

**CAPITAL DEVELOPMENT AUTHORITY**  
**(DIRECTORATE OF COORDINATION)**

No.CDA-1166/BM-Coord/2009/

Islamabad, August 2009.

Subject:- **MINUTES OF THE 16<sup>TH</sup> MEETING OF**  
**CDA BOARD FOR THE YEAR 2009.**

The 16<sup>th</sup> meeting of CDA Board for the year 2009 was held on Friday, the 21<sup>st</sup> August, 2009 at 10.30 a.m in the Conference Room of Executive Block, CDA Headquarters, Islamabad.

2. Following attended:-

- 1) Mr. Imtiaz Inayat Ellahi, In Chair  
Chairman, CDA.
- 2) Mr. Saeed-ur-Rehman,  
F.A / Member
- 3) Brig. (Retd) Asad Munir,  
Member (Estate)
- 4) Mr. Mazhar Hussain,  
Member Environment
- 5) Mr. Tahir Shamshad,  
Member Engineering.

- 6) Syed Tanwir Hussain Bukhari,  
Member (P & D).
- 7) Mr. S.M. Farooqi,  
Member Administration.
- 8) Mr. Nadeem Akbar Malik,  
Secretary CDA Board.

3 The following officers were in attendance and participated:-

- (1) Dr. Hamid Zeb,  
Executive Director,  
Capital Hospital,  
CDA.
- (2) Mr. M. Iqbal Noori,  
DDG (Planning-I).
- (3) Mr. Mehboob Ali Khan,  
Director Urban Planning.
- (4) Mr. Khaliq-ur-Rehman,  
Director Regional Planning.
- (5) Mrs. Najma Azhar,  
Director Human Resource Development.
- (6) Mr. Riaz Ahmed Javaid.  
Director Estate Management-I.
- (7) Mr. Waqar Ali Khan,  
Director Estate Management-II.

8) Mr. Mansoor Ahmed Khan,  
Director Municipal Administration.

4. Chief Commissioner (ICT), Islamabad and DCO, Rawalpindi could not attend the meeting.

5. Meeting commenced with the recitation from the Holy Quran by Mr. Nadeem Akbar Malik, Secretary CDA Board.

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### IMPLEMENTATION STATUS

6. Before starting the regular agenda, implementation status of 10<sup>th</sup> Board meeting for the year, 2009 was discussed by the Board. For agenda item No. 6.1 of 10<sup>th</sup> Board meeting i.e. Claim of M/s S.F. Construction Company for refund of higher charges of machinery recovered against the work "Construction of VRs and MRs in Sector G-11/3 & 4, Islamabad, the Board decided that Member (Engineering) to finalize this case within one week and submit compliance report. For item No. 6.6, the Board decided that Committee to finalize its report within 10 days and submitted to the Board for decision.

**Action: Member (Engineering)**  
**Director (BCS)**

7. Then the agenda items were taken up for discussion and following decisions were taken:-

9467/1166/09/  
724/BF/21-8-09

### **7.1 SUMMARY FOR THE BOARD REGARDING CANCELLATION OF PLOT NO. 2-K, CLASS-III SHOPPING CENTRE SECTOR I-8/4, ISLAMABAD.**

### DECISION

The Board decided that as per policy all cases of restoration / cancellation be submitted to the Chairman, CDA for

approval. However, it was decided that for revision of policy, summary be placed before the Board for decision.

Action: Director (E.M-II)

9468/1166/09/  
724/BF/21-8-09

7.2

**REVISION OF RESTORATION FEE.**

**DECISION**

The Board decided that comprehensive summary be prepared in consultation with Finance Wing and Planning Wing and be submitted to the Board for decision.

Action: Director (E.M-II)

9469/1166/09/  
723/BF/21-8-09

7.3

**ALLOTMENT OF PLOTS IN ISLAMABAD AS  
SERVICE BENEFIT.**

## **DECISION**

The Board decided that CDA is following the policy of Federal Government, according to that policy only one of the employee i.e. husband or wife is eligible for allotment of plot. However, it was decided that before taking any decision, the Legal Advisor to examine the case in the light of policy of Federal Government and give his recommendations to the Board.

**Action: Director (E.M-I)  
Legal Advisor**

### **7.4 ALLOTMENT OF RESIDENTIAL PLOTS – CDA OFFICERS.**

The above item has already been discussed.

9470/1166/09/  
723/BF/21-8-09

### **7.5 RESTORATION OF PLOT NO. 59, MARGALLA TOWN (PHASE-II), ISLAMABAD.**

Director Estate Management-I, explained to the Board that Plot No. 59, Model Village, Margalla Town (Phase-II),

## **DECISION**

The Board decided that decision of the court be implemented as no appeal was filed by the Authority, however, this case will not be quoted as a precedent for similar cases. It was further decided by the Board that allotment letter needed to be suitably amended.

