



Capital Development Authority
(Secretary CDA Board Office)

CONFIDENTIAL

No. CDA-1365/BM-SCB/2020/

Islamabad July 09, 2020

Subject: **MINUTES OF 8TH CDA BOARD MEETING FOR THE YEAR 2020.**

8th CDA Board meeting for the year 2020 was held on **July 09, 2020 (Thursday) at 11:00 A.M**, in the Conference Room of Executive Block, CDA Headquarter, Islamabad under the Chairmanship of Chairman, CDA.

2. Following attended the meeting:

1. Mr. Amer Ali Ahmed, (In Chair)
Chairman, CDA-
(Additional Charge),
Chief Commissioner ICT
2. Rana Shakeel Asghar,
FA/Member ,CDA/
Member (Admin),CDA.
(Look after charge)
3. Dr. Shahid Mehmood,
Member (P&D), CDA
Member (Engg.), CDA
(Look after charge)
4. Mr. Naveed Ilahi,
Member (Estate),CDA.
(Look after charge)
5. Syed Safdar Ali,
Secretary CDA Board.

3. Commissioner Rawalpindi as ex-officio member of the Board could not attend the meeting. Chief Commissioner, ICT in addition to the assignment of Chairman, CDA attended the meeting via online, while Member Finance / Member Admin, Member Estate and Member Planning & Design / Member Engineering were present in the meeting.

4. Meeting commenced with the recitation of "Holy Quran" by Syed Safdar Ali, Secretary CDA Board. Thereafter agenda items were taken up for discussion and made following decisions:-

8.1
11178/1365/BM/'20
09-07-'20/8th

REVIEW OF MASTER PLAN VIS À VIS ALIGNMENT OF KASHMIR HIGHWAY AND MAUVE AREA ALONG MOTORWAY LINK ROAD.

DECISION

The summary was presented by Member (P&D) CDA that the original alignment of Kashmir Highway was straight with the Right Of Way (ROW) 1200 feet, as per the Islamabad Master Plan. During year 1996, Federal Government had approved / linked the Kashmir Highway to Motorways through Motorway Link

road; accordingly, alignment of Kashmir Highway was altered along with a new alignment with 1200 feet ROW. Center line of Kashmir Highway was placed in the center of ROW (i.e. 600 on each side)

The change of alignment of Kashmir Highway affected the area of private housing projects as they procured land falling in the residential sector of G-Series, to be part of the Mauve area along the revised alignment of Kashmir Highway. CDA did not acquire land in this area till to date

After due deliberation, CDA Board agreed that a review of Master Plan vis à vis alignment of Kashmir Highway and Mauve area along motorway link road is required, therefore, board recommended that matter may be referred to Federal Cabinet through MOI for consideration of approval to shift Mauve area towards Southern side of Kashmir Highway, (H- Series) Zone – I. Zone – I is under the control of CDA and it will make possible to allocate area for Government offices in proposed Mauve area.

In addition, it is also recommended to readjust the ROW of Kashmir Highway (400 feet on Northern side and 800 on Southern side) to continuity of Kashmir highway cross section in the East of Golra Chowk G-13, however, adjustment will affect the already allotted plot of Jail/ Model Prison in Sector H-16. The Summary for land use change for Jail / Model Prison in Sector H-16 is already under approval of Federal Cabinet. However it was decided to obtain legal opinion before deciding the matter.

Action By: Member (P&D)

8.2
11179/1365/BM/'20
09-07-'20/8th

REQUEST FOR PERMISSION TO REDUCE THE BUFFER ZONE IN THE NORTHERN HALF OF SECTOR H-10 (INTERNATIONAL ISLAMIC UNIVERSITY) ALONG KASHMIR HIGHWAY, ISLAMABAD.

DECISION

The summary was presented by Member (P&D), CDA. Board deferred the matter subject to the outcome of forth coming meeting with the Rector, International Islamic University Islamabad for comprehensive solution on burning issues, thereafter matter be presented to CDA Board for consideration, accordingly.

Action By: Member (P&D)

8.3 **PROPOSED AMENDMENTS IN RESTORATION POLICY 2014.**

11180/1365/BM/'20
09-07-'20/8th

DECISION

The summary was presented by Member (Estate), CDA. The Board was informed that a number of cases for restoration were pending with the authority which had been cancelled due to non-conforming use. In order to expedite the process, the Board was pleased to constitute a Scrutiny / Recommendatory Committee only to examine cases of plots which had been **cancelled on account of Non-Conforming Use**. There will be no change in the Restoration Policy of 2014. The Committee will make its recommendations to the competent forum/ Authority for restoration already defined under the Restoration Policy 2014.

