



**Capital Development Authority  
(Secretary CDA Board Office)**

**CONFIDENTIAL**

No. CDA-1302/BM-SCB/2016/

Islamabad June 20, 2016

Subject: **Minutes of 8<sup>TH</sup> CDA Board Meeting for the Year 2016.**

8<sup>th</sup> CDA Board meeting for the year 2016 was held on **June 20, 2016 (Monday) at 11:00 A.M**, in the Conference Room of CDA Headquarter, Executive Block No. V, Khayaban-e-Suhrawardy, Sector G-7/4, Islamabad.

2. Following attended the meeting:

- 1) Mr. Shahrukh Nusrat, (In Chair)  
Chairman, CDA  
(Also work of FA/Member is directly-supervised by Chairman, CDA)
- 2) Mr. Waseem Ahmed Khan,  
Member (P & D).  
Also look after charge of Member Estate
- 3) Mr. Sana Ullah Aman  
Member (Environment)  
(Look after charge)
- 4) Mr. Amer Ali Ahmed  
Member (Admin.)
- 5) Mr. Shahid Sohail,  
Member (Engineering)
- 6) Mr. Asif J Shahjahan (T.I.),  
Secretary CDA Board.

3. Chief Commissioner ICT and Commissioner Rawalpindi as members of the Board could not attend the meeting. In addition to the Chairman/ Members, Director UP (for item No.1) and Director Enforcement (for item No.2) attended. Inter alia, DDG Env't-II, Director Parks, Director Env't West and DD Forest were in attendance to support Member Environment for item No. 2. Meeting commenced with the recitation of "Holy Quran" by Mr. Shahrukh Nusrat, Chairman, CDA. Thereafter agenda items were taken up for discussion and the following decisions were made:-

8.1   **AUCTION OF RESIDENTIAL PLOTS – 30<sup>TH</sup> JUNE 2016.**

10758/1302/BM/'16  
20-06-'16/8<sup>TH</sup>

**DECISION:**

In continuation of 7th Board meeting held on 17th June, 2016, Director Urban Planning revisited the proposed list of plots for auction in accordance with the directions of the Board and submitted an amended list as follows.

S.No.	Plot No.	Sector	Street No.	Category	Dimension / Size Sq.Yds
1.	18-A	F-7/1	35	Residential	80x150 (1333.33)
2.	10-A	F-7/1	36	Residential	60X100 (666.66)
3.	24-B	F-7/1	37	Residential	60X100 (666.66)
4.	26-A	F-7/1	37	Residential	60X100 (666.66)
5.	14-A	F-7/1	42	Residential	100x170 (1888.88)
6.	17-A	F-7/1	42	Residential	70x120 (933.33)
7.	19-A	F-7/1	43	Residential	70x100 (777.77)
8.	20-A	F-7/1	44	Residential	70x100 (777.77)
9.	9-B	F-7/3	67	Residential	80x120 (1066.66)
10.	9-C	F-7/3	67	Residential	80x120 (1066.66)
11.	30-A	F-8/1	28	Residential	50x90 (500)
12.	30-B	F-8/1	28	Residential	50x90 (500.00)
13.	5-A	F-8/3	17	Residential	50x90 (500.00)
14.	5-B	F-8/3	17	Residential	50x90 (500.00)
15.	297-A	F-10/4	52	Residential	60x120 (800.00)
16.	297-B	F-10/4	52	Residential	60x120 (800.00)
17.	297-C	F-10/4	52	Residential	60x120 (800.00)

2.     The Board after due deliberations, approved the list as above with following directions:
- Compliance on the directions vide 7th Board meeting decisions be ensured.

- Auction to take place on 13th & 14th of July, 2016.
- A well designed advertisement may be published immediately in leading news papers.

3. The Board also approved next auction of residential plots of sector I-11/2 as proposed and directed to prepare the list after thoughtful scrutiny of each plot.

4. The Board further desired that for subsequent auctions, a combination of plots from all sectors be put up to create a wide spectrum of auction and more chances for the bidders to participate.

**Action By: DDG(L&E)**  
**Director (UP)**

**8.2 PRESENTATION & POLICY TO PREVENT ILLEGAL ENCROACHMENT/LAND GRABBING (AS AMENDED BY THE BOARD) IN GREEN BELTS/ NULLAHS OF ISLAMABAD (RESPONSIBILITY OF ENVIRONMENT WING).**

10759/1302/BM/'16  
20-06-'16/8<sup>TH</sup>

**DECISION**

Director Enforcement presented the alarming issue of land grabbing being exercised in green belts and nullahs of Islamabad.

