

CAPITAL DEVELOPMENT AUTHORITY  
(SECRETARIAT)

No. CDA-955/BM-Coord/2002

Islamabad, July 2002.

Subject: MINUTES OF THE 8TH MEETING OF THE CDA BOARD FOR THE YEAR 2002.

The 8th meeting of the CDA Board for the year 2002 was held on Friday, July 5, 2002, at 9.30 A.M. and July 10, 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.K. Pasha  
DDG(P)

- 3) Mr. Muhammad Rafiq Ahmad,  
Consultant (Engineering)
- 4) Mr. S.A.M. Wahidi,  
Consultant (Law).
- 5) Mr. Muhammad Nawaz Malik  
Legal Adviser.
- 6) Mr. Shakir H. Shamim  
Director Audit & Accounts.
- 7) Mr. S.M. Mustfain Kazmi,  
DMA.
- 9) Mrs. Shaista Sohail,  
Director L&R.
- 10) Mr. A. Sattar Shaikh,  
Director Personnel.
- 11) Mr. Shafiq Ali Siddiqui,  
Director (RP)
- 12) Mr. Muhammad Hayat Khan,  
DEM-I
- 13) Mr. Nisar Ahmad  
Director (P&E)
- 14) Syed Iftikhar Hussain  
Director Staff.
- 15) Mrs. S.A Rehman,  
Principal CDA Model School.
- 16) Mr. Rawal Khan Maitla,  
Director Public Relation.
- 17) Mr. Muhammad Sharif,  
DEM-II.
- 18) Mr. Jan Muhammad  
Deputy Director (Revenue).

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 7th Board Meeting held on 29-5-2002, for the year 2002.

### **Implementation**

7. Latest implementation status of balance decisions of 2001 and upto 4<sup>th</sup> meeting of 2002 was explained by the Secretary CDA Board. Member (P&D) informed that the cost of CDA Building and land has already been paid by ISI. The decision may be considered as implemented. Chairman, CDA desired that implementation of remaining decisions may be put up in the next Board 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 Change of Trade Fee.**

7584/955/2002  
737/BF  
5-7-2002

**Decision**

The CDA Board approved the proposal.

Action: DDG(P)  
DEM-II

**Extension of lease periods in respect of Agro Farming Plots in Islamabad.**

7585/955/2002  
724/BF  
5-7-2002

A Committee comprising Member (A), DG(Env), DDG(P), Consultant (Law) and DEM-II was constituted to negotiate with the lessees and give its recommendations in the form of a comprehensive summary in the next Board Meeting.

Action: Member (A)  
DG(Env),  
DDG(P),  
Consultant (Law)  
DEM-II.

8.3 **ALLOTMENT OF ADDITIONAL LAND TO THE INDIAN EMBASSY IN DIPLOMATIC ENCLAVE, ISLAMABAD.**

7586/955/2002  
724/BF  
5-7-2002

**Decision**

The Board approved the proposal in principle subject to payment at the rate to be fixed by the Finance Wing in consultation with Ministry of Foreign Affairs.

Action DEM-II  
DFA-II.

- 8.4 Orders passed in appeal No. 2059/R/1999 filed by Dr. Mazhar Hussain Javed v/s CDA through its Chairman & others.

7586/955/2002  
735/BF  
5-7-2002

Decision

Both Dr. Mazhar Hussain Javaid and Dr. Muhammad Kaleem Tariq be allowed only refixation of pay without benefit of seniority.

Action: Director A&A.

8.5

Attock Refinery Ltd's request for establishing storage and decanting station at Humak along G.T. Road.

1587/955/2002

737/BF

5-7-2002

Decision

The Board declined to accede to the request of M/s Attock Refinery Ltd:

Action: Director (RP)

8.6 Relocation of Tea Stall No. 9, Sector G-6/1, near DMA.

7588/955/2002

732/BF

5-7-2002

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Decision

The Board approved the proposal.

8/20/2

Action: DMA

8.7 Self-occupation rebate in property tax.

7589/955/2002

730/BF

5-7-2002

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**Decision**

- 20/7
- i) The Board agreed to the proposal that the attorneys are not eligible for grant of self-occupation rebate in property tax.
  - ii) The case regarding increase in Property Tax is already sub judice in the court, hence it need not be considered at this stage.

Action: Director Revenue.

- 8.8 **Request for grant of 'No objection certificate for the installation of Retail outlet between K.M. 10/11 on Lehtrar Road at Khanna Dak, Tehsil and District, Islamabad.**

7590/955/2002  
737/BF  
5-7-2002

**Decision**

- i) The Board approved the recommendation of the Committee as contained in the summary that NOC for installation of Retail Outlet between K.M. 10/11 on Lehtar Road at Khanna Dak cannot be granted. Chief Executive Sectt. may, therefore, be informed accordingly.
- ii) The unauthorized construction undertaken by the applicant be removed by Enforcement Directorate forthwith.

Action: Director (RP)  
Director Enforcement.

