

**CONFIDENTIAL**

**CAPITAL DEVELOPMENT AUTHORITY**  
**(Directorate of Coordination)**

No.CDA-1224/BM-Coord/2012/

Islamabad Feb 2012.

**Subject:- MINUTES OF THE 2<sup>ND</sup> MEETING OF CDA BOARD FOR THE YEAR 2012.**

The 2<sup>nd</sup> meeting of the CDA Board for the year 2012 was convened on Tuesday, 31<sup>st</sup> January, 2012 at 11.00 A.M in Room No. 006, Jinnah Convention Centre, Islamabad with the Chairman, CDA presiding.

2. The following were in attendance:-

- |    |  |                 |
|----|--|-----------------|
| 1) | Engr. Farkhand Iqbal,<br>Chairman, CDA.      | <b>In Chair</b> |
| 2) | Mr. Javaid Jehangir,<br>F.A/ Member.         |                 |
| 3) | Mr. Shaukat Ali Mohmand,<br>Member (Admin).  |                 |
| 4) | Mian Waheed-ud-Din,<br>Member (Environment). |                 |

- 5) Mr. Khalid Mahmood Mirza,  
Member (Estate).
- 6) Mr. Abdul Aziz Qureshi,  
Member (P & D).
- 7) Mr. Sanaullah Aman,  
Member (Engineering).
- 8) Dr. Raja Mustafa Hyder,  
Secretary CDA Board.

3           The following officers were in attendance and participated:-

- 1) Mr. Ghulam Sarwar Sandhu,  
D.G (Planning), CDA.
- 2) Mr. Habib-ur-Rahman,  
D.G (Law).
- 3) Mr. Naeem Iqbal Durrani,  
D.G (Works). CDA.
- 4) Hafiz M. Ihsan-ul-Haq,  
Director Sector Development, CDA.
- 5) Mr. Faisal Nisar Chaudhary,  
Director (Estate Management-I), CDA.

- 6) Mr. Waqar Ali Khan,  
Director (Estate Management-II), CDA.
- 7) Mr. Shahid Mehmood,  
Director (Water Supply), CDA.
- 8) Mr. Mansoor Ahmed Khan  
Director (Municipal Administration)
- 9) Shahzada Rimal Jamil,  
Project Director (Park Enclave), CDA.
- 10) Mr. Asad Mehboob Kyani,  
Project Director (I-15), CDA.
- 11) Mr. Ramzan Sajid,  
Dy. Director (Public Relations), CDA.

4. Chief Commissioner (ICT), Islamabad and Commissioner, Rawalpindi could not attend the meeting.

5. Meeting commenced with the recitation of “Holy Quran” by Dr. Raja Mustafa Hyder, Secretary CDA Board. Secretary CDA Board welcomed the new Member (Planning & Design), Mr. Abdul Aziz Qureshi and requested Chairman, CDA to open the proceedings. The Chairman, CDA, Engr. Farkhand Iqbal, welcomed the new Member (P&D) and shared his thoughts on his vision for the future on how to steer CDA

further. He remarked that work be done on a fast track basis and development issues be given preference. The Chairman shared his views with the Board Members that the CDA Board is like a family to him and that he will always proceed further after taking advice from all Board Members before deciding matters being placed before the CDA Board. He stated that he wants CDA Board to function as one family unit which is cohesive and interactive. He stated that today's meeting has been called in an attempt for bringing clarity and defining time lines in on going projects. He also remarked that the Board should aspire to bring transparency and authenticity in its proceedings.

