

CONFIDENTIAL

CAPITAL DEVELOPMENT AUTHORITY
(DIRECTORATE OF COORDINATION)

No.CDA-1160/BM-Coord/2009

Islamabad,

June

2009.

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739/BF/28-5-09

Subject:- MINUTES OF THE BUILDING
REGULATIONS FOR THE ISLAMABAD CLUB,
ISLAMABAD.

A meeting of the CDA Board was held in Islamabad Club on 28-05-2009. All the Board Members of CDA Board, Management Committee and Administrator of the Club were present. The Secretary Club explained that the club is getting to that stage of congestion where it will have to drastically reduce the inflow of new members and eventually stop further new memberships within next two to five years. Consequently, the club will have to develop new revenue generating centers to meet the cost of expenditures / depreciation, otherwise the future refurbishment, replacement and renovation of existing facilities will not be possible in the future. Guest rooms are the only area where the club can generate sufficient revenues to cover the cost of depreciation and keep cross-subsidizing its sports facilities. He further explained that usage of Guest rooms by associate members (expatriates and diplomats) has increased substantially during the last years due to

security reasons. With the addition of nine holes to the golf course facility and introduction of the new polo ground, a large number of national and international tournaments are expected to be organized in the club. In this event a large number of rooms would be required by the participants. In the recent past, bridge tournaments were organized in which the majority of foreign players did not participate due to shortage of rooms in the club resulting in problems for the organizers faced problems.

Architect Mr. Sohail Abbasi gave detailed presentation on the following new facilities:

1. Badminton hall and basketball court (under construction).
- ii. Gymnasium.
- iii. Bowling alley.
- iv. Ice skating ring.
- v. Guest rooms (eighty rooms).
- vi. Polo ground is also being developed on land parcel of 52 acres allocated for this purpose to Islamabad club).

Director Building Control, CDA, explained that Islamabad Club comprising 347 acres was allowed to construct the building on specified area of 11.4 acres with the following bye laws:-

i.	No. of storey	=	Single
ii.	Covered area	=	20% (excluding Golf Course area) (12.28 acres).
iii.	Setbacks	=	Front: 50 ft.
		=	Sides: 20 ft. each
		=	Rear: 30 ft.
iv.	Parking	=	Ample parking should be provided within plot.

Contrary to above mentioned bye laws the Islamabad Club over the last 38 years constructed various buildings without approval and in deviation of prescribed bye laws. Instead of a single storey they raised ground + 2 storeys to accommodate the guest rooms. The present position of the building and the bye laws was stated as follows:-

i.	No. of storey	=	Basement + Ground + 2
ii.	Covered area (FAR)	=	32% (3.64 acres) (excluding Golf Course area)
iii.	Ground coverage	=	23%

iv.	Setbacks	=	Plot boundaries of Club area are not defined at site, therefore, set backs could not be verified.
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Director Building Control explained that the CDA Board on 16-04-2008 on summary moved by Director Regional Planning, regularized the existing buildings on Islamabad Club enhancing No. of storeys from 1 to 3. However, he pointed out that since ground coverage and FAR (total covered area) had exceeded, the buildings have been constructed out side the reserved area of 11.4 acres, therefore, another decision was required to regularize the excess.

It was further explained that the present covered area of Islamabad Club is 3.65 acres and it is coming up with the further expansion, therefore, it has demanded to enhance the build able piece of land from 11.4 acres to 25.74 acres in its given area with the following bye laws:

- | | | | |
|------|----------------------|---|--------------------------|
| i. | No. of storey | = | Basement +
Ground + 4 |
| ii. | Covered area (FAR) | = | 1:0.5 |
| iii. | Max: Ground coverage | = | 30% |

iv. Setbacks

= Front: 50 ft. (in parcel of land near Wapda Grid Station 40 ft). Sides: 20 ft. each Rear: 30 ft.

v. Parking

= Ample parking to be provided within plot.

The case was placed before the CDA Board for consideration of following proposals:

- i. To regularize the excess / existing construction without fine but subject to payment of applicable scrutiny fee.
- ii. To approve enhancement and amalgamation of the land for construction of the club building from 11.4 Acres to 25.74 Acres.
- iii. To approve the aforementioned revised bye laws without charges for enhanced FAR / additional storeys.

DECISION

The Board approved following bye laws with free enhancement of FAR but subject to payment of all other due CDA charges.

- i. Enhancement and amalgamation of the land for construction of the club building from 11.4 Acres to 25.74 Acres.

ii.	No. of storeys	=	Basement + Ground + 3
iii.	Covered area (FAR)	=	1 : 0.50 (12.9 acres)
iv.	Max. Ground coverage	=	30% of the land reserved for construction.
v.	Minimum Setbacks	=	Front: 50 ft. (in parcel of land near Wapda Grid Station 40 ft. Sides: 20 ft each Rear: Nil (Club land)
vi.	Parking	=	Ample parking should be provided within plot, including provision in the lower ground floor

Action: Director Building Control

Meeting concluded with a word of thanks to and from
the Chairman.