8.9 **Delegation of Administrative Powers relating to E.M. Directorates I&II& Directorate of (L&R).**

7591/955/2002  
750/BF  
5-7-2002

Decision

mw  
-  
The Board approved the proposal. Board further directed that in all cases where appeal or review lies, the affected parties should be informed of the remedy available to them.

Action: Director L&R

8.10 Minutes of the Allotment Scrutiny Committee meeting held on 11-2-2002 at 10.00 A.M. in the Office of Member (A).

7592/955/2002

750/BF

5-7-2002

**Decision**

The Board decided to allot four plots measuring 25'x60' in 1-1 1/2 to ten petitioners in the following four groups subject to fulfilment of codal formalities:-

- i) **M/S Shaukat Mehmood S/O Habib Ahmed and Muhammad Musa Khan village Bhadana Khurd.**

Qasim S/O Kalu in group 30, his case may be considered on its own merits.

Sub (Retd) Muhammad Afzal Khan S/O Capt. Daldar Khan, village Poona Faqiran

Misri Khan S/O Feroze Khan, village Poona Faqiran.


His case was rejected as he has already availed rehabilitation benefit by issuance of EC.

Action: Director L&R

8.11 RELAXATION IN FREE - CONSTRUCTION PERIOD

7593/955/2002  
750/BF  
5-7-2002

Decision

 The CDA Board approved the proposal.

Action: Director L&R.

- 8.12 Settlement of claims of village JABBA TELI to get possession of 63 agro farming plots of schemes of Tarlai Kalan and Sehana Extension.

7594/955/2002  
750/BF  
5-7-2002

Decision

It was decided that before a final decision is taken in the matter the advice of the Government be also obtained/shared. Secretary CDA would arrange a presentation in this regard where DDG(P) and Director L&R would jointly brief the Board/Ministry of Interior.

Action: DDG(P)  
Director L&R.

- 8.13 Conversion of contract posts of School into Regular ones and recruitment thereof.

7595/955/2002  
726/BF  
5-7-2002

### Decision

- i) Principal CDA Model School is empowered to exercise administrative and financial powers of a Director (Executive Cadre).
- ii) Two Gold Medals be awarded to students who top Science and Humanities in SSC Examination each year provided they get A and A-I grades.
- iii) A sum of Rs. 50,000/- be earmarked for exgratia grant to Teachers/Staff Members who made outstanding contribution in the past SSC Examinations with prior approval of the competent authority.
- iv) A sum of Rs. 50,000/- be earmarked and placed at the disposal of the Principal on annual basis commencing from the year 2002-03 for undertaking petty repair works and environment improvement in the school. Maintenance allocation would be reduced proportionately.
- v) Newly constructed Science, Computer and Home Economics Labs be operationalized and a modest canteen for students be got constructed as per regulations and Government instructions in vogue.
- vi) Six posts of teachers (BPS-16), three posts of PTI (BPS-9) and Lab Assistant (BPS-7) (all female posts) are sanctioned on regular basis and appointment against these posts and other existing sanctioned posts be made as per existing regulations and Government instructions in vogue.

Action: Director Personnel.  
Principal CDA Model School.



8.14 Extension in Construction period.

7596/955/2002  
724/BF  
5-7-2002

Decision

50% reduction in extension surcharge is allowed to this NGO upto 30-6-2003.

Action: DEM-II

- 8.15 Charges of extension rates against economy/luxury residential apartments in Islamabad.

7597/955/2002  
724/BF  
5-7-2002

Decision

20/7  
The Board did not approve the proposal.

Action: DEM-II.

8.16 Writ Petition No. 2792/2000 titled M/S Allah Din's International versus CDA.

Writ Petition No. 2393/1998 titled M/S Moinsons versus CDA

7598/955/2002

724/BF

5-7-2002

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Decision

A Committee comprising F.A/Member, Member (E) and Legal Adviser will look into all pros and cons of the case and submit categorical recommendations in the form of a comprehensive summary in the next Board meeting.

Action: F.A/Member.  
Member (A)  
Legal Adviser  
DEM-II

- 8.17 Re-planning of the plots affected by Trunk Sewer line and existing tube well in Sector I-8/2, Islamabad.

7599/955/2002  
737/BF  
5-7-2002

**Decision**

The Board approved the proposal of re-planning of sub sector 1-8/2 as contained in the summary.

Action: Director (UP).

8.18 Chairlift Project in Margalla Hills, Islamabad.

7600/955/2002

737/BF

5-7-2002

**Decision**

The proposal as contained in the summary was approved by the Board.

Action: Director (RP).

8.19

**Approval of Modalities for Establishment of Private Housing Schemes  
for low income group in Zone-II and Zone-V.**

7601/955/2002

737/BF

5-7-2002

12

and decided as under:-

**Decision**

The Board approved the proposal as contained in the summary as under:-

- i) Private housing scheme for rehabilitation of dwellers of Katchi Abadis Islamabad in an area measuring 200 acres in the vicinity of Kuri consisting of land acquired by ACD measuring 60 acres was allowed.
- ii) The balance area will be advertised for such schemes for sponsorship in private sector.
- iii) Approval of the Government be obtained for amendment in the ICT Zoning Regulation.