6. The following agenda items were taken up for discussion and following decisions were taken:

#### **6.1 DEVELOPMENT OF PARK ENCLAVE.**

10086/1224/BM/'12  
31-01-12/2<sup>nd</sup>

#### **DECISION**

Project Director (Park Enclave), presented the facts of the case before the CDA Board and informed that technical bids have been received from 04 companies which have been given 70% weightage whereas the financial bid are to be opened on the 7<sup>th</sup> February, 2012 which are assigned 30% weightage of the total assigned marks. The Chair, directed, Project Director (Park Enclave) to examine whether the schedule of work which he

has presented before the CDA Board is implementable or not? The Chairman, CDA asked the relevant officials about the issue pending with Transparency International (TI) and why the TI is raising hue and cry on this project. Project Director (Park Enclave) informed the Chairman that contractors who were unable to prequalify on design and build basis are creating unnecessary hindrance in launching of the project by giving disinformation to TI through PPRA. The CDA Board directed that a Grievances Committee of odd number be formed with immediate effect to address this issue. The committee will be constituted of the following Members:-

- |      |                        |                        |
|------|------------------------|------------------------|
| i)   | D.G (Works), CDA.      | Head of the Committee. |
| ii)  | D.G (Planning), CDA.   | Member.                |
| iii) | Dy. Director (Works-I) | Member                 |

The Grievances Committee on the directions of the CDA Board will engage in dialogue with the concerned stakeholders in an attempt to pacify the aggrieved parties. The Board further directed that the 04 conceptual plans submitted by the 04 prequalified firms should be discussed in the next Board meeting in light of CDA's Base plan which already stands approved after which the CDA Board will adopt the best plan keeping in mind the financial feasibility of the same. The Board further directed that Project Director (Park Enclave) to ensure that the Consultant of the project is also present when these plans are presented before the CDA Board in the next

Board meeting. The Chair also directed that the entrance road leading to the Housing Scheme be started by 16-02-2012 and if the contractor is not finalized by CDA by this date, MPO should start the work. The Chairman, CDA remarked that he wants to see the job done-no more dilly dallying. Project Director was also directed by the CDA Board to ensure implementation of the above latest by 16-12-2012. Lastly it was decided that Project Director (Park Enclave) will be responsible for presenting the 04 conceptual plans before CDA Board along with consultant in the next Board meeting in light of CDA's base plan.

**Action: D.G (Works)  
D.G (Planning)  
P.D (Park Enclave)  
Director (MPO)  
DD (Works Div-I)**

## **6.2 LAUNCHING OF SECTORS C-13, C-14, C-15 & C-16.**

10087/1224/BM/'12  
31-01-12/2<sup>nd</sup>

### **DECISION**

Director Lands & Rehabilitation, informed the Board about the progress in development of "C" Sectors and informed the CDA Board about the future strategy being employed by the Authority to commence development work in the area. The Board heard the views of DG(Planning), Director Lands & Rehabilitation and Director Enforcement on the matter and chalked out a comprehensive strategy for development of the

“C” Sectors which was conveyed to all concerned on the spot for further compliance. Further proceedings are **CLASSIFIED**.

**Action: DG (Planning)**  
**Director (L&R)**  
**Director Enforcement**

### **6.3 PREPARATION REGARDING DEVELOPMENT OF MARGALLA AVENUE.**

10088/1224/BM/' 12  
31-01-12/2<sup>nd</sup>

#### **DECISION**

The above item was taken up as a part of Agenda No. 2 and the proceedings are **CLASSIFIED**.

**Action: DG (Planning)**  
**Director (L&R)**  
**Director Enforcement**

### **6.4 REVIEW OF SECTOR E-12.**

10089/1224/BM/' 12  
31-01-12/2<sup>nd</sup>

#### **DECISION**

Estate Wing highlighted the issues pertaining to Sector E-12, the Board directed that a meeting be held with the affectees and a clear cut strategy be adopted for amicably relocating the few remaining genuine inhabitants of the sector. The Board was also informed by Director Lands & Rehabilitation that the basic demand of the affectees is the issue of legal heirs. The Board requested Member (Estate) to check the demands of the remaining affectees of Sector E-12 and evolve a strategy for rationalizing the same if demands seem justified. Member (Estate) suggested to the Board that he would see the factual

ground position on MOUSAWY pertaining to 04 Sub-sectors of E-12 and then evolve a strategy for approval of the CDA Board before going with the proposal to the Federal Government. The Board agreed to this Modus operandi.

