

Confidential

CAPITAL DEVELOPMENT AUTHORITY  
(SECRETARIAT)

No. CDA-850/BM-Coord/96

Islamabad, June , 1996.

Subject:- MINUTES OF THE 3RD MEETING OF THE CDA BOARD FOR THE YEAR 1996 HELD ON 05TH JUNE, 1996 (WEDNESDAY) AT 11.00 A.M.

The third meeting of the CDA Board for the year 1996 was held in the CDA Conference Room on 05th June, 1996 at 11.00 A.M.

2. The following attended the meeting:-

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) Designate.
4. Mr. S.A.T. Wasti,  
Acting Member(A), CDA.
5. Mr. Jaffar Raza,  
Member(E), CDA.
6. Mr. Shabbir Ahmad Dahar,  
F.A/Member, CDA.
7. Mr. Anwar Said,  
Member(Planning/Design), CDA.
8. Mr. Muhammad Zubair Osmani,  
Secretary to the Board.

3. Commissioner Rawalpindi (Acting) Ex-officio Member of the CDA Board could not attend the meeting due to his pre-occupation with other official assignments.

4. The meeting started with recitation from the Holy Quran.
5. Minutes of the last meeting held on 17th April, 1996 were confirmed.
6. The Board took the agenda itemwise for discussion and decision. Salient points of discussion and decisions taken are given below:

6.1 Determination of premium rate for allotment of additional land to ISI Directorate in Sector G-6/1, Islamabad.

6294/850/  
728/BF  
5-6-1996

Decision

Board after detailed discussion decided that reduction in rate of land could not be allowed.

Action: D.F.A.

6.2 Revision of rates of Water Connection Charges.

6295/850/96  
728/BF  
5-6-1996

Decision.

It was strongly felt that the whole case needed re-examination after which it could again be brought before the Board.

Action: DFA

- 6.3 Revision of premium rate/reserve price of Agro-farming plots in different schemes.
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### Decision

Board discussed the revision proposal for fixing rational price of agro farming plots. It was opined that a clear cut formula should be devised so that the rates are rationalised. It was decided that market price of agro farming land be determined on the basis of data available with the revenue department, for which CDA and D.C. Islamabad could get together to recommend an reliable acceptable solution.

Action: DFA

- 6.4 Waiving of delayed payment charges in respect of plot No. 110-A in Sector F-11/2.

6297/85  
723/8F  
5-6-199

### Decision

Board decided that save exceptional hardship cases including those of service personnel, which the Board can determine for itself, payment of delayed charges should always be recovered. Plea of the allottee of Plot No. 110-A, F-11/2 was rejected.

Action: DEM-I

- 6.5 Counting of previous service for fixation of seniority.

### Decision

It was decided that previous service of Ayaz Ahmad Khan, Assistant Director (Civil) cannot be counted towards his seniority in CDA as it was likely to effect seniority of a number of officers. Board However, took sympathetic approach and decided that his service could be counted towards pension benefit provided he produced clearance orders from his previous department. Board also decided that this would be the final decision and the issue of seniority would not be agitated again.

Action: Director Personnel.

#### 6.6 Allotment of Residential plot in lieu of land acquired by CDA.

6299/850/96  
760/BF  
5-6-1996

### Decision

It was decided that the case should be re-examined in the light of the decision of Wafaqi Mohtasib, and grounds on which other two cases had been decided. Request of the applicant, however, was not acceded to.

Action: Director (Lands). *Rehali*

#### 6.7 Donation of residential/commercial plot for Raising Funds - Golden Jubilee of Pakistan.

6300/850/96  
723/BF  
5-6-1996



### Decision

The issue was discussed at length keeping decisions and rulings of various courts on the subject. It was suggested that the matter may be referred back to the Cabinet Division with the proposal that plots from all development authorities should be taken and a grand auction be held in Islamabad to raise finances.