**Action: Director (E.M-I)**

9471/1166/09/  
737/BF/21-8-09

7.6

**REQUEST FOR ISSUANCE OF NOC FOR MEDIUM  
RISE RESIDENTIAL / COMMERCIAL HOUSING  
PROJECT – ZARKON HEIGHTS IN SECTOR G-15,  
ZONE-II, ISLAMABAD.**

**DECISION**

The Board decided that various options to resolve the issue be examined by Member (Planning & Design) and Member (Finance) and put up their recommendations to the Board.

**Action: Member (P&D)  
Member (Finance)**

9472/1166/09/  
737/BF/21-8-09

7.7

**ALLOTMENT OF ADDITIONAL LAND ADJACENT  
TO PLOT NO. 279-G, SECTOR I-8/2, ISLAMABAD.**

## **DECISION**

The Board approved the second option that additional land be equally distributed among two under construction plots No. 619 and 279-G on the current market rates to be calculated by the Finance Wing of CDA.

**Action: Member (Finance)  
Director (U.P)  
Director E.M-I**

### **7.8      CONSTRUCTION OF CLUB HOUSE F-6 MARKAZ MULTI-PURPOSE GROUND.**

The above item was deferred.



9473/1166/09/  
733/BF/21-8-09

7.9

NON-IMPLEMENTATION OF HONOURABLE  
WAFAOI MOHTASIB FINDINGS DATED  
28-02-2009.

**DECISION**

The Board did not accede to the proposal for reimbursement of Rs. 2,53,764/- to the wife of Arshad Mehmood Kayani in the light of the Government Rules 18.03 of Medical Attendance Rules-1992 and 25.01 of CDA Employees Service Regulation, 1992. The Board further decided that the decision of this case be adopted as a policy for all such cases in future.

**Action: Executive Director,  
Capital Hospital.**

9474/1166/09/  
726/BF/21-8-09

**7.10 SUMMARY / BRIEF FOR CDA BOARD (ISSUANCE  
OF ALLOTMENT LETTERS).**

## **DECISION**

In the light of the position explained by Director (HRD), the Board approved the allotment of plots to 24 employees and the cases of remaining 05 employees will be decided on receipt of relevant record and case to case basis subject to the clearance / scrutiny by HRD Directorate.

**Action: Director (HRD)**

### **7.11 SUMMARY FOR REGULARIZATION OF ALLOTMENT OF PLOT NO. 133, SECTOR I-9/1, ISLAMABAD.**

The above item was deferred.

9475/1166/09/  
726/BF/21-8-09

7.12

**RE-STRUCTURING / RE-ORGANIZATION OF**  
**ENFORCEMENT DIRECTORATE AND SECURITY**  
**DIRECTORATE – SEPARATION OF**  
**ENFORCEMENT CADRE – CREATION OF A POST**  
**OF DIRECTOR ENFORCEMENT.**

## DECISION

The Board decided that the Enforcement cadre be separated from Security cadre and approved the creation of one post of Director Enforcement to be filled by transferring a post from the Executive Cadre. The Board also approved appointment criteria of these posts as proposed by HRD.

**Action: Director (HRD)**

9476/1166/09/  
724/BF/21-8-09

**7.13**

**REQUEST FOR INSTALLMENTS OF  
COMMERCIALIZATION CHARGES – PLOT NO.  
56-F, F-6/G-6, BLUE AREA, ISLAMABAD.**

## DECISION

The Board approved the proposed schedule of installments prepared by Member (Finance).

**Action: Director (E.M-II)**

7.14 CONSTRUCTION OF UNDER PASSES ON SHAHEED-E-MILLAT ROAD NEAR CHINA CHOWK ISLAMABAD (RE-IMBURSEMENT OF WATER CHARGES).

7.15 PRESENTATION ON (I) ISSUANCE OF NOCs FOR INSTALLATION OF PETROL PUMPS / CNG STATIONS ON PRIVATE LAND IN ICT. (II) DIRECT ACCCESS FROM ISLAMABAD HIGHWAY TO PETROL PUMPS / CNG STATIONS.

The above two items i.e. Item No. 7.14 TO 7.15 were deferred.

9477/1166/09/  
737/BF/21-8-09

7.16 ALLOTMENT OF UN-UTILIZED SPARE LAND BEHIND PLOT NO. 1 AL-BADAR COLD STORAGE SECTOR I-11/4, ISLAMABAD.

## DECISION

The Board observed that there is an unauthorized mosque behind the plot which is obstructing the major thoroughfare. It was, therefore, decided that Member Planning may visit the site and come up with a comprehensive proposal including all issues at that site.

