

**CONFIDENTIAL**

**CAPITAL DEVELOPMENT AUTHORITY  
(SECRETARIAT)**

No. CDA-957/BM-Coord/2002

Islamabad, Aug. 2002.

Subject: **MINUTES OF THE 10TH MEETING OF THE CDA BOARD FOR THE YEAR 2002.**

The 10th meeting of the CDA Board for the year 2002 was held on Tuesday, August 13, 2002, at 10.00 A.M. in the Conference Room, Executive Block, CDA Headquarters, Islamabad.

2. The following attended:-

1. Mir Laiq Shah,  
Chairman CDA/Chief Commissioner ICT. In Chair.
2. Mr. Masud Muzaffar,  
F.A/Member.
3. Ghulam Dastgir Akhtar,  
Member (A)
4. Mr. Maqbool Ilahi,  
Member (P&D),
5. Mr. Mohi-uddin Jameeli,  
Member (E)/DG(S).
6. Mr. Abdul Ghafoor Dogar,  
Secretary CDA Board.

3. The following were also present:-

- 1) Mr. Imtiaz Inayat Ilahi,  
Director General (Env).
- 2) Mr. M. Anjum Malik,  
Director Works.
- 3) Major (Retd) M. Baqir Khakwani, T.St.  
Director Admin.

- 4) Mr. Shafiq Ali Siddiqui  
Director (RP).
- 5) Mr. Saadullah Khan Zimri,  
DEM-II
- 6) Mr. A. Sattar Shaikh,  
Director Personnel.
- 7) Mr. Akbar Nawaz,  
Director Roads-II.
- 8) Mrs. Shaista Sohail,  
Director L&R.
- 9) Mr. S.M. Mustfain Kazmi,  
DMA.
- 10) Mr. Rawal Khan Maitla,  
Director Public Relation.
- 11) Mr. Salam Gul Wazir,  
DD Structure.
- 12) Mr. Muhammad Rafiq Ahmad,  
Consultant (Engineering)
- 13) Mr. S.A.M. Wahidi,  
Consultant (Law).
- 14) Malik Muhammad Nawaz,  
Legal Adviser.

4. Commissioner/(DCO), Rawalpindi, could not attend the meeting due to other official assignments. However, Mr. Sultan Shahzad, Deputy District Officer (Coordination), represented him.

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

6. The Board confirmed the minutes of the 8th Board Meeting held on 5<sup>th</sup> & 10th July 2002 and 9<sup>th</sup> Board Meeting (Special Board Meeting) held on 20-7-2002, for the year 2002.

## Implementation

7. The Secretary CDA Board explained latest implementation status of balance decisions of 2001 and upto 6th meeting of 2002. Chairman desired that all concerned Wings be reminded to expedite the implementation of remaining decisions and progress report may be brought before the Board in the its next Meeting.

8. The items of the agenda for the Board Meeting were then taken up. Salient points of discussion and decisions are as follows:-

### 8.1 Completion of balance work of Parliament Lodges at Islamabad.

7617/957/2002

743/DF

13-8-2002.

**Decision**

- i) The Board approved the deletion of the observation made in its decision dated 29-12-2001 that the members of the Committee would be held responsible for any recovery from the contractors if so proved at any stage and decided to release 75% security deposit

to M/s Moinsons and M/s ECM against insurance guarantee from CDA's approved Insurance companies.

- ii) Statutory payment of increases in labour wages and material components for balance works was approved in principle. It was decided that provisionally increases of 15% to M/S Moinsons and 12% to M/S ECM may be paid to ease their cash flow subject to adjustment on actual working and check in the Engineering and Finance Wing..
- iii) The charges for the suspension period will be decided by "The Engineer" as per Contract Agreements..

Action: Director Works.

8.2

**Establishment of a Temporary Bus Stand and Temporary Taxi Stand in Sector I-11, Islamabad.**

7618/957/2002  
737/DF  
13-8-2002.

**Decision**

- i) ✓ The temporary bus stand may be licensed out on annual licence basis through open auction and on terms and conditions be finalized in consultation with Consultant (Law)/Legal Adviser.
- ii) Bare minimum facilities to be provided at the proposed site bus stand will be indicated by the Planning & Engineering Wings and shall be provided/constructed by the licensee.
- iii) The auction of annual licensing be carried out by a Committee comprising DMA, DFA, Deputy Director (Urban Planning), Secretary RTA, Secretary ITA, DSP (Traffic) Rawalpindi and DSP (Traffic) Islamabad,

DDG(P)  
Action: DMA.