Action: DEM-I

- 6.8 Layout Plan of a private housing scheme in Sector E-16 Zone-2 submitted by M/s R.P. Corporation (Pvt) Islamabad.

5301/850/96  
37/BF  
5-6-1996

### Decision

Chief Commissioner Islamabad pointed out that some significant factors effecting any housing scheme had been left out including -

- a) Right of way which should be determined from the Revenue record for which D.C. Islamabad may be requested for assistance.
- b) Waste water discharge must have some well defined end outlet.
- c) Right of way for waste water disposal should be determined.

Member (Design) suggested that Zoning Regulation should be amended in the light of above observations, which was agreed to.

It was decided that amended proposal may be brought before the Board for consideration.

Action: Director UP

- 6.9 Waiving of delayed charges in Sector I-11/1 and I-11/2 allotted to low paid CDA employees.

Low paid CDA employees were allotted plots in sub sectors I-11/1 and I-11/2 in 1990. Possession of the plots could not be handed over due to adverse possession, therefore, they have pleaded that delayed charges may not be levied.

Decision

Board agreed to the waiver of delayed charges on the ground that construction could not be carried out without taking over possession of the plots.

Action: DEM-I

- 6.10 Allocation of land for Margalla Park observatory in Margalla Hills National Park, Islamabad.

Decision

It was decided that a meeting of Member(E) with Joint Staff Headquarter be held to apprise them of the restrictions and conditions on use of land in Margalla Hills National Park and the case be placed before the Board with the outcome of the meeting.

Action: Addl. Dir. (RP).



- 6.11 Restoration of Plot No. 1304 Sector G-11/2, Islamabad in favour of Mr. Abdul Qayum, Naib Qasid, Federal Government Services Hospital.

6304/850/96  
723/BF  
5-6-1996

Decision

After considering implications of a favourable decision, Board decided that a plot of his entitlement may be placed at the disposal of Federal Government Employees Housing Foundation and the case be referred to them.

Action: DEM-I

- 6.12 Request for waiver of extension surcharge against Plot No. 7, Sector F-11/4, Islamabad.

6305/850/96  
723/BF  
5-6-1996

Decision

Board approved the summary placed before it.

Action: DEM-I



- 6.13 Payment of compensation to Mr. Muhammad Akbar S/O Fazal Dad an affectee of Mauzia Bhaiker Fatch Bukhsh (Sector E-12) Islamabad.

6306/850  
750/BF  
5-6-1996

Decision

It was decided that the matter was subjudice, therefore, cases pending adjudication must be withdrawn first and true facts about the property be reverified.

Action: Director (Lands)

- 6.14 Shifting of Police Barracks from Green Area (Right of way of the Principal Road) to permanent locations.

6307/850/96  
737/BF  
5-6-1996

Decision

Sites proposed and earmarked for the construction of Police Barracks were approved. Allotment of the sites was, however, restricted to approval of PC-I and availability of funds for the construction of the barracks after which they would be shifted from green areas.

Action: Director (UP)

6.15 Handing taking possession of Residential Plot in G-11/2, Islamabad.

Decision

Board did not approve the proposal and advised that plots in their present position be offered to the allottees. CDA should call the affected allottees for resolving the issue and arriving at an agreement after which the case be brought before the Board.

Action: Director (UP)

6.16 Revision/Adjustment in the size of plots in G-11/2, Islamabad.

Decision

Being similar in nature, it was decided that action as in case of item 15 be taken i.e. that plots be offered to the allottees in their present position and the allottees be invited by the Planning Wing to arrive at an agreement. Out come of the meeting and agreement be brought before the Board.

Action: Director (UP)

6309/850/96  
757/8F  
5-6-1996

6309/850/96  
757/8F  
5-6-1996

6.17 CDA Employees (Service Regulation 1992) Review of

6310/850/96  
726/BF  
5-6-1996

Decision

Member Finance raised serious objection on review report on the CDA Employees (Service) Regulation 1992 submitted before the Board. It was decided that the reviewed Regulations be circulated to all members of the Board for study and opinion, and the case resubmitted before the Board in its next meeting.

