

53  
CAPITAL DEVELOPMENT AUTHORITY  
(SECRETARIAT)

No. CDA-843/BF-Coord/95

Islamabad, July , 1995.

Subject:- MINUTES OF THE 18TH MEETING OF THE CDA BOARD FOR THE YEAR 1995 HELD ON 23RD JULY, 1995 (SUNDAY) AT 9.30 A.M.

The 18th Meeting of the CDA Board for the year 1995 was held on 23rd July, 1995(Sunday) at 9.30 A.M. in the Chairman's Office, Executive Block, CDA Headquarters, Islamabad.

2. The following attended the meeting:-

- |    |   |          |
|----|---|----------|
| 1. | Mr. M. Zafar Iqbal,<br>Chairman, CDA.                 | In Chair |
| 2. | Mr. Muhammad Afzal Kahut,<br>Chief Commissioner, ICT. |          |
| 3. | Mr. Shabbir Ahmad, Dahar,<br>F.A/Member, CDA.         |          |
| 4. | Mr. M. Hamid Hasan,<br>Member(A), CDA.                |          |
| 5. | Mr. Jaffar Raza,<br>Member(E), CDA.                   |          |
| 6. | Mr. Abdul Wahid Shahid,<br>Secretary, CDA Board.      |          |

3. Commissioner Rawalpindi Division, Rawalpindi could not attend the meeting due to his pre-occupation in other official assignment and intimated his regrets to attend the meeting over telephone.

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

Contd...P/2.

5. The minutes of the 17th meeting of CDA Board held on 2nd July, 1995 were presented before the Board which were confirmed by the Chairman, CDA with the consent of other Board Members:-

6. The progress on the implementation of the decisions taken in the last meeting held on 2nd July, 1995 was reviewed and following further decisions were taken:-

7.1 Request to waive the balance amount of House Building Advance granted to Mr. S.M. Mohsin Zaidi, Ex-AAO, DHS, Islamabad.

6115/843/95  
728/BF  
dt:23-07-1995

#### Decision

CDA should negotiate with State Life Insurance Corporation of Pakistan for the purchase of endowment policies to cover the House Building Advance in the event of death of the employee. Hence-forth before releasing House Building Advance to CDA employees, an insurance policy to secure the CDA's funds in case of death of the borrower may be obtained. The premium of the policy shall be payable by the borrower alongwith the instalments for repayment of the loan.

Action: Director Pers.  
Director A&A  
D.F.A.

Contd..P/3

- 7.3 Providing/Fixing moulded decorative grill type doors in the under construction P.M. Sectt. Building at Islamabad

6116/843/95  
744/BF  
dt: 23-07-1995

Decision

A summary containing the various works executed/being executed out of the scope of approved PC-I of under-construction P.M.'s Sectt. Building on the recommendation of Interior Designer of the project, may be prepared, for submission to the Principal Secretary to the Prime Minister under an endorsement to the Cabinet Secretary.

Action: Director Spl Projects.

- 7.7 Request for permission to construct 19-storeys building instead of 15-storeys building on Plot No. 7, Blue Area F-6/G-6, Islamabad owned by State Life Insurance Corporation of Pakistan.

6117/843/95  
737/BF  
dated 23-07-95

Contd.....P/4

Decision

The proposals for allowing construction of additional storeys in Blue Area need to be examined in the light of Cabinet Decisions on the subject, thereafter, a revised summary may be brought before the Board for consideration.

Action: DDG(P).

- 7.8 Development in Sector I-8 (on the land retrieved from Railways).

6118/843/95  
737/BF  
dt:23-07-1995

Decision

An in-house exercise should be done by the Planning Wing of the CDA to suggest appropriate "Mass Transit System" for Islamabad to improve the existing public

Contd...P/5.



transport in the city. The out-come of the exercise should be placed before the Board in due course. To begin with a notice should be published in the newspapers inviting "Expression of Interest" from the private parties interested in operating a suitable "Mass Transit System" in Islamabad.

Action: DDG(P).

RESUME OF DECISIONS TAKEN ON AGENDA ITEMS  
OF THE CURRENT BOARD MEETING.

7. After review of the decisions taken in the last meeting, the CDA Board took up items included in the agenda of the current Board Meeting for discussion and decisions one by one. Brief account of discussion/deliberations held and decisions taken are summarised below:-

7.1 Waiving of delayed charges

6119/843/95  
723/BF  
dt:23-07-1995

Contd...P/6

Decision

Since the CDA has failed to give vacant possession of the plot to the allottee, therefore, the delayed payment charges amounting to Rs. 1,75,930.35 were condoned as a special case on merit.

Action: DEM-I

- 7.2 Allocation of sites of CNG-Petrol Filling Stations to the Ministry of Petroleum and Natural Resources.

6120/843/95  
737/BF  
dt:23-07-1995

Decision

A proposal for the allotment of ten (10) sites of CNG-Petrol Filling Station in Islamabad to the Ministry of Petroleum and Natural Resources,

Contd...P/7

Government of Pakistan may be sent to the Cabinet Division for approval in relaxation of the existing Land Disposal Regulations on the subject. However, Ministry of Petroleum and Natural Resources will finalize main terms & conditions and modalities for the running of CNG-Petrol Filling Station, in consultation with CDA.