8.3 **Amalgamation of Industrial Plots in the Industrial Areas of Islamabad.**

7619/957/2002  
737/DF  
13-8-2002.

**Decision**

The Board approved the upper limit for amalgamation of industrial plots from 10000 to 25000 sq. yards with 70% ground coverage provided the space so available is not used for establishing labour colony thereon and subject also to the condition that affluent is not disposed of into any stream/river and all NEQS determined by the Pakistan Environmental Protection Agency are implemented by the allottees to the entire satisfaction of the Authority.

MW

B/

Action: DDG(P)

8.4 Request of the Ministry of Industries and Production for allotment of plot adjacent to their plot in Sector F-5/1, Islamabad.

7620/957/2002  
737/DF  
15-8-2002

**Decision**

It was decided to approve the proposal at para-9(ii) of the summary and offer the plot measuring 327'x290' (10537 sq. yards) to the Ministry of Industries and Production subject to standard terms and conditions and approval by the Chief Executives Secretariat. The offered site would be utilized for construction only of administrative building after getting the plan approved from the CDA.

Action: DDG(P)  
DEM-II

**8.5 Naming of Roads in Islamabad.**

1621/957/2002  
137/51  
3-8-2002

### Decision

i) The proposal for the naming of roads was approved as under:-

S.No.	Location	Name
<b>Sector I-8</b>		
1.	Service Road (West)	Sahibzada Abdul Qayyum Road
2.	Service Road (East)	Hakim Muhammad Saeed Road
<b>Sector E-8</b>		
3.	Double Road leading to NDC	Lalak Jan Shaheed Road
<b>Sector H-8</b>		
4.	Service Road (West)	Sultan Bahu Road
5.	Service Road (North)	Open University Road.
6.	Service Road (East)	Qazi Esa Road
<b>Park Area</b>		
7.	Link Road near ADBP Farm	Orchard Road
<b>Sector G-5/1</b>		
8.	Park near Foreign Office	Mihai Eminescu Park

- ii) Name of Park after Romanian Poet be referred to the Ministry of Foreign Affairs for taking up the case with Romanian Embassy in Islamabad and Bucharest after Allama Iqbal on the basis of reciprocity.
- iii) Approval of the President of Pakistan may be sought.

Action: DDG(P)

### 8.6 Review of Fees for Signboards.

7622/957/2002  
237/BE  
13-8-2002

**Decision**

i) Following rates were approved for sign boards showing simply the names of shops/offices, etc.

S.No.	Area	Rate to be charged for Shops/Offices.
1.	Class-III Centres & I&T Centre	Rs. 10/- per sq.ft. per annum
2.	Markaz	Rs. 30/- per sq.ft. per annum
3.	Blue Area	Rs. 40/- per sq.ft. per annum

ii) The sponsored advertisement boards would be charged at double the above rates.

iii) Roof top sign boards (sponsored, un-sponsored) will be charged @ Rs. 250/- per Sft.

iv) The right of collection of signboard fee be licensed out on annual basis by DMA through open bidding and after advertisement in the press.

**8.7 Non-conforming uses in Commercial Areas.**

Action: DDG(P)/DMA

2623/957/2002  
737/BF  
13-8-2002

### Decision

- i) All saleable plots located in Class-III, Class-IV and Class-V (Markaz) and in Blue Area may henceforth be classified under a broad category as 'Commercial'. The category 'Commercial' be clearly defined with a comprehensive list of sub-classified categories. The allottees will be free to use the buildings for any of the sub-classified category without any prior approval or payment of fee. However in old cases the allottees would have to pay extra premium/fee for conversion. The conversion fee would be applicable to all the already allotted plots in these commercial areas.
- ii) In future allotment would be done on the broad category basis i.e "Commercial".

- iii) While permitting conversion the total permissible covered area and the maximum number of stories would remain as previously allowed. The minimum requirements for special uses such as Petrol Pumps and Hotels would be spelt out as per planning standard in the above said areas.
- iv) A Committee consisting of DDG(Planning), DEM-II, Cost Accountant, Director Architecture-I and Consultant Law to frame recommendations regarding the formulation of above said categories conversion fee and other related details. The Committee would also suggest penalties to be paid by those, with non-conforming use who, even after a given period, do not avail the opportunity to convert the use of their plot. A comprehensive summary containing recommendations of the Committee would be brought before the Board in the next meeting.

