

CAPITAL DEVELOPMENT AUTHORITY
(SECRETARIAT)

No. CDA-845/BM-Coord/95

Islamabad, October , 1995.

Subject:- MINUTES OF THE 20TH MEETING OF THE CDA BOARD FOR
THE YEAR 1995 HELD ON 5TH OCTOBER, 1995 (THURSDAY)
AT 10.00 A.M.

The 20th Meeting of the CDA Board for the year 1995
was held on 5th October, 1995 (Thursday) at 10.00 A.M. in the
Conference Room of the Authority.

2. The following attended the meeting:-

1. Mr. M. Zafar Iqbal, In Chair
Chairman, CDA.
2. Mr. M. Hamid Hasan,
Member(A), CDA.
3. Mr. Jaffar Raza,
Member(E), CDA.
4. Mr. Anwar Said,
Member(Design), CDA.
5. Mr. Qinait Ali,
Secretary to the Board.

3. Chief Commissioner, ICT, Islamabad and Commissioner
Rawalpindi Division, Rawalpindi Ex-Officio Members of the Board
of the Authority could not attend the meeting due to their pre-
occupation in other official assignments.

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

5. Minutes of the last meeting were presented before the Board which were confirmed. Thereafter the Board took up items on the agenda for discussion and decisions. Brief Account of the discussion/ deliberations held and decisions taken are summarised below:-

6148/845/95
723/BF-760/BF
dt; 5.10.95

- 6.1 (a) Waiving of extension surcharges of Plot No. 237, F-11/1.
 (b) Waiving of extension surcharges of Plot No. 267, F-11/4.
 (c) Waiving of extension surcharges of Plot No. 92, F-11/4.
 (d) Waiving of extension surcharges of Plot No. 113, F-10/4.
 (e) Waiving of extension surcharges of Plot No. 322, I-9/4.
 (f) Waiving of extension surcharges of Plot No. 136, F-10/4.
 (g) Waiving of extension surcharges of Plot No. 50, F-11/3.
 (h) Waiving of extension surcharges of Plot No. 78, F-11/4.

It was explained by Member(A) that in Sector F-11 a press notice was issued in 1993 in which two years free period upto January, 1995 was allowed but individual notices were not sent. The allottees were, therefore, making requests for waiver of surcharge. It was considered that allowing free extension upto 30-6-1995 or 31-12-1995 would have its implications. On the other hand there were hardship cases e.g.

- i) Allottees posted abroad.
- ii) deserving widows and orphans.
- iii) Cases under litigations in court hindering construction by allottees.
- iv) other genuine reasons of delay beyond the control of allottees.

Decision

It was decided that Member concerned would consider

the requests for waiver within the above broad parameters on case to case basis.

Action: DEM-I
Dir. Rehab.

- 6.2 Construction of residential colony for CDA Staff at Noorpur Shahan.

6149/845/95
737/BF
dt; 5.10.95

Decision

It was decided to meet the requirement of Staff Colony in Sector G-6 after the redevelopment plan is approved.

Action: DDG(P)
Director (RP)

- 6.3 Allotment of Agro-Farming Plot against landed property.

6150/845/95
760/BF
dt; 5.10.95

Decision

It was decided to approve the proposal for the allotment of 2½ acre Agro-Farming Plot to M/s Muhammad Amjad Khan and others (10 Nos.) of village Bhadana Khurd as made in the summary in lieu of agricultural land acquired from them.

Action: Director Rehab.

Contd...P/4

- 6.4 Allotment of Plot in Sector D-12/E-12, Islamabad and exchange thereof.

6151/845/95
723/BF
dt; 5.10.95

Decision

It was decided to refer the case to the Cabinet Division for the allotment of plot in Sector I-8 to Mr. Muhammad Naseer Ahsan, Auditor General of Pakistan.

Action: DEM-I

- 6.5 Construction of additional storey in Class-III Shopping Centres.

6152/845/95
739/BF
dt; 5.10.95

Decision

The Board decided that additional storey may not be allowed.

Action: Dir. Arch.
DD(BCS).

- 6.6 Non-Conforming use of Residential plots in front of
I&T Centre, G-9/4, Islamabad.

6153/845/95
737/BF
dt; 5.10.95

Decision

It was decided to rescind the earlier decision and not to allow commercialization of the residential plots..

Action: DDG(Planning)
Director (UP)
DD(BCS).