Action: Director (Personnel).

6.18 Request to waive extension surcharge against Plot No. 34, F-11/4, Islamabad.

6311/850/96  
723/BF  
5-6-1996

Decision

Board approved the summary placed before it.

Action: DEM-I



- 6.19 Policy to control unplanned development of settlements - possibilities to retain the existing villages under planned schemes falling within the catchment areas of Rawal Lake of the ICT area.

6312/850/96  
737/BF  
5-6-1996

Decision

It was decided that the issue may be brought back before the Board after all members had studied it thoroughly and have their respective comments on the issue.

Action: Addl Dir (RP)

- 6.20 Grant of permission for provision of additional facility of a service station at the existing Petrol Pump Site (Club Filling Station) near Dhokry Chowk, Islamabad.

6313/850/96  
737/BF  
5-6-1996

Member(Planning) explained the background of the request from Club Filling Station with special reference to its location and its close proximity to the new Convention Centre.

Decision

The matter was discussed at length and in the light thereof it was decided that the case be brought to the Board again with cogent reasons.

Action: Addl. Director (RP)

- 6.21 Request for allotment of land from Chief Editors of the "Frontier Post" and the "Business Recorder" for their newspapers.

6315/850/96  
737/BF  
5-6-1996

Decision

It was decided that the requests for allotment/lease of land alongwith the recommendations of CDA on the issue be conveyed to the government soliciting approval to lease out land at reserved price, to be worked by the Finance Wing of CDA

Action: Director (UP)

- 6.22 Non agenda Items

- a) Allotment of an alternative site for 5 Star Hotel.

6315/850/96  
737/BF  
5-6-1996

Decision

Board observed that the case was subjudice in the competent court of law. Legal Adviser CDA may be requested to have the stay order vacated in the first instance. The case, with suitable recommendations be brought before the Board after that.

Action: DDG(P).



b)

Conversion of Land use in respect of Plot measuring 77 acres 7 kanals and 14 marlas allotted to M/s Pak Clay (Pvt) Limited for housing scheme.

A summary was brought before the Board requesting conversion of land use from manufacture of Red Hollow Bricks etc. to a housing scheme. The land in question falls in Zone 2 where only agro-farming schemes are allowed.

#### Decision

The matter was discussed by the Board and it was decided that M/s Pak Clay (Pvt) may be informed that the proposed conversion of land into a housing scheme is in violation of the Zoning Plan unless they intended converting the subject land into Agro farming scheme. They should be asked to submit details of the scheme along with drawings and specifications after which their request will be considered by the Board.

Action: DFA

c)

Proposal for a Five Star Hotel as Joint Venture between CDA, OPF and M/S Super Fare Services Limited.

In pursuance of Board Decision, Planning Wing collected further information which included Financial analysis of the Project, feasibility, Report, letter of interest for Hilton Hotel Franchise and MOU with management and construction consultants.

The issue was discussed and the following decision was taken:-

#### Decision

Board agreed to the proposal for a five star Hotel as Joint Venture between CDA, OPF. and M/s Super Fare Services Ltd. and desired that a detailed feasibility and financing plan judiciously defining the holding of interest of all parties concerned be provided by M/S Super Fare Services Limited. It was also desired that approval of the OPF Board about the availability of funds should also be obtained.

Board suggested that in view of restriction on vertical construction along Jinnah Avenue, possibilities of relocating the hotel should be looked into.

Action: Director (MP)



- d) Allotment of Agro farming Plot in Islamabad.

Decision had been taken in the CDA Board Meeting on 17-4-1996 that a 2.5 acre agro farming plot may be allotted to Haji Mehrban S/o Fazal Dad. He made a representation against Board decision and requested that Plot No. 15 measuring 4.52 acres may be restored in his favour. The plot was restored to M/S Fazal Ilahi and Samander and is, therefore not available.