Action: DDG(P)  
Cost Accountant.  
Director Arch-I.  
DEM-II  
Consultant Law

8.8 Extension of lease for the plot of Private Nursery Scheme at National Park, Islamabad.

7624/957/2002  
724/11  
13-8-2002

as under:-

**Decision**

It was decided to rent out nursery plots on annual license basis on payment of license fee of Rs. 6,000/- per acre by the Director Environment (R). In case of renewal, the fee will be increased by 25% after three years.

Action: DEM-II  
Director Env. (R)

8.9

**Allotment of land for Emmanuel Church in G-8/2, Islamabad.**

1625/957/2002  
724/BF  
13-8-2002

**Decision**

A plot measuring 100'x200' in G-8/2 may be offered for Emmanuel Church to the applicant without charging any premium and "AGR".

Action: DEM-II.

8.10 **Provision of Government owned or hired residence to persons appointed on contract.**

7626/957/2002  
727/BF  
13-8-2002

**Decision**

48  
The Board approved the adoption of Government instructions conveyed by the Establishment Division vide their O.M. No. 10/52/95-R.2, dated 25-6-2001 alongwith its clarification contained in O.M No. 10/52/95-R-II dated, 29.7.2002 in toto.

Director Admin.

8.11 **Techno-Financial Feasibility Report for Water Supply Scheme for Private Housing Schemes in Zone-5, Islamabad.**

7627/957/2002  
737/BF  
13-8-2002  
The case was deferred with the direction that all office bearers of Housing Societies be summoned for a meeting in ICT, which will also be attended by Member (P&D) and his concerned officers.

Action: Director (RP).

8.12 **Regularization of the services of daily wages of Horticulture Supervisor working in Environment Directorate, CDA.**

7627/957/2002  
726/BF  
13-8-2002  
The case was deferred with the direction that the detail of qualification of Horticulture Supervisors be obtained from the Provincial Governments and other allied agencies and bring a comprehensive summary before the Board for consideration in the next Board Meeting. It was also decided that Agriculture Universities/Training Institutes etc may also be approached to ascertain as to what kind of diploma /certificates they are awarding appropriate for the post.

Action: Director Personnel.

8.13 Engagement o Consultants for the Design of Overhead bridge on Islamabad Expressway near Dhok Kala Khan.

7629/957/2002  
745/BF  
13-8-2002

of consultants as explained above, Following decision was taken.

**Decision**

The Board approved the proposal.

Action: Director Roads-II.

8.14 Allotment of land for Establishment of Forensic Science Training Institute and Laboratories in Islamabad.

7639/957/2002  
724/BF  
13-8-2002

**Decision**

Plot No. 1, 2, 27 & 28 in Sector H-11 (all measuring 20,000 sq. yards) be offered to the National Police Foundation @ Rs. 4,500/- per sq. yard plus AGR @ Rs. 2/- per sq. yard per annum subject to increase of 15% after every 3 years and approval of the Chief Executive in terms of P>M Secretariat u.o No.JS(P)60111/P 8/94 dated, 13.4.1994.

Action: DEM-II.

8.15 **Condonation of over & above amount from fixed monthly ceiling of Telephones of various Enquiry/offices of Services Wing.**

The item was deferred with the direction that comparative statement showing existing approved ceiling, alongwith existing billing, with justification be placed in the form a comprehensive summary in the next Board Meeting.

Action DG(Services).

7631/957/2002  
753/87  
13-8-2002

NON-AGENDA ITEMS

- i) City Wide Fiber Optic Net-work.

7632/957/2002

740/BF

13-8-2002

**Decision**

The expression of interest be sought through public notice in the press from all potential interested parties for transparent competition.

Action: Dir Structure.

- ii) **Review of CDA's Board Decision Bearing No. 5877/815/732/BF, dated 31-7-1994 Towards Disinvestment of Shops owned by CDA in the Markets of Sector G-7, Islamabad.**

The item was deferred with the direction that revised summary be brought in the next Board Meeting for consideration.

Action: DMA

- iii) **Amendment in Section '10' Land Disposal Regulation, 1993.**

7633/957/2002  
732/BF  
13-8-2002

7633/957/2002  
750/BF  
13-8-2002

**Decision**

- i) The Board approved the 3-year limit as reflected in the amending notification notwithstanding that it was not in accordance with the earlier decision.
- ii) The Board, however, agreed to exempt the limit in the cases of D-12, E-12 and I-15 and directed that a suitable way may be found out to do this in consultation with Legal Adviser/Consultant (Law) Amendment in the Islamabad Land Disposal Regulation, 1993 be effected accordingly.

Action: Director L&R.

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