

CAPITAL DEVELOPMENT AUTHORITY
(SECRETARIAT)

No. CDA-851/MB-Coord/96

Islamabad, July , 1996.

Subject:- MINUTES OF THE 4TH MEETING OF THE CDA BOARD FOR THE YEAR 1996, HELD ON WEDNESDAY 24TH JULY, 1996, AT 10.00 A.M.

The fourth meeting of the CDA Board for the year 1996 was held in the CDA Conference Room on 24th July, 1996 at 10.00 A.M.

2. The following attended:-

1. Mr. M. Zafar Iqbal,
Chairman, CDA. In Chair
2. Mr. Muhammad Nisar Ahmad Khan,
Chief Commissioner, Islamabad.
3. Mr. Muhammad Salim Mahmood,
Member (Admin), CDA.
4. Mr. Jaffar Raza,
Member (E), CDA.
5. Mr. Shabbir Ahmad Dahar,
F.A/Member, CDA.
6. Mr. Anwar Said,
Member (Planning/Design), CDA.
7. Mr. Muhammad Zubair Osmani,
Secretary to the Board.

3. Commissioner Rawalpindi, Ex-officio Member of the CDA Board Mr. Kamran Zafar could not attend the meeting due to other official preoccupations.

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

5. Member Design pointed out certain changes in the minutes of the last Board meeting. It was desired by the Board that the same be incorporated in the minutes and placed before it for confirmation in its next meeting.

6. Agenda for the meeting was taken up item wise for discussion and decision by the Board. Salient points of discussions and decisions taken were as follows:-

6.1 Waiver of delayed payment charges against Plot No. 248, Sector F-11/4, Islamabad.

It was explained that plot No. 248, F-11/4 measuring 500 square yards was purchased through open auction @ Rs. 5,550.00 per square yard. The allottee did not adhere to the payment schedule and was thus levied delayed payment charges which he requested may be waived. Precedent of earlier cases of similar nature were quoted wherein 50% of delayed payment charges had been condoned.

Decision

The Board after detailed discussion decided against the waiver of delayed payment charges in the case of Plot No. 248 Sector F-011/4 may be waived.

Action: D.F.A.
DEM-I

6.2 Permission to undertake plantation in open land adjacent to residential plot in Islamabad.

Decision

It was decided that status quo should be maintained. Board further desired all sites which had been privately developed and cordoned off should be visited by the Planning Wing and a report thereof submitted to the Board. It was further decided that the house side of the planted area should be fenced and sign board declaring the space as CDA Park may be fixed there.

6327/851/96
728/BF
24-07-96

6328/851/96
737/BF

Also large size openings towards the main roads for convenient entrance of the public to these parks should be provided.

Action: Director Master Plan.

- 6.3 Grant of Extra ordinary leave - case of Mr. Muhammad Riaz Sub Engineer (Civil).

6329/851/96
726/BF

Decision

Board rejected the plea of the applicant and felt that it was a simple administrative matter for which rules existed and such cases should, therefore, be settled accordingly by the concerned formation of the Authority.

Action: Director Personnel.

- 6.4 Conversion of land use in respect of measuring 77 acres, 7 kanals, 14 marlas allotted to M/s Pak Clay (Pvt) Limited for housing scheme.

6330/851/96
728/BF

The case had already been considered in the Land Allotment Board Meeting held on 8th July, 1996. It was desired that the case be brought before the Board in its meeting to be held on 31-7-1996.

Action: DFA

- 6.5 Regularisation of Break in service of Mr. Ghulam Hussain, UDC, Procurement & Stores Directorate, CDA.

6331/851/96
726/BF

Decision

Board decided that matter may be referred to the Legal Adviser for examination and advice

Action: Director Personnel.

- 6.6 Counting of previous service rendered in East Pakistan.

6332/851/96
726/BF

Decision

Board decided that recommendation of the Hon. Wafaqi Mohtasib may be accepted for counting the service rendered by Mr. A.Q. Nomani in Chittagong Development Authority for pensionary benefits only.