Action: Director (RP).

8.20 **Request of National Police Foundation for acquisition and Development of Sector D-13 for a private Housing Scheme.**

7602/955/2002

737/BF

5-7-2002



### Decision

The Board did not agree to permit National Police Foundation to acquire and develop Sector D-13 or any area in any other Sector for the reason as contained in the summary.

Action: DDG (P)

8.21 Computerization in CDA.

The case was deferred with the direction that Director Computer should make presentation to the Board in a Special Board Meeting for consideration.

Action: Director Computer.

8.22. Extension of lease in respect of plots in Marakaz/Class-III Shopping Centre.

A Committee comprising Member (A), DG(Env), DDG(P), Consultant (Law) and DEM-II was constituted to negotiate with the lessees and give its recommendations in the form of a comprehensive summary in the next Board Meeting.

Action: Member (A)  
DG(Env),  
DDG(P),  
Consultant (Law)  
DEM-II.

8.23. Allotment of plots to Christian Multipurpose Cooperative Society at F-6/2, Islamabad.

7505/955/2002  
723/BF  
5-7-2002

After detailed discussion following decision was taken:-

Decision

- i) The allotment letter should be issued by DEM-I containing required terms and conditions of allotment.
- ii) DEM-I should re-confirm that an authenticated list of Members duly verified by Registrar of Cooperative Societies is available in his office.
- iii) Member (PD) may look into the problems of dwellers of Katchi Abadi in general and suggest remedial measures to streamline them. If more area is required for development the Society may be asked to submit its plan for development for consideration of the Authority.
- iv) The Society should complete the development works within two years.

- v) Registrar Cooperative Societies may be requested to arrange elections of the Management Committee of the Society.

Action: Member (A)  
Member (P&D)  
DEM-I.

**NON AGENDA ITEMS**

- i) Review of CDA's Board decision bearing No. 5877/815/94/732/BF, dated 31-7-1994 towards Dis-invesement of shops owned by CDA in the Markets of Sector G-7, Islamabad.

7506/955/2002

732/BF

5-7-2002

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**Decision**

- i) In respect of subjudice cases, the Authority should wait the decision of the competent court.
- ii) In other cases, DG(Env) should negotiate with the sitting occupants without any commitment, Rate/cost to be recovered from them in consultation of Finance Wing and submit categorical report in the form of a comprehensive summary to the Board.
- iii) Consultant (Law) to prepare an addition of a relaxation clause in the LDR, 1993, and forward it for approval of Government of Pakistan before its notification.

Action: DG(Env)  
DMA.  
Consultant (Law)

- ii) **Grant of Pay of the post of Statistaical Assistant BPS-11 held by Mr. Muhammad Saleem Minhas, LDC w.e.f. 28-2-1997**

7507/955/2002  
729/BF  
5-7-2002

**Decision**

An exgratia payment to the tune of Rs. 20,000/- be given to Mr. Muhammad Saleem Minhas and the post be advertised in the press for initial recruitment in which the present incumbent may compete with others for the post.

Action: Director P&E  
Director Personnel.

**Promotion of Dispensers as Assistant Storekeeper (Medical) and Store Keeper (Medical).**

7508/955/2002

726/BF

5-7-2002

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**Decision**

- i) The proposal of promotion of dispensers was approved by the Board in terms of SRO 1068(I)/90 dated 14-10-1990 issued by the Ministry of Health.
- ii) Amendment in the CDA Employees (Service) Regulation may be effected accordingly.

Action: Director Personnel.

Approach Road to Plot No. C-1/AA, P&V Scheme II, Park Road,  
Chak Shahzad Islamabad.

7509/955/2002

727/BF

5-7-2002

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### Decision

- i) The Board approved the proposal for provision of only one approach road of 20 feet for the agro-farming plots C-1/AA & C-1/C to be jointly used by the adjoining plots and directed that this 20 feet wide area be deleted from the nursery plots being part of way while reviewing the lease.
- ii) The direct access would be provisional till construction of the Service Road of the Park Road when the access would be from Service Road.
- iii) With the provision of direct access for Park Road all other vehicular access permitted to aforesaid plots would cease.

Action: DEM-II.

iv)

Reserve Price/Rate for allotment of land to diplomatic mission.

7 510/955/2002

728/BF

5-7-2002

Decision

Rate of Rs. 15,000/- per sq. yard for allotment of land to foreign missions in diplomatic enclave was approved for the year 2002.

Action: DFA-I  
DEM-II.

Rates for additional storeys in commercial markets and permission to the construction of additional storeys in commercial markets and in I&T Centres.

7511/955/2002

728/BF

-5-7-2002



### Decision

- i) The Board agreed in principle, with option-3 given in the summary. However, since the value of commercial properties differs from sector to sector, it was, therefore, decided that the rates may be fixed for different sectors on the same pattern as was adopted for determination of property tax rates.
- ii) The Board further directed that no additional storey will be allowed on plots on which residential apartments alone are allowed.

Action: DFA-I  
DEM-II

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