2. The Board deliberated upon the issue and decided as follows:

A task force is being constituted comprising of the following officers from Enforcement and Environment Directorates to jointly undertake the task:

a.	Mian Dabir	Deputy Director "Enforcement"
b.	Rana Kashif	Deputy Director "Environment "
c.	Sikandar Abbasi	Assistant Director "Enforcement"
d.	Akram Ranjha	Assistant Director "Environment"
e.	Ashfaq Noori	Assistant Director "Environment"
f.	Usman Lashari	Inspector "Enforcement"
g.	Attiq ur Rehman	Forester "Environment"
h.	Abdul Qayum	Horticulture Officer "Environment"
i.	Raja Raees	Horticulture Supervisor
j.	Mumraiz	Horticulture Supervisor
K.	Zahid Mirza	Horticulture Supervisor

3. This task force will operate in phases.

**Phase I:**

- To ensure deterrent, a specific operation in newly encroached areas as highlighted by Enforcement Directorate shall be undertaken.
- A list of all land grabbing cases shall be prepared for submission within 10 days from issuance of minutes for future course of action.

**Phase II:**

- Sector wise teams by name and designation shall be constituted by the directorates for vigilance and operations in all sectors.

Phase III:

- These task force teams shall include vigilance and operations in rural areas that fall within the municipal limits of Islamabad

4. In case of failure of the nominated teams in any respect, strict disciplinary action shall be taken which may lead to forwarding the case to Authorities for investigation of being irresponsible, complacent and intentionally ignorant of encroachments/land grabbing.

**Action By: Member (Environment)/  
Director (Enforcement)**

**NA-I AMENDMENT IN ISLAMABAD RESIDENTIAL SECTORS ZONING  
10760/1302/BM/'16 (BUILDING CONTROL) REGULATIONS-2005.  
20-06-'16/8<sup>TH</sup>**

**DECISION**

In continuation of 7th Board meeting held on 17th June, 2016, summary was again presented by Planning & Design Wing for deliberation on para C of the decision made on 28th April 2016.

2. The Board after deliberations endorsed the discussion points of 7th Board meeting with minor amendments as follows.

- The word "violation" is inappropriate and be substituted with the word "composition".
- The applicant shall first submit his/her standard layout plan of the house in accordance with permissible FAR for approval.
- After approval, in case he/she needs to avail the opportunity of composition as described below, he/she will seek separate approval from Member Planning and Design and deposit the amount accordingly.
- Member Planning and Design will give final approval of lay out plan, where composition is also involved on case to case basis.
- This offer shall only be applicable to the setback of residential plots only. However, FAR shall remain the same.
- In order to discourage reduction of mandatory spaces towards front and side spaces as this will have an adverse impact on front line and will reduce the access area to the rear yard, high composition charges shall be imposed as compared to composition charges of rear mandatory space being less conspicuous. Fee should be as under:

Front and side space composition charges.

1	Deviation up to 10%	Rs. 1500/-per Sft.
2	Deviation up to 15%	Rs. 2500/-per Sft.
3	Deviation up to 20%	Rs. 5000/-per Sft.

Rear space composition charges.

1	Deviation up to 10%	Rs. 500/-per Sft.
2	Deviation up to 15%	Rs. 1000/-per Sft.
3	Deviation up to 20%	Rs. 1500/-per Sft.

- List of old cases of similar nature be prepared with recommendations and to be put up to the Board for decision and early disposal.
- A fool proof mechanism be devised to avoid nepotism, financial corruption and negligence in issuance of completion certificates in shortest possible time.

**Action By: Member (P&D)**  
**Director BC**

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



**8<sup>TH</sup> BOARD MEETING FOR THE YEAR-2016 HELD ON 20-06-2016**

**AGENDA ITEMS**

<b>S.No</b>	<b>Items</b>	<b>Presenter</b>
<b>1.</b>	AUCTION OF RESIDENTIAL PLOTS – 30 <sup>TH</sup> JUNE 2016	DDG(L&E)
<b>2.</b>	PRESENTATION & POLICY TO PREVENT CHINA CUTTING IN GREEN BELTS/ NULLAHS OF ISLAMABAD (RESPONSIBILITY OF ENVIRONMENT WING).	Director Enforcement
<b>NON AGENDA ITEM</b>		
<b>NA-I</b>	AMENDMENT IN ISLAMABAD RESIDENTIAL SECTORS ZONING (BUILDING CONTROL) REGULATIONS-2005.	Director BC