Action: Director Personnel.

6.7

Allocation of land for establishment of dispensary at Humak.

6333/851/96
737/BF

Decision

Land may be allotted free of cost and CDA should construct the dispensary and hand it over to ICT Health Department to make it fully functional within four months failing which it should be resumed by CDA.

Action: Addl. Dir. RP.

6.8

Provisional payment of Secretariat Allowance/Personal allowance to the officers of the Authority holding BPS-16 and above.

6334/851/96
728/BF

Decision

Board decided that court decisions and orders should be applicable to all persons falling in that specific category and fulfilling the same conditions. It was further desired that the Authority should follow the instructions being followed by the Federal Government after the issue has been examined by the Legal Adviser

Action: DFA

6.9 Transfer of Plot No. 2-B, in lieu of Plot No. 275 (P&V) Market.

6335/851/96
724/BF

Decision

It was decided that the case may be brought before the Land Allotment Board after a summary on the subject giving full facts has been vetted by the Legal Adviser.

Action: DEM-II

6.10 Grant of extension in Contract - Security Guards

6336/851/96
767/BF

Decision

Board approved extension of the contract of 100 security guards for one year i.e. 1996-97

Action: Addl Dir. Security.

- 6.11 Relaxation in lower age in respect of Syed Arif Hussain Shah, Ex-Assistant.

6337/851/96
126/BF

Decision

The case was considered but relaxation of lower age limit was not acceded to.

Action: Director Personnel.

- 6.12 Allotment of an agrofarm to Mr. Karam Elahi Affectee of village Korak.

6338/851/96
124/BF

Decision

After considering the issue on merit, it was decided that plot No. 21 measuring 2.50 acres in Orchard and Permanent Nursery Scheme, Murree Road, Islamabad may be allotted to the legal heirs of late Mr. Karam Elahi after a decision has been taken about allotment of agro-farming unit on Murree Road and such other schemes.

Action: Director EM-II

- 6.13 Permission to give side set back to terraced houses where no set-back are required.

6339/851/96
739/BF

Decision

Board approved the proposal of allowing 5' set-back on either side with the condition that the adjacent structure not leaving required set back should not be allowed any openings i.e. windows, doors ventilators etc. on that side.

Action: DD(BCS)

- 6.14 Request for additional land for PFOWA school in sector H-8, Islamabad.

6340/851/96
737/BF

Decision

Approval was not granted to the request of the Association on both counts by the Board.

Action: Director UP

- 6.15 Change of location of plot No. 309, Industrial Triangle, Kahuta Road

6341/851/96
737/BF

Decision

It was decided that policy in vogue should be adhered to and that Planning Wing should visit this and other industrial plots in the area and submit a detailed report to the Board for its consideration in its next meeting.

Action: Director Master Plan.

- 6.16 Request to waive off extension surcharge against Plot No. 165, Sector F-11/4, Islamabad.

6342/851/96
723/BF

Decision:

Waiver of extension surcharge and extension in constriction period upto 30-3-1997 was approved.

Action: DEM-I

- 6.17 Request for allotment of alternative plot in Sector F-11, Islamabad.

6343/851/96
723/BF

Decision:

It was decided that option may be given to the allottees with clear undertakings from them that no further claims and demands would be made by them, after which an offer could be made.

Action: DEM-I.

6.18 Enhancement of covered area on first floor of the terraced houses.

6344/851/96
739/BF

Decision:

The proposal for enhancement of covered area was not approved. It was, however, pointed out that this demand would be considered for new sectors on merit.

Action: DD(BCS)

6.19 Request for allotment of plot Jamia Tul Maarif-e-Sharia

6345/851/96
737/BF

Decision

The proposal failed to get sufficient support on the basis of its being non practicable. It was, However, decided that a CDA Sub Committee should study examine the case and submit its report to the Board.