**Action: Member (Estate)  
Director (L&R)**

## **6.5 INFORMAL DISCUSSION ON ALLOTMENT OF LAND FOR SUPREME COURT BAR.**

10090/1224/BM/'12  
31-01-12/2<sup>nd</sup>

### **DECISION**

The CDA Board held informal deliberations on the above cited subject. The Board directed that un-acquired land in the range of 6000 kanals in Zone-IV be identified and the total cost of the land be worked out so that the Supreme Court Bar may be intimated about the same. It was further decided that the Supreme Court Bar will be asked to pay the first installment of 40% after which the acquisition of land will be commenced by the Authority. It was also decided that a brochure be developed and conveyed to the Supreme Court Bar highlighting this strategy, schedule of payment and the proposed area so that the Supreme Court Bar can grant its willingness to the Authority on all the above proposals prior to proceeding further. The Board also directed that a feasibility report on this matter be brought before the CDA Board in one of the next Board meetings. The Board was further informed by DG (Planning) that the advantage for CDA in launching of scheme would be



that the commercial areas of the housing scheme would be the property of CDA.

**Action: Member (Estate)  
Member (P&D)  
D.G (Planning)  
Director (L&R)**

## **6.6 SECTOR WISE APPOINTMENT OF FOCAL PERSON OF THE LEVEL OF DEPUTY DIRECTOR FOR VARIOUS SECTORS OF ISLAMABAD.**

10091/1224/BM/'12  
31-01-12/2<sup>nd</sup>

### **DECISION**

The CDA Board took up the matter of appointing a focal person of the level of Deputy Directors / Project Directors for various sectors of Islamabad in an effort to resolve issues related to sewerage, water, civil works, sanitation, parks and grounds in various sectors of Islamabad. The Board decided that an official of the level of Deputy Director / Project Director will be made in-charge of 04 sectors and this official will sit in the inquiry office of these sectors. It was further directed that the appointed Deputy Director / Project Director be provided all necessary office and communication equipment to discharge his duties in a befitting manner. The Board appointed Member Engineering as the focal person for suggesting the names of Focal Persons for this purpose who are not actively engaged in their respective projects. These Focal Persons will be given administrative powers to TERMINATE / REPRIMAND all officers and officials working under him irrespective of the fact which wing they hail from. These Focal

Persons will report directly to Chairman, CDA on a regular day to day basis and their cell numbers, home and office land line telephone numbers will be circulated to the CDA Board as well. These Focal Persons will be answerable and accountable for all issues pertaining to sectors assigned to them including water supply, roads, sewerage, civil works, parks, grounds and sanitation etc. The Chair further directed that complaint boxes should be installed in every sector at visible /prominent locations by the concerned Directorates so that the citizen's complaints can be entertained expeditiously.

**Action: Member (Engg)  
Member (Admin)  
DDG (HRD)**

**6.7 STALLED SECTORS G-13, G-14, G-15, G-16.**

The above item was not taken for discussion by the CDA Board.

**6.8 ISSUES PERTAINING TO SECTOR I-15 & I-16.**

**DECISION**

10092/1224/BM/' 12  
31-01-12/2<sup>nd</sup>

Estate Wing explained to the Board that background regarding Sector I-15 and I-16, Member (Estate) and Director General (Planning) informed the CDA Board that all issues are clear in respect to Sector I-16. As far as the Sector I-15 is concerned the Board was informed that in compliance to Prime Minister's directive, low cost residential apartments were announced in Sector I-15 @ Rs. 15 to 16 lacs per unit. It was informed that this project never took off in the true sense of the word and the

contractor appointed has also left after a lengthy legal battle. The Board directed that a strategy be evolved on the following lines to address this issue:-

- i) How and who to award the work to?
- ii) Letters be written to the allottees explaining the situation and asking from them whether they are willing to pay enhanced charges which would be decided after working out the revised contractual rates. DG (Planning) pointed out that this is a cumbersome subject which requires a separate meeting as many ramifications / options of the project need to be ironed out and finalized. The Board directed that the Planning Wing in consultation with Director Lands & Rehabilitation and Project Director (I-15) bring forth a presentation on power point which should include a map / sketch showing the area. F.A / Member remarked that the pricing factor should also be included in the presentation and accordingly the CDA Board directed DDG (Finance) to do necessary home work in this regard and his views also be covered in the subject presentation. The matter was deferred with the above instructions.