Action: DDG(P)

- 7.3 Providing/Fixing special decorative moulded grill type railing in the under construction Prime Minister's Sectt. Building at Islamabad.

6121/843/95  
742/BF  
dt:23-07-1995

Decision

A summary containing the various works executed/being executed out of the scop of approved PC-I of under-construction P.M's Sectt. Building on the recommendation of Interior Designer of the Project, may be prepared, for submission to the Principal Secretary to the Prime Minister under a copy to the Secretary Cabinet Division.

Action: Director Spl. Projects.

- 7.4 Payment of outstanding dues in respect of Plot allotted/  
provided to PIMS in Sector G-8/3, Islamabad.

6122/843/95

724/BF

dt:23-07-1995



Decision

A summary may be sent to the Cabinet Division suggesting therein that the outstanding amount of Rs. 93.860 million may be deducted by the Finance Division from budgetary allocation of the Health Ministry and paid to the CDA.

Action: DEM-II

- 7.5 Scrutiny of cases of village Bhekha Sayyadan and Badia Qadir Bukhsh, by the CDA Counsel.

6123/8437/95

750/EF

dt:23-07-1995

### Decisions

- a) The Chief Commissioner ICT, Ex-Officio Member of the CDA Board offered to get the recommendations contained in sub para (a) and (b) of para 7 of the summary examined by a revenue expert in Islamabad Administration to determine their feasibility. It was, therefore, decided that the said recommendations may be referred to the Chief Commissioner's Office for proper examination and scrutiny by an expert of revenue record.
- b) CDA Counsel's suggestion as given in sub para (c), (d) and (e) of para 7 of the summary were approved by CDA Board for further processing and disposal by CDA.

Action: Director Lands.

### 7.6 Maintenance and up-keep of Ex-US Aid Building.

6124/843/95  
748/EF  
dt: 23-07-1995

Decision

The consideration of the summary, being pre-mature was pended for the time being. In the mean time, Director General (Services) may submit a comprehensive report indicating therein various alternatives for the maintenance of ex-US Aid building with cost comparison and effectiveness.

Action: D.G.(Services).

- 7.7 Waiving of outstanding amounts against deceased Senators.

6125/843/95

764/BF

dt:23-07-1995

Decision

The outstanding amount of Rs. 1,16,868.00 recoverable from four (4) Senators, being unrecoverable, was written-off as also recommended by the Senate House Committee.

Action: DD Govt. Hostel.  
Director A&A.

7.8

Penalty for construction without approval.

6126/843/95739/BFdt:23-07-1995

Decision

- a) The proposal to reduce existing rate of penalties for construction without approval was not agreed to as the same was notified after completing all codal formalities.
- b) However, genuine cases will be considered on case to case basis on merit.

Action: DG(Design)  
DD(BCS).

7.9 Request for change of plot No. 453, Sector D-12/2, Islamabad.

6127/843/95723/BFdt:23-07-1995

Decision

The change of plot from Sector D-12/2 to Sector F-11 was not agreed to.

Action: DEM-I



- 7.10 Possession of plot to the affectees of  
village Bhekha Sayyadan.

6128/843/95

760/DE

dt:23-07-1995

Decision

Being a genuine demand, the allottees/transferrees of the plots allotted to original award of Bhekha Sayyadan, in whose cases the ban was lifted by the Board on 13-11-1994 may be given possession of plots and water connection etc. etc. In addition to the permission of transfer and approval of plans already granted.

Action: Dir. Rehab.

Contd...P/14

7.11

Construction of over size munties on second floor/  
roof of small houses.

6129/843/95739/BFdated;23-07-95Decision

The existing regulations/bye-laws pertaining to the construction of munties as given in "Islamabad Residential Sectors Zoning (Building Control) Regulation, 1993" were maintained as the same had already been notified.

Action: DG(Design)  
DD(BCS)

7.12

Request for waiving of delayed payment charges  
in respect of Plot No. 53, F-11/2, Islamabad.

6130/843/95723/BFdt:23-07-1995

Decision

As a special case, 50% delayed payment charges so far accrued were waived. The balance 50% delayed payment charges may be recovered from the allottee.

Action: DEM-I

- 7.13 Permission for additional storey on Block-E, Super Market, F-6 Markaz.

6131/843/95

737/BF

dt:23-07-1995

Decision

The consideration of the summary was pended and it was decided that a comprehensive summary containing the justification for allowing additional storey and the terms and conditions for the grant of such permission may be brought before the Board for further consideration. Such summary may be prepared by DG(Design) in consultation with DDG(W-I) and DDG(P).

Action: DG(Design)  
DDG(W-I)  
DDG(P)  
DEM-II.

7.14

Consolidation of land in Sector E-8, Islamabad.6132/843/95137/8Fdt:23-07-1995

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Decision

The CDA Board was of the considered opinion that there is a need to conduct a detailed study of Sector E-8 as a whole especially with reference to the encroachment and unauthorised construction made by the Naval Authorities.

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Thereafter a comprehensive summary may be sent to the Cabinet Division for seeking Prime Minister's orders on the subject.

Action: DDG(P).

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