Action: Director UP

6.20 Amendment in CDA Employees Service Regulations 1992.

6346/851/96
752/BF

Decision

It was decided that the case may be referred to the Legal Adviser for examination and advice.

Action: Dir. C.E. Lab.
Legal Adviser.

6.21

Change of Plot No. 324, Industrial Triangle Kahuta Road, due to non handing over of possession.

6347/851/96
737/BF

Decision

It was decided that the Directorate of Enforcement should get the encroachments removed from plot No. 324, Industrial Triangle Kahuta Road, within one month and the possession of the plot handed over to the allottee

Action: Director Master Plan.

6.22

Acquisition of land. Proposal in the light of amendment in the CDA Ordinance 1960.

6348/851/96
750/BF

Decision

The proposal was not approved by the Board, and it was desired that the summary may be suitably recast and brought before the Board in its next meeting.

Action: Director Lands.

6.23

Restoration of transfer fee - Plot No. 73 West F-7/G-7 Jinnah Avenue, Islamabad.

6350/851/96
728/BF

Decision

Request for exemption from transfer fee in case of Plot No. 73-West, F-7/G-7, Jinnah Avenue Islamabad was not acceded to by the Board.

Action: DEM-II

6.24

Conversion charges in respect of Plot No. 9 Markaz G-9, Islamabad.

6350/851/96
728/BF

Decision

Recommendations of the Hon'ble Wafaqi Mohtasib should be implemented by the Authority in the matter and conversion charges worked out accordingly.

Action: D.F.A.

6.25

Issuance of NOC for installation of Petrol Pump on G.T. Road.

6351/851/96
737/BF

Decision

Board decided that a conditional NOC for a specific period of time may be issued within which all codal and legal formalities will be completed by the

applicant. Terms and conditions for the issuance of NOC in para 4 of the case summary were also approved (Annexure 'A')

Action: Director UP

- 6.26 Non payment of escalation and the claimed profit/interest - M/s Rebco.

6352/851/96
728/BF

Decision

It was decided that the matter may be negotiated further with the Claimant and outcome thereof be reported to the Board.

Action: DFA

- 6.27 Request for allotment of plot for Al Mustafa Qirat Academy.

6353/851/96
737/BF

Decision.

CDA Board accepted the recommendations of Planning Wing that a plot measuring 1.72 acres in Sector H-11 may be allotted on normal terms and conditions at reserved price for the establishment of an academy proposed by Qari Muhammad Younas. It was, however, decided that A CDA Sub Committee should study/examine the case and submit its report to the Board.

Action: Director UP.

6.28

Allotment of an alternative site for 5-Star Hotel: Panorama Condominium Pvt Ltd.

The matter was once again considered at length and the following decision was taken.

Decision

It was decided that the issue of allotment of an alternative site for 5-Star Hotel to M/s Panorama Condominiums PVT Ltd. should be thoroughly re-examined with all facts of the issue taken into account. All facts recorded in the form of a summary covering legal, codal, financial and other factors associated with matter be placed before the Board for consideration.

Action: Member(P).
Legal Adviser.

6.29

Allotment of Quarter: Government Accommodation.

6355/851/96
727/BF

Decision

After considering the proposal, Board approved the recommendations contained in paras 2, 3, 5 and 9 of the summary (Annexure 'B').

Action: Director (Admin)

- 6.30 Plot No. 16-A, Markaz F-6, Islamabad.

6356/851/96
723/BF

Decision

It was decided that the case may be examined by the Legal Adviser and recommend basis for re-scheduling of payment in accordance with the law. Approval of the Board may then be obtained through circulation of the recommendations.

Action: Legal Adviser
DEM-II

- 6.31 Payment of outstanding dues and waiving delayed charges against plot No. 3-E, Markaz I-10 and Plot No. 4-D, Markaz I-10, Islamabad.

6357/851/96
724/BF

Decision

Request of the allottees was not found tenable and was, therefore, not acceded to.