**Action: F.A / Member  
DG (Planning)  
DDG (Finance)  
Director (L&R)  
PD (I-15)**

**6.9 ISSUES PERTAINING TO KATCHI ABADIES F-7/4, F-6/2 AND G-7.**

10093/1224/BM/' 12  
31-01-12/2<sup>nd</sup>

**DECISION**

DG (Planning), explained to the Board about the multiple issues pertaining to the Katchi Abadies of G-7, F-6/2 and F-7/4. He highlighted the reasons why it was not feasible to upgrade these Katchi Abadies on the spot. The reasons narrated by DG (Planning) which negate this proposal are listed as under:-

- i) Too many housing units.
- ii) Unfavorable topography.
- iii) Security issues.
- iv) Lifestyle of the inhabitants.

The Board decided that the process of relocating of Katchi Abadies should be started one by one and a pilot project be launched in G-7/1 and then extended to other Katchi Abadies. The Chairman, CDA, remarked that before embarking upon shifting the Katchi Abadis proper home work be done to ensure transparency and fair play as the same has political implications as well. It was decided that the inhabitants of all the Katchi Abadies be offered relocation in Sector G-7 starting with a pilot of a small component in G-7/1. The out come of this pilot project be brought before the CDA Board after which

future strategy for re-locating other Katchi Abadies will be finalized by the CDA Board.

**Action: DG (Planning)  
Director (L&R)**

#### **6.10 LAUNCHING OF SASTA BAZAR AT BARA KAHU, G-10 & TARNOL.**

10094/1224/BM/'12  
31-01-12/2<sup>nd</sup>

##### **DECISION**

Director Municipal Administration, presented the facts of the case before the CDA Board. The Chairman, directed that the Bhara Kahu Sasta Bazar be allocated through open advertisement balloting covering all aspects including quotas etc. The Chair, further directed that the Sasta Bazar in G-9 be launched with proper planning catering for a capacity of around 150 stalls. The CDA Board directed DG (Planning Wing) to allocate site for the same and bring the proposal before the CDA Board for approval. The Chairman, also directed that the Tarnol Sasta Bazar be planned on war footing and pointed out that CDA has Right of Way (ROW) in this area. The Board observed that Khanna Pull Sasta Bazar is different from other sites and decided that a site for the same be planned / allocated and cleared of all issues impeding its establishment once and for all. The Board gave two weeks to the concerned Directorates to resolve these matters .

**Action: DG (Planning)  
Director (M.A)**

**6.11 PROVISION OF WATER SUPPLY TO COOPERATIVE HOUSING SOCIETIES / PRIVATE DEVELOPERS LOCATED IN TARNOL / ZONE-2.**

10095/1224/BM/'12  
31-01-12/2<sup>nd</sup>

Engineering Wing explained to the Board that during 2001 CDA board meeting was held for taking decision whether CDA have provide / supply the water to private housing societies established in various location of Islamabad specially the societies in Zone-2 or other wise. In this regard the CDA board held a meeting on 22-10-2001 and the matter was discussed thoroughly hence CDA board decided that:-

- i. CDA would assume no responsibility for the supply of water to the scheme.
- ii. CDA would issue NOC to housing societies in Zone-2 with the express condition that provision of the water supply scheme will be the sole responsibility of the housing societies and CDA will have no responsibility for that:-

Metropolitan water supply project Khanpur I completed in 2000. The potable water is being supplied from water treatment plant Sangjani to Islamabad for further distribution to the resident of F-10, G-10, F-11 and has remained around 10MGD against the designed value of 16.5MGD. The main reason for under utilization of water from the source is the non-development of new sector in the past. However as new sector like G-13, G-14, I-14, I-15, I-16 etc are being developed. The balance quantity i.e. 6.5MGD will be provided to these new sector through conduction line which are being laid and near to completion.

The modalities and procedure under ICT Zoning regulation 1992 regarding Zone-2 clause viii stated that the scheme shall have independent water supply and primary sewerage treatment system which will be arranged by the sponsors at their own cost. It has already been approved in CDA board to issue NOC to housing societies subject to the term & condition that the scheme shall have its independent access / roads. Water supply and primary sewerage treatment system to be developed by the sponsors at their own cost and expense.