Decision

F.A/Member explained the case to the Board. It was decided that earlier decision in the matter may not be changed.

Action: Director (Rehab).

- e) Allotment of plots in I-9, Islamabad where 1st transfer request stand admitted while the allotment was of fraudulent nature.

Rehabilitation Directorate has pointed out that a number of fraudulent allotments were made in Sector I-9 which have been admitted for transfer from allottee to a buyer. An inquiry is going on to find the persons involved. It has been suggested that Board may grant approval in principle to charge fresh price for plots which have been admitted for transfer.

Decision

Board decided that all such cases should be consolidated. Inquiry report should be awaited, and any decision whatsoever should be taken after the completion of the inquiry.

Action: Director (Rehab)

- f) Regularisation of sizes of plot No. 125, 294 and 295, F-11/1, Islamabad as per ground conditions.

6318/850/96  
760/BF  
5-6-1996

6319/850/96  
760/BF  
5-6-1996

Decision

It was decided that planned/allotted area of the plots may not be changed.

Action: Director (UP)

- g) Waiver of delayed payment charges against plot No. 248 Sector F-11/4, Islamabad.

Mr. Safdar Hussain bought Plot No. 248, F-11/4, through open auction. He failed to make payment within the stipulated time period which resulted in delayed payment charges amounting to Rs. 7,54,558.21 which he has requested may be waived. The Board examined the issue and took following.

Decision

Request for waiver of delayed payment charges was not acceded to by the Board.

Action: DEM-I

- h) Proposal regarding payment of sui gas and electricity bills of Auqaf Managed Mosques.

Chief Commissioner Islamabad mentioned that utility bills of Auqaf Managed Mosques, could not be met from the grant which was not enough. Since CDA was paying utility bills for Faisal Mosque and other civic amenities, mosques being places of public use their bills should also be paid by CDA.

Decision

It was decided that CDA would, in future, pay electricity and gas bills of the mosques in Islamabad municipal area being managed by the Auqaf Department as part of public utility/civic amenity bills with yearly expenditure of approx. Rs. 2.000 million.

Action: DFA

Dir. E&M(Maint)

6321/850/96  
723/BF  
5-6-1996

6322/850/96  
728/BF  
5-6-1996



- i) Cancellation of Completion Certificate of Plot No. 46, Industrial Area, I-10/3, Islamabad.

6323/85  
724/BF  
5-6-1995

Decision

It was suggested by the Chief Commission, Islamabad that Chairman, CDA may decide the issue in consultation with his colleagues and the decision thus arrived at would be agreeable to him.

Action: DEM-II

- j) Request for change of Plot No. 392-C, Sector D-12/2 to Sector F-11, Islamabad.

324/850/96  
23/BF  
-6-1996

Decision

Board rejected the exchange request.

Action: DEM-I



k)

Naming Blue Area beyond Sector F-9, Fatima Jinnah Park after Mohtarma Fatima Jinnah

325/850/96  
7/BF  
: 5-6-96

Decision

Chairman proposed that Jinnah Avenue after the F-9 turning be named after Mohtarma Fatima Jinnah which was unanimously agreed to by all members of the Board.

Action: Director (UP)

1)

- i) Posting of permanent Police Staff in CDA and establishment of a Police Station.
- ii) Vesting Senior Special Magistrate CDA, with Powers of Section 30 CPC.

325/850/96  
BF  
96

The issue figured as non agenda item at the end of the Board Meeting. Though detailed discussion did not take place, following decision was taken.

Decision

Chief Commissioner Islamabad agreed in principle to the proposal of a separate CDA Police Station and desired that a detailed proposal, taking into account its financial implications be sent to him for consideration.

Action: Secy/DMA/Dir.S&E.

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