounts Code.

Decision

Before the contractors payment is released the construction of measurement book at a belated stage should be done in accordance with the provisions in the Public Works Accounts Code.

Action: Director W&S(Dev)

- 6584/867/87
755/87
dt: 9-12-87
- 7.11 Construction of retaining wall on left & right sides of the spillway of Simly Dam

the entire satisfaction of the Finance Dept.

Decision

The Board decided to release the security deposit of the contractors M/s Nubat Khan and Co. amounting to Rs. 60,830/-.

Action: Dir. W&S(Dev)

- 6585/867/87
739/87
dt: 9-12-87
- 7.12. Permission for double basement in Commercial and non residential buildings

Decision

The Board allowed permission for 2nd basement provided there is a depression of 15 ft below the road level (Provided this is verified by the Survey Division of CDA) subject to payment for which the rate should be worked out by Finance Wing.

Action: DFA
DD (BCS)

7.13 Completion of House No. 888, I-10/I, Islamabad

Member (Design) informed that the covered area of House on Plot No. 888, I-10/I, Islamabad exceeded by 25ft than the maximum permissible and the allottee has been asked to deposit a fine of Rs. 14,500/-. He said that the allottee is a widow and has requested for condonation of fine on humanitarian grounds.

Decision

The Board did not agree to condone the fine as it will be discriminatory.

Action: DD(BCS)

7.14 Construction of first floor carried out without getting its plan approved.

Decision

The Board decided that since the structure of the ground floor was constructed by the Federal Government Employees Housing Foundation the allottee falls under category (b) listed above as he has applied for regularization and should pay the fine at Rs. 10/- per sft. for the violation. The Board also decided as a policy decision that in all similar cases where the ground floor has been constructed in accordance with the drawings submitted by the allottee and approved by the Authority if in such cases the owners have constructed additional floor or have carried out additions/alterations they will be fined under (b) and (c) above regardless of whether a completion certificate has been obtained by the allottee or not.

Action: DD(BCS)

- 7.15 Allotment of Cold Storage Plot to M/s Ilyas Cold Storage under the 1988 Land Disposal Regulations (Wafaqi Mohtasib Case).

6588/367/97

786/EF

dt: 9-12-97

Decision

The Board considered the case and decided to reject the request of M/s Ilyas Cold Storage for allotment of plot.

Action: Director MPC

6589/867/97
737/BE
dt: 9-12-97

- 7.16 Building Bye-Laws for the Convention Centre, 5-Star Hotel and Shopping Mall

The meeting was informed that this item had been discussed in the Special Board Meeting held on 11-10-1997 where draft bye laws prepared for the specific site were approved.

Action: Addl. Dir. RP.

6590/867/97
740/BE
dt: 9-12-97

- 7.17 Reservation of Sectors I-14, and I-15 for Affectees of Islamabad.

6591/867/97
754/BE
dt: 9-12-97

- 7.18 Construction of Raw Water Reservoir (Payment of Material at Site).

6592/867/97
724/BE
dt: 9-12-97

- 7.19 Allotment of Plot No. 14-B, Whole Sale Fruit & Vegetable Market Sector I-11/4, Islamabad.

6593/867/97
737/BE
dt: 9-12-97

- 7.20 Grant of NOC for installation of C.P. Station at Rawal Chowk, Islamabad.

6594/867/97
737/BE
dt: 9-12-97

- 7.21 Installation of C.P. Station in Sub Urban Centre, Humak by Sui Northern Gas Pipe lines Ltd.

6596/867/97

- 7.23 City Sanitation.

6596/867/97

The consideration of the above items was deferred and it was decided that the items be considered in the next Board Meeting to be held on 15-12-1997.

Action: Secy, CDA Board

- 7.22 Approval of Building Plans of Luxury Apartments on Plot/Site No. 2
Markaz F-10, Islamabad.

Decision

The Board decided that sponsors of Luxury Apartments on Plot No. 2, be allowed additional basement for parking/amenity purposes provided the floor area ratio (FAR) remains within the permissible limits. Permission to reduce the covered area of flats from 1500 Sft was not agreed to.

Action: DD(BCS)

NON-AGENDA ITEM

- D) Amendment in Policy/procedure for acquisition of land and payment of compensation

Member(A) informed that policy/procedure for acquisition of land and payment of compensation was prepared and circulated after the approval of

Decision

The Board approved the revision/amendments as proposed in para 2 (i), (ii), (iii) and (iv) of the summary.

Action: Director Lands.
Director A&A

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