Keeping in view the present and future demand of these new sectors. Surplus water may not be available from Khanpur source for supplying it to the housing scheme and suburbs of Zone-2 as requested by their responsibility to the authority and more over it will not in line with the Modalities & procedure framed under ICT Zoning Regulation-1992. Further it is apprehended that if authority acceds to such request then a procedure will be set for all other surrounding areas of Islamabad like Bara Kahu. Noor pur Shahan etc. and also a chain of all other housing societies located around municipal limits which are demand water from CDA source for decades but not provided to them as CDA is not responsibility for supplying of water to these areas.

Application's received from residents of Tarrol and multi professional co-operative housing societies Islamabad for provision of water treatment plant. In this regard it is stated that

this project is already feeding to Islamabad. RCB and WASA and CDA is not in a position to provide water to housing societies and all village of Tarnol from present quantity of supply.

CDA Board is requested to consider the issue whether to provide water to various village i.e. Tarnol and housing societies or other wise.

### **DECISION**

Member (Engineering), presented the facts of the case before the Board. The Board in principle approved the proposal for supply of an additional 0.5 MGD extra water to Rawalpindi Cantonment Board (RCB) from Khanpur Dam. RCB would be requested to store this water and supply the same onwards to Tarnol under an agreement on behalf of the Authority. The Board agreed to the proposal and directed that the same be presented before the CDA Board in detail covering all aspects including legal, financial and technical modalities related to making this proposal a reality.

**Action: Member (Engg)**  
**DG (W/M)**  
**Director (W/S)**



## **6.12 ESTABLISHMENT OF SLAUGHTER HOUSE IN SECTOR H-9.**

10096/1224/BM/'12  
31-01-12/2<sup>nd</sup>

### **DECISION**

The Board examined the proposal for establishment of Slaughter House in H-9, Islamabad. It was decided by the CDA Board to auction the existing plot allocated for Slaughter House located in Sector G-10 AFTER changing its land use to commercial. The funds received from proceedings of the auction will be used to develop a state of the art Slaughter House, Wholesale Market Shops etc. at the proposed site in Sector H-9 as the same is quite large. The establishment of this Slaughter House would ensure adherence to international hygienic standards and would facilitate medical monitoring of meat and poultry and would facilitate the citizens of Islamabad. The Board directed that design of the outlets of this Slaughter House be made by CDA as per CDA Rules and these sites in this proposed Slaughter House be auctioned to interested vendors. The bids for the project be invited in accordance with the international competitive bidding rules. Director Municipal Administration suggested that the CDA Board visit the MASHAL Slaughter House in Lahore to have the fair idea about the planning parameters of such projects. The Chairman, CDA agreed that a select group shall undertake the visit in the near future and directed Director Municipal Administration to make necessary arrangements after getting approval of the competent Authority. The Board also directed that a

presentation be given on the scope of work involved in the Slaughter House by Director Municipal Administration so that the project can be started by mid February, 2012.

**Action: Member (Estate)  
Member (P & D)  
DG (Planning)  
Director (M.A)  
Director (EM-II)**

### **NON-AGENDA ITEM**

10097/1224/BM/' 12  
31-01-12/2<sup>nd</sup>

### **WAFaqI MOHTASIB FINDINGS RESTORATION OF PLOTS IN SECTOR I-11/3, ISLAMABAD.**

Director Estate Management-II, explained to the Board that under submission case relate to the restoration of:-

- i) Plot No. 21, Leather Market measuring 577.77 sq. yards, Sector I-11/3, Islamabad.
- ii) Plot No. 17, Grain Market measuring 711.11 sq. yards, Sector I-11/3, Islamabad.
- iii) Plot No. 5, Sanitary Ware Market measuring 577.77 sq. yards, Sector I-11/3, Islamabad.

Plot No. 21, Leather Market, Sector I-11/3, Islamabad measuring 577.77 sq. yards was auctioned on on 14-01-1992 @ Rs. 3,400/- per square yard amounting to Rs. 19,64,418/-. Mr. Tanveer Akhtar was the highest bidder. After the receipt of

25% amounting to Rs. 4,91,105/- allotment letter was issued on 15-04-1992.