Action: DEM-II

6.32

Inclusion of name of Brig. (R) Muhammad Sadiq Qureshi as Co-lessee in the allotment of plot No. 5, Private Nursery Scheme Park Road, Islamabad.

6358/851/96
724/BF

Decision

Board observed that common ownership can be permitted without division of the property and approved the case of inclusion of Brig(R) Muhammad Sadiq in the Plot No. 5 Private Nursery Murree Road, Islamabad subject to necessary payment and provision of the undertaking mentioned in the summary.

Action DEM-II

6.33

Revision of existing rates of Licence Fee of the property being managed by the Directorate of Municipal Administration.

6359/851/96
728/BF

Decision

Revised/proposed licence fee rates fixed on the basis of GPI were approved by the Board as given in the Annexure 'A' attached with the minutes.

Action: DFA
DMA

- 6.34 Waiving of delayed payment charges in respect of Plot No. 3-G, Markaz I-10, Islamabad.

6360/851/96
724/BF

Decision.

Waiver of delayed payment charges was not agreed to by the Board.

Action DEM-II.

6.35

NON AGENDA ITEMS

6361/851/96
723/BF

a)

Condonation of delayed payment charges against Plot No. 502, Sector F-11/1, Islamabad.

Decision

It was decided that 50% (Half) of the payable delayed payment charges may be recovered from the allottees.

Action: DEM-I

- b) Reduction of penalty for construction without approval in case of plot No. 335-A, 335-B, 335-C & 336-C, Fruit & Vegetable (F&V) Market, I-11/4, Islamabad.

6362/851/96
739/BF

Decision

Board decided that the penalty levied on the allottees of Plot No. 335-A, 335-B, 335-C and 336-C be waived.

Action: Director Arch.
DEM-II.

- c) Abolition of Multiple Licensing fee for practicing Architects and Town Planners by Local Authorities for those registered with Pakistan Council of Architects and Town Planners (PCATP)

6363/851/96
739/BF

Decision

Board decided that decision of the Cabinet Division should be implemented and Government instructions in the matter should be followed.

Action: Director Arch.

- d) Permission to change function from Poultry and Vegetable activity to Orchard or Vegetable-cum-Orchard in the planned P&V Scheme of CDA.

6364/851/96
724/BF

Plot No. 3, measuring 4.47 acres was allotted to Mr. Muhammad Saeed for poultry and vegetable farming. The allottee has requested for change of trade from P&V to orchard or vegetable-cum-orchard farm.

Decision.

Request of the allottee for change of trade/discipline of Plot No. 3 in P&V Scheme No. IV was not acceded to.

Action: DEM-II

- e) Restoration of Plot No. 2 in Markaz F-10, Islamabad. (Luxury Apartments).

6365/851/96
724/BF

Decision

It was decided that restoration plea may be accepted by the Board subject to clearance, examination and recommendations in the case by Legal Adviser and allottee may be asked to pay delayed charges or restoration charges whichever is higher.

Action: DEM-II
Legal Adviser.

- f) Criteria for allotment of Housing Units/Plots to CDA Employees under Federal Government Employees Housing Foundation Scheme.

6366/851/96
758/BF

Criteria for recommending allotment of Housing Units to CDA employees under Federal Government Employees Housing Foundation Scheme in Sector I-8, was submitted to the Board for approval.

Decision

Board decided that details of criteria may submitted to the Legal Adviser for examination and opinion after which it may be adopted.

Action: Secretary CDA Board
Legal Adviser.

- g) Structural Design of the offices of the Chairman Standing Committees of the Senate and National Assembly.

6367/851/96
740/BF

Decision

It was decided that Dr. Javed Yunas Opal of M/s Engineering Project Development Consultants PVT. Ltd. may be approached for submitting

quotations for the preparation of structural design of the offices of the Chairmen Standing Committees of the Senate and National Assembly.

Action: Director Structure.

7.

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