- 6.7 a) Change of Plot No. 564, Model Village Humak to Model village Rawal Town.
b) Change of Plot No. 10, from Model Village Kuri to Model village Margalla Town.

6154/845/95
760/BF
dt; 5.10.95

Decision

The Board did not approve the change of plots from one model village to the other.

Action: Director Rehab.

- 6.8 Re-Organization of Junior Auditor to Senior, Pakistan Audit Department.

6155/845/95
735/BF
dt; 5.10.95

The Board decided to adopt the scheme of the Auditor General on the re-organizational changes in the cadre of junior and senior auditors in toto.

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

- 6.9 Grant of next higher scale on completion of 10 years service.

6156/845/95
726/BF
dt; 5.10.95

Decision

Board decided that in case of minor penalty the same should be ignored while in the case of major penalty the period involved be excluded from the qualifying service.

Action: Director Personnel
Director A&A.

- 6.10 Exchange of Plot No. 1543, G-11/2 with a plot in Sector F-10/F-11, Islamabad.

6157/845/95
723/BF
dt; 5.10.95

Decision

The Board decided to refer the case to the Cabinet Division.

Action: DEM-I

- 6.11 Relaxation in height and number of storeys for proposed Serena (Five-Star) Hotel in Sector F-5/1.

6158/845/95
735/BF
dt; 5.10.95

Decision

It was decided to allow the Hotel to increase the height from 80' to 100' as well as the number of storeys without any additional charges subject to observing the Building Control Regulations and the condition that the FAR remains the same. However, if the covered area increased from the approved/prescribed limit, payment for additional area will have to be made by them.

Action: Member(Design)
DD (BCS).

6.12 Imposition of Octroi in Islamabad Area.

6159/845/95
736/BF
dt; 5.18.95

Decision

The Board approved the imposition of octroi and the sharing of income between CDA and RMC on 68:32 basis for which Govt. approval be sought. To meet the expenses on the proposed study, a lumpsum allocation of Rs. 5.00 lac was approved which could cover the expenditure to be incurred on the staff requirements.

Action: D.F.A.
Director Revenue.

6.13 Transfer of Plot No. 514, I-16 to a developed sector.

Decision

The Board did not approve the request made by the allottee of above plot for change.

Action: DEM-I

6160/845/95
723/BF
dt; 5.10.95

6.14 Allotment of plot No. 54.

6161/845/95
724/BF
dt; 5.10.95

Decision

To resolve the issue it was decided that -

- i) Plot No. 54 may be allotted to Mrs. Shabana Naheed and Rai Yasin being the highest bidders for this plot.
- ii) Muhammad Afzal Siddiqui may be allotted some alternative plot.

Action: DEM-II

6.15 National Bank of Pakistan.

6162/845/95
737/BF
dt; 5.10.95

Decision

It was decided that a plot measuring 16,000 square yards in G-5/1 near the Foreign Office as proposed in the summary may be offered to National Bank of Pakistan on land for land basis.

Action: Director (UP)
DEM-II

6.16 Change of Plot No. 119-D, Industrial Area Sector I-10/3.

6163/84/95
737/BF
dt: 5.10.95

Decision

The Board approved the proposal to change their plot in the same vicinity with slight adjustments in size as proposed in the summary.

Action: DDG(P)
Director(UP)

- 6.17 Allotment to Tameer-e-Mashriq for 4-Storey Economy Apartments.

6164/845/95
 738/BF
 dt;5.10.95

Decision

After careful consideration Board decided that all the 5 sites be offered to Tameer-e-Mashriq at the rates quoted by them which were the highest. The other two parties be called by DEM-II for negotiations to allot them alternative sites in the same sector.

Action: DEM-II

- 6.18 Conversion of Petrol Pump Site into Commercial plaza

6165/845/95
 737/BF
 dt;5.10.95

Decision

The Board decided that a summary may be prepared by the Planning Wing for submission to the Cabinet Division.

Action: DG(Planning).

- 6.19 Issuance of NOC for installation of Petrol Pumps
on G.T. Road.

6166/845/95
737/BF
dt;5.10.95

Director General (Planning) briefly explained the case.
He narrated the previous policy on the subject.

Decision

Board decided to give NOC on the conditions contained
in the summary.

Action: DG(P)

- 6.20 Regularization of break in Service -case of Kh.
Ahmad Hasan, Director Master Plan, CDA.