Balance 75% amount amounting to Rs. 14,73,313/- was payable in four equal quarterly installments from 14-07-1992 to 14-04-1993. Show cause notice was issued on 08-12-1993 & 26-01-1994 to the ex-allottee and directed to deposit the dues amounting to Rs. 14,73,313/- but the ex-allottee failed to deposit the dues and plot was cancelled on 15-05-1994.

Plot No. 17, Grain Market, Sector I-11/2, Islamabad measuring (40' X 160') = 711.11 sq. yards was offered to Saeed-ur-Rasheed & Brothers after acceptance of highest bid of Rs. 3,900/- per square yard amounting to Rs. 27,73,329/-. The ex-allottee paid the Rs. 6,93,332/- balance amount is Rs. 20,79,997/- vide offer letter dated 13-01-1993. Request for change of plot was received in this office but not acceded to vide authority letter dated 13-09-1993. Various notices were issued to the ex-allottee starting from Jan, 1994 and ultimately the allotment was cancelled vide letter dated 03-04-1996.

Plot No. 5, Whole Sale Wanitary Ware Market Sector I-11/3, was allotted to Ch. Karam Dad Khan after acceptance of highest bid @ Rs. 4,050/- per sq. yards and remittance of 25% token and advance money of Rs. 5,88,992/- vide this office allotment letter dated 16-04-1992. The ex-allottee was directed to pay the balance 75% premium amounting to Rs. 17,54,992/- as per schedule of payment mentioned in the allotment letter

for the period from 14-07-1992 to 14-04-1993 but he failed to remit the same within the stipulated period. Due to non-remittance of outstanding dues the allotment of plot was cancelled.

The ex-allottees approached the Wafaqi Mohtasib for restoration of their plots. Wafaqi Mohtasib on 28-04-2011 has decided as under:-

“As was mutually agreed in case of Plot No. 19, Leather Market, Sector I-11/3, Islamabad during the course hearing on 22-02-2011 that this case being quit identical in nature to above 3 cases, had been submitted to CDA Board for a decision and in the light of the decision arrived at in above case, the present 3 cases shall also be submitted to CDA Board for appropriate decision. Both the complaints and reps of the agency confirmed during the course of present hearing that t decision in above case has now been taken by the Board in its meeting of 1<sup>st</sup> February, 2011 that above plot being in the adverse possession (locals have cultivated crops at site) and non-developed normal restoration charges be charged from ex-allottee of Plot No. 19, Leather Market, Sector I-11/3, Islamabad. Accordingly the CDA vide its letter dated 15-03-2011 have asked the ex-allottee of above plot to make above payment and also withdraw the case lodged by him in court of law. The rep of the Agency confirmed that ex-allottee has made the payment of

above dues in this case and the process of restoration of above plot was now in final stage.

A decision in an identical case as above having been taken the rep of the Agency i.e. Director (Estate Management Directorate-II) and Deputy Director (Estate Management Directorate-II) firmly undertook that they would immediately submit a summary to the Member (Estate) in above 3 cases for onward submission to the Secretary CDA Board for placement in the CDA Board at the earliest on the basis of the decision taken in case of Plot No. 19, Leather Market, Sector I-11/3, Islamabad and convey its outcome to the complainant and the Wafaqi Mohtasib Sectt: within 30 days positively.

During the course of hearing it was observed that decision in case of present 3 complaints had inordinately been delayed which was a clear act of mal-administration on the part of CDA which cannot be condoned having no justification whatsoever and, therefore, Member (Estate) would personally ensure submission of above summary to the Secretary CDA Board in these cases and obtaining a decision from that forum on that summary within above stipulated period.

Complaints were satisfied with above outcome of their complaints”.

Since these plots had been cancelled due to non-payment of premium Clause 4 (a) of Restoration Policy-2009 is to be applied which states that “Plots cancelled due to non-payment of premium shall be restored on payment of current auction price”

However, the applicants stress that since clear possession was not available so their cases are to be dealt under Clause 11(a) of Restoration Policy 2009 which stipulates that “present status of possession and infrastructure will be determined by a committee headed by Member (Estate) before the case is placed before the Board.”