1. Scrutiny / Recommendatory Committee for Restoration

- | | |
|---|----------|
| i. Member (Estate) | Chairman |
| ii. Member (P&D) | Member |
| iii. Director, BCS (concerned) | Member |
| iv. Director, Estate Management (concerned) | Member |
| v. DFA-II | Member |

Action By: Member (Estate)

8.4 **AUCTION OF COMMERCIAL PLOTS.**

11181/1365/BM/'20
09-07-'20/8th

DECISION

The summary was presented by Member (Estate), CDA. The Board approved the proposal made at Para 6 of the summary.

Action By: Member (Estate)

8.5 **PROPOSED REVISED SUMMARY FOR THE BOARD BUDGET ESTIMATES FOR FINANCIAL YEAR 2020-21 AND REVISED ESTIMATES FOR FINANCIAL YEAR 2019-20**

11182/1365/BM/'20
09-07-'20/8th

DECISION

The summary was presented by Member Finance, CDA that the budget estimates for the financial years 2020-21 regarding MCI funding on the directions of MOI vide letter No F.1-10/2020-CDA-III dated 07.07.2020, wherein MOI directed CDA to finance MCI expenditure for two quarters instead of one quarter. CDA Financing MCI on loan basis since 2016-17 and amount Rs. 16999.275 millions are outstanding against MCI.

This recommendation has been put forth by the Ministry of Interior (MOI), the CDA board, however is of the view that additional three months budget will affect the performance of development authority and will be a constrain upon the budget. However, if this is approved by the Cabinet, the same will be managed; subject to recoupment of outstanding amounts from MCI receipts collected or through Federal Govt. as the case may be.

Action By: Member (Finance)

8.6 REVISION OF FEE STRUCTURES / ENCOURAGING VERTICAL CONSTRUCTION

11183/1365/BM/'20
09-07-'20/8th

DECISION

The summary was presented by Member (Estate) and Member (Finance), CDA in pursuance to the Prime Minister Office's letter whereby CDA had been directed to introduce measures / steps for enhancing the land utility by promoting construction of multi storey buildings, to enhance and protect the green factor of the Capital and to revisit the rules procedures / fee structures. After due deliberation, Board decided that categorization should be made in the first instance and rationalization be linked with the forthcoming Auction of plots. Thereafter, on the basis of informed input, the relevant rules / procedures / fee structures etc would be revisited for improvement and to encourage vertical construction.

**Action By: Member (Estate)
Member (Finance)**

NA-1 PROPOSAL TO CONVERT UNUTILIZED PIECE OF LAND LOCATED BETWEEN PLOT NO.66 & 67, CDA'S AGRO FARMING SCHEME ON MAIN KAHUTA ROAD TO PROVIDE ACCESS ROAD TO AIWAN E SADR AND NEW ISLAMABAD ENCLAVE HOUSING SCHEME, PROPOSED IN MOUZA MIANA THUB & MUGHAL KHAS ZONE-5, ISLAMABAD.

11184/1365/BM/'20
09-07-'20/8th

DECISION

The summary was presented by Member (P&D), CDA After due deliberation, Board directed Member Admin to get view / opinion of Legal Advisor on the subject, so that issue could be resolved as policy matter and not on individual basis.

Action By: Member (P&D)

NA-2 JOB DESCRIPTION OF THE POST OF DY.D.G (HRD) & DY. D.G (ESTATE), CDA.

11185/1365/BM/'20
09-07-'20/8th

DECISION

The summary was presented by Member (Admin.), CDA. After due deliberation, Board approved the proposal contained at para-2 of summary.

Action By: Member (Admin.)

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



8th CDA BOARD MEETING FOR THE YEAR-2020 HELD ON 09-07-2020

AGENDA ITEMS

S.No	Items	Presenter
1.	Review of master plan vis à vis alignment of Kashmir highway and mauve area along motorway link road	Member (P&D) Director (RP)
2.	Request for permission to reduce the buffer zone in the northern half of sector H-10 (international Islamic university along Kashmir highway, Islamabad.	Member (P&D) Director (UP)
3.	Proposed Amendments in Restoration Policy 2014	Member (Estate) Director EM-II
4.	Auction of Commercial Plots	Member(Estate) DDG Estate
5.	Proposed Revised summary for the Board Budget Estimates for financial year 2020-21 and Revised Estimates for financial year 2019-20	Member Finance DFA-I
6.	Revision of fee Structures/Encouraging vertical construction	Member Finance Member(Estate)
NON-AGENDA ITEMS		
NA-1	Proposal to convert unutilized piece of land located between plot no.66 & 67, CDA's agro farming scheme on main kahuta road to provide access road to Aiwan e Sadr and new Islamabad enclave housing scheme, proposed in mouza miana thub & mughal khas zone-5, Islamabad.	Member (P&D) Director (RP)
NA-2	Job description of the post of Dy.DG (HRD) & Dy.DG (Estate), CDA.	Member Admin