6167/845/95
726/BF
dt;5.10.95

Decision

Board agreed to condone the break in service to enable
the officer to earn pension.

Action: Director Pers.

- 6.21 Revision in rate of plots allotted to 20 CDA
employees in Sector I-8/3, Islamabad.

6168/845/95
723/BF
dt:5.10.95

Decision

The Board decided that the rate charged initially by the Housing Foundation/CDA from Government and CDA employees respectively viz. Rs. 250.00 per sq. yard may also be charged from other CDA employees.

Action: DEM-I

- 6.22 Allocation of land for Culture Complex and National Museum in Islamabad.

6169/845/BF
737/BF
dt; 5.10.95

Decision

The Board approved the proposal to locate Culture Complex in the F-9 Capital Park and the National Museum at Shakarparian.

Action: DDG(P).
Dir. (RP)

6.23

Re-scheduling of payment in respect of Five-Star
Hotel-cum-Guest House at Shakarparian.

6170/845/95

737/BF

dt: 5.10.95

Decision

The following decision was taken:

- (a) Rs. 150.000 million on account of partial premium of the land may be recovered in 6 monthly instalments over a period of ten years.
- (b) As regards the mark up, it may be recovered over a period of 2 years after the initial period of ten years. The rate of mark up will remain 16% for the first five years and would be determined afresh on the basis of the prevailing interest rates in each year for the extended period of five years.

Action: DEM-I?

- 6.24 Request for restoration of allotment by the allottee of plot No. 9, Markaz, G-9, Islamabad.

6171/845/95
724/BF
dt; 5.10.95

Decision

It was decided by the Board to ask the owner to fulfil the condition as stated in the summary i.e. clearance of dues, removal of unauthorised use. Thereafter his request for restoration could be considered by the Board. If, however, he wants to convert it for commercial use he may be allowed to do so on payment of usual conversion charges to the CDA. Member(Design) was asked to under-take this exercise and thereafter submit the case to the Board for restoration by circulation.

Action: Member(Design)
DDG(P).
DEM-II.

6172/845/95
732/BF
dt; 5.10.95

Decision

The Board decided that -

- i) Hotel/restaurants on the North Service Road of the Southern side of the Blue Area Buildings be allowed use of open spaces on the conditions stated in the summary.

ii) Other restaurants e.g. one in Sector F-7/3 may be offered the same conditions

iii) Cone machine operators in the markets may be offered suitable spaces on licence basis.

Action: Member(D)
DDG(P)
Dir. (MA)

6.26 Exchange of Plot No. 88, G-11/3 with Plot No. 53, Sector F-11/4, Islamabad.

6173/845/95
723/EF
dt: 5.10.95

Decision

It was decided by the Board to make a reference to the Cabinet Division.

Action: DEM-I.

6.27 Creation of new posts - officers

6174/845/95
726/EF
dt: 5.10.95

Decision

The Board, decided to approve the creation of the following posts after obtaining government approval:-

i) BPS-20

- a) Director General (Planning)
- b) Director General (Works)

ii) BPS-19 + Rs. 1,000.00 P.M.

- a) DDG(Works)
- b) DDG(Roads)
- c) DDG(W&S) Development
- d) DDG(Aiwan-e-Sadr & Presidential Estate)
- e) DDG(MPO)
- f) DDG(P.R & Admin).
- g) DDG(MA).
- h) DDG(Development)
- i) DDG(Personnel & Training)
- 11) DDG(Estate Management).

iii) BPS-19

- a) Director Land Survey & Mapping.
- b) Director Urban Planning
- c) Director Regional Planning
- d) Director Training.
- e) Director Environment Protection Cell.

iv) BPS-18 + Rs. 500.00 P.M.

- a) Addl. Director (Public Relations)
- b) Addl. Director (Coordination)
- c) Addl. Director EM-I
- d) Addl. Director EM-II
- e) Addl. Director (Roads)
- f) Additional Director (Rehabilitation).

v) BPS-18

- a) Dy. Directors Personnel- 2
- b) Dy. Directors Environment- 2

vi) BPS-17

- a) Asstt. Directors Personnel - 5
- b) Asstt. Director Estate Management-1
- c) Asstt. Director/A.O. Works - 1
- d) Asstt. Director/A.O. Services - 1
- e) Asstt. Directors (Civil/Env) - 6
- f) Admin. Officer/DDO - 1

vii) BPS-16

- a) A.A.O. Personnel - 1

Action: Director Personnel.

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