According to Clause 11 (b) in case the plot is in adverse possession and infrastructure is not available the plot will be recommended for restoration on Standard Charges of that particular area.

The real issue in these cases is not restoration as such but at what restoration charges these plots shall be restored. The applicants stress that since CDA could not deliver possession so on restoration they should be charged the same amount for the outstanding 75% of premium as has been in their original allotment in the early 1990s. However, it is also a fact that all these plots have in one way or the other stood allotted / allocated to the applicants and CDA could not re-auction them.

Additionally, all these plots have been cancelled due to “Non-payment of premium” which the applicants had stopped paying on their own citing possession issues. Legally, their right to possession could only accrue once they had paid 100% premium of their respective plots. If these plots are to be restored today the applicants are bound to pay the remaining 75% of premium at the Current Auction Price.

In view of the background of the cases and Wafaqi Mohtasib findings the following recommendations are placed before the Board for consideration;

- a) All 3 plots may be restored in principle.
- b) Restoration Charges be charged at the Current Auction Price for the remaining 75% premium to be worked out by the Price Determination Committee headed by FA/Member.
- c) Restoration Policy 2009 may be amended to improve the clauses governing adverse possession so as to curb its abuse and save losses to the exchequer.
- d) Honourable Wafaqi Mohtasib may be requested to take a favourable view with regard to Restoration Charges as public money is involved in these cases.

### **DECISION**

Director Estate Management-II, presented the facts pertaining to the restoration of the following plots in Sector I-11/3 in

compliance to the directions of Wafaqi Mohtasib. The plots are as under:-

- i) Plot No. 21, Leather Market measuring 577.77 sq. yards, Sector I-11/3, Islamabad.
- ii) Plot No. 17, Grain Market measuring 711.11 sq. yards, Sector I-11/3, Islamabad.
- iii) Plot No. 5, Sanitary Ware Market measuring 577.77 sq. yards, Sector I-11/3, Islamabad.

The Board approved the 03 commercial plots for restoration subject to the condition that the restorations will be processed as per the existing restoration policy and prevailing market price based on the last auction proceedings and GPI. It was further decided that if the Honorable Wafaqi Mohtasib does not concur with the decision of the CDA Board the Authority shall appeal to the President of Pakistan as no other option can be termed as being feasible and in the best interest of the Authority.

**Action: DDG(Finance)**  
**Director (E.M-II)**

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



## **2<sup>ND</sup> BOARD MEETING FOR THE YEAR-2012**

**HELD ON 31<sup>ST</sup> JANUARY, 2012**

**(DRAFT MINUTES)**

### **AGENDA ITEMS**

<b>Sr. #</b>	<b>Items of Agenda</b>	<b>Presenter</b>	<b>Page No</b>
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2.	Launching of Sectors C-13, C-14, C-15 & C-16. <b>(Discussed)</b> .	DG (Planning) Director (L&R) Director Enforcement	06
3.	Preparations regarding development of Margalla Avenue. <b>(Discussed)</b>	Director (L&R)	07
4.	Review of Sector E-12. <b>(Discussed)</b> .	Member(Estate) Director(L&R)	07
5.	Informal discussion on allotment of land for Supreme Court Bar. <b>(Discussed)</b> .	Member(Estate) Member (P&D) DG (Planning) Director (L&R)	08
6.	Sector-wise appointment of focal person of the level of Deputy Director for various sectors of Islamabad. <b>(Discussed)</b>		09
7.	Stalled Sectors G-13, G-14, G-15, G-16. <b>(Not discussed)</b> .		10
8.	Issues pertaining to Sector I-15 & I-16. <b>(Discussed and deferred)</b> .	Director (L&R) PD (I-15)	10
9.	Issues pertaining to Katchi Abadies, F-7/4, F-6/2 and G-7. <b>(Discussed)</b> .	DG (Planning)	12
10.	Launching of Sastar Bazar at Bara Kahu, G-10 & Tarnol <b>(Discussed)</b> .	DG(Planning) Director (M.A)	13

