

CONFIDENTIAL

**CAPITAL DEVELOPMENT AUTHORITY
(SECRETARIAT)**

No. CDA-994 /BM-Coord/2004

Islamabad, Sept. 2004.

Subject: **MINUTES OF THE 18TH MEETING OF THE CDA BOARD FOR
THE YEAR 2004.**

The 18th meeting of the CDA Board for the year 2004 was held on Thursday the 2nd September, 2004, at 9.00 A.M. in the Conference Room, Executive Block, CDA Headquarters, Islamabad.

2. The following attended:-

- 1) Mr. Kamran Lashari,
Chairman - In Chair
- 2) Mr. Sikander Hayat Maken,
Member (Admin)
- 3) Brig. Syed Ghulam Akbar Bukhari,
Member (E)
- 4) Brig. Nusrat Ullah
Member (P&D)
- 5) Mr. Kamran Ali Qureshi.
F.A/Member.
- 6) Mr. Nadeem Akbar Malik,
Secretary, CDA Board.

3. The following attended the meeting on special invitation:-

- 1) Mr. Maqbool Ilahi,
Adviser to the Chairman for Planning & Design.
- 2) Mr. Faiz Muhammad Ch.
Director (Law)

4. The following officers of the CDA were in attendance and participated when items pertaining to their Directorates were discussed:-

- 1) Mr. M.K. Pasha,
DDG (Planning)

2) Mr. Abdul Ghafoor Dogar,
Director Estate Management-II

3) Mr. Saadullah Khan Zimri
Director (OWO)

4) Mr. Tahir Banori,
Director (Arch)

5. Commissioner/DCO, Rawalpindi could not attend the meeting due to other official assignments. However, Mr. Muhammad Aslam, Deputy District Officer (Coord.) presented him.

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

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

7.1 Enhancement of Floor Area Ratio to Ground Coverage into No. of Storeys allowed.

3003/994/2004

739/BF

2-9-2004

Decision:

- a) Board allowed maximum FAR 250% for Ground+ 4 storeys of economy flats (residential) in Sector G-11 and F-11.
- b) An additional storey (Ground+5 storeys) of economy flats in Sector G-11 & F-11 was allowed for under construction as well as future cases subject to the verification of the bearing capacity to cater for load of the additional storey and adequate parking space. The developer/allottee will provide a certificate of soundness of the building foundation to take the load of additional storey and the adequate parking. Such certification will be obtained through the Directorate Design & Consultancy, Engineer-in-Chief's Branch, GHQ or from NESPAK. The charges for the additional storey would be worked out by the Cost Accountant at the prevailing market rates.
- c) Board did not agree to allow construction of flats in the open basements and decided that open basement should only be utilized for car parking.
- d) The developer will submit an indemnity bond to CDA regarding loss of life/property resulting from the additional storeys and FAR.

Action: Member (P&D)
Director (Arch)
Cost Accountant

- 7.2 Construction of Four Nos. Bridges on Islamabad Highway Islamabad
- 7.3 Recovery of property tax from M/s. Shifa International Hospitals H-8, Islamabad.
- 7.4 Use of Convention Centre.
- 7.5 Amendment in Rehabilitation Policy 1996.

The above items were deferred.

- 7.7 Request of MNA Mr. Wasi Zafar to set up two different types of industries on plot No.13-B and 14-A, Kahuta Industrial Triangle treating them as two independent plots.

8004/994/2004

737/BF

2-9-2004

Decision:

Board observed that no policy decision is involved in this particular case and as such case may be decided at the level of Member (P&D) in the light of prevailing policy purely on the merit of the case.

Action: Member (P&D)
Director (Arch)

7.8

Regularization of construction of First floor without prior approval of plan in Margalla Town.

8005/994/2004

739/BF

2-9-2004

Decision:

Board decided that a uniform policy be adopted for all the Model Villages to avoid discrimination, injustice and inconvenience and allowed construction of additional storey to the residents of Margalla Town free of charges and also regularize the existing construction (first floor).

Action: Director (Arch)

7.9

Resolving problems of Unit-Allottees in cancelled Multi-Unit Buildings.

8006/994/2004

724/BF

2-9-2004

Decision:

- 1) Board decided that FA/Member to examine the report of the committee and finalize it at his level. Report of FA/Member would be implemented.
- 2) Board also observed that illegal construction in the buildings/flats and commercial areas is increasing day by day. The Board decided that 5% of the premium of the plot be deposited by allottee as guarantee money at the time of allotment of plot to ensure the construction as per CDA Bye Laws and as per terms & conditions of allotment letter. This should be endorsed right away.

Action: DEM-II

- 7.10 Allotment of additional land to DIB in Sector H-11, adjacent to the exiting DIB Academy.

3007/994/2004
724/BF
2-9-2004

Decision:

Board approved the allotment of plot No 114 to 119, measuring 20,000 Sq. yards in Sector H-11 to D.I.B. @ Rs.4,500/- per square yard and AGR @ Rs.2/- per square yard per annum subject to the approval of Prime Minister.

Action: Director EM-II

- 7.11 Payment of Session Allowance to the CDA staff working at Parliament House.

The above item was deferred.

7.12
8008/994/2004
724/BF
2-9-2004

Extension of lease of plot No.4, National Park Area, Islamabad.

Decision:

The Board rejected the request of M/s. Chinese Bricks for extension of lease and permission for conversion of land use.

Action: DEM-II

7.13
8009/994/2004
724/BF
2-9-2004

Allotment of land to GHQ in Sector D-11, Islamabad.

Decision:

Board approved the rates of Rs.200/- per square yard for entire land allotted to Ministry of Defence in sector D-11. It was further decided that development of land would be carried out by the GHQ and the allotted area will by and large remain open as National Park Area. The decisions will be effective subject to the approval of Prime Minister/President to be obtained by Ministry of Defence. The area vacated by GHQ along Khayaban-e-Iqbal will be utilized for Blue Area as per master-plan of Islamabad for high-rise buildings.

Action: DEM-II

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