**Action: Member (P&D)**

9478/1166/09/  
737/BF/21-8-09

**7.17 ENHANCEMENT OF FAR FOR CLASS-III  
SHOPPING CENTERS.**

**DECISION**

The Board decided that detailed presentation be given to the Board, which should include the other Shopping / Commercial Bazar including I&T Centre where heavy demand for construction of an additional storey exists.

**Action: Member Planning**

9479/1166/09/  
732/BF/21-8-09

**7.18 AMENDMENTS IN THE ISLAMABAD (CONTROL  
OF ADVERTISEMENT) REGULATIONS, 1977.**

## **DECISION**

The Board approved following sites for installation of billboards, roof type billboards, display of banners and category of roads for advertisements:-

- i) Permission for installation of 20 smart billboards from Toll plaza to Karal Chowk.



ii) The Board lifted the ban on installation of roof tops for only the Blue Area. However, permission will be granted subject to fulfillment of laid down conditions regarding structural strength, aesthetic and other such requirements. The decision will be taken on case to case basis, with the approval of Chairman.

iv) The Board directed DMA to remove all moppies by the end of this year. No further licensing of moppies or alike will be allowed.

iv) The Board approved the following locations for installation of banners:-

a) Aabpara Chowk near fountain.

b) Peshawar More opposite I&T Center (Buss Stand).

d) Around G-9 Markaz.

d) Double Road G-10 Markaz.

e) Double Road G-11 Markaz.

f) I-9 near Sui Gas Chowk.

g) I-10 Markaz near Water Tank.

DMA will thoroughly examine the locations in Sector F-10 Markaz and F-11 Markaz.

h) The following category of roads for advertisement was approved by the Board:-

S/N	Area/Roads	Existing Category	Proposed Category
i.	Sector F-10	A	A +
ii.	7 <sup>th</sup> Avenue	B	A+
iii.	9 <sup>th</sup> Avenue	B	A
iv.	Sector I-8	C	B
v.	Sector I-11	Not mentioned	C
vi.	Sectors of H Series	Not mentioned	B

vii.	Recreational Area/Tourist spots except Margalla Hills National Park area	Not mentioned	A
viii	Margalla Road from Shaheen Chowk to end of the road.	Not mentioned	

It was decided by the Board that revision of Islamabad Control of Regulations, 1977 to be got vetted from Legal Advisor and then policy be submitted to the Board for approval.

**Action: Director Municipal Administration**

9480/1166/09/  
737/BF/21-8-09

**7.19 MULTIPLE SUB-DIVISION OF ORCHARD PLOT NO. 12, SECTOR H-9, ISLAMABAD.**

**DECISION**

The Board decided that detailed presentation be given to the Board for framing the policy.

**Action: Director (U.P)**

**NON-AGENDA ITEMS**

9481/1166/09/  
732/BF/21-8-09

**(I) LICENSING OF INTRA-CITY WAGON STAND AT I-11/4, ISLAMABAD.**

**DECISION**

The Board decided that a comprehensive summary be prepared in consultation with Traffic Engineer, ICT and

Stakeholders. Rules and regulations, advertisement, layout plan and terms and conditions be included in the summary.

**Action: Director Municipal Administration**

9482/1166/09/  
737/BF/21-8-09

**( II ) REQUEST FOR RESTORATION OF SCHOOL PLOTS.**

**DECISION**

The Board decided that Planning Wing immediately transfer the record of Schools plots to Estate Management Directorate-II. Member (Estate) to put up a summary on the issue before the Board for decision.

**Director (U.P)**

9483/1166/09/  
737/BF/21-8-09

**( III ) EXTENSION OF LEASE PERIOD OF PRIVATE NURSERY SCHEME NATIONAL PARK AREA, ISLAMABAD.**

## **DECISION**

This item was thoroughly discussed by the Board in the 12<sup>th</sup> Board meeting held on 18-06-2009 as Non-Agenda Item No. I, and was approved by the Members of the Board. The Board Members reconfirmed their earlier decision dated 18-06-2009 and approved the recommendation of the committee.

**Action: DDG(Planning)**

9484/1166/09/  
737/BF/21-8-09

- IV) **PERMISSION FOR CONSTRUCTION OF  
GROUND + 14 STOREY HIGH RISE APARTMENTS  
IN SECTOR G-13 ON SITES ALREADY RESERVED  
FOR APARTMENTS.**

## **DECISION**

The Board approved the enhancement of number of storey of apartment sites in Sector G-13 up to Ground + 14 subject to proposed conditions.

**Action: Director (U.P)**

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