11.	Provision of water supply to Cooperative Housing Societies / Private Developers located in Tarnol / Zone-2. <b>(Discussed).</b>	Member (Engg) DG (W/M) Director (W/S)	14
12.	Establishment of Slaughter House in Sector H-9. <b>(Discussed)</b>		17

**NON - AGENDA ITEM**

<b>Sr. #</b>	<b>Subject</b>	<b>Presenter</b>	<b>Page No</b>
I.	Wafaqi Mohtasib Findings Restoration of Plots in Sector I-11/3, Islamabad. <b>(Discussed).</b>	Director (E.M-II)	18



**Capital Development Authority**  
(Coordination Directorate)

**MOST IMMEDIATE**  
**BY SPL MESSENGER**

**No.CDA-1224/BM-Coord/2012/**

**Islamabad January 30, 2012**

Subject: - **2<sup>nd</sup> BOARD MEETING FOR THE YEAR-2012**

The 2<sup>nd</sup> Board Meeting is scheduled to be held on **Tuesday January 31, 2012 at 11:00 A.M** in Room No. 006, Jinnah Convention Centre, Islamabad under the Chairmanship of Chairman, CDA. 20 copies of the summaries if required may please brought along to the Board Meeting by the concerned wings as time constraints do not allow for circulation of the same.

2. The agenda of the meeting is as under. You are requested to attend the meeting on the scheduled date, time and venue.

<b>Sr. #</b>	<b>Items of Agenda</b>	<b>Presenter</b>
1.	Development of Park Enclave	Planning Wing, PD Park Enclave.
2.	Launching of C-15, C-16, C-14, C-13 Sectors.	Estate Wing, DG (Law), Director (Sector Development), Dir (L&R).
3.	Preparations regarding development of Margalla Avenue.	Engineering Wing
4.	Review of Sector E-12.	Estate Wing.
5.	Informal discussion on allotment of land for Supreme Court Bar	Planning Wing, DG (Planning).
6.	Sector wise appointment of focal person of the level of Deputy Director for various sectors of Islamabad.	Administration Wing, Planning Wing, Env't Wing, Engg Wing.
7.	Stalled Sectors G-13, G-14, G-15, G-16	Planning Wing, Estate Wing, Engineering Wing, DG(Works), Director (Sector Development).
8.	Status of allotment letters of I-15 & I-16.	Estate Wing.
9.	Issues pertaining to Katchi Abadies of F-7/4, F-6/2 & G-7.	DG(Planning)
10.	Launching of Sasta Bazar at Bara Kahu, G-10 & Tarnol.	DG (Works), DG(Planning), Director (DMA),

11.	Provision of water in Tarnol, (Zone-I & Zone-II).	Engineering Wing, DG(Water Management), Dir (Water Supply)
12.	Establishment of Slaughter house in Sector H-9.	Planning Wing, Engineering Wing, Estate Wing and DEM-II.

(DR. RAJA MUSTAFA HYDER)  
Secretary CDA Board

**Distribution**

1. Chairman, CDA.
2. Chief Commissioner, ICT Islamabad.
3. Commissioner, Rawalpindi.
4. F.A, Member, CDA.
5. Member (Admin), CDA.
6. Member (Engineering), CDA.
7. Member (P & D), CDA.
8. Member (Estate), CDA.
9. Member (Environment), CDA

**Copy To:-**

- 1) DG(Plan), CDA
- 2) DG(E&M), CDA
- 3) DG (Law), CDA
- 4) DG (Works), CDA
- 5) DG (Water Management), CDA.
- 6) Director Public Relations, CDA
- 7) Director Coord. Council, CDA
- 8) Director (Sector Development).
- 9) Director L&R, CDA
- 10) Director (DMA), CDA
- 11) Director (Water Supply), CDA
- 12) Project Director (Park Enclave)
- 13) Director EM-II, CDA
- 14) Director PMO, CDA
- 15) Project Director (I-15),CDA
- 16) Director EM-I, CDA
- 17) Director Enforcement, CDA.

Secretary CDA Board