

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

No.CDA-1189/BM-Coord/2010/ Islamabad, August 2010.

**Subject:- MINUTES OF THE 15<sup>TH</sup> MEETING OF  
CDA BOARD FOR THE YEAR 2010.**

The 15<sup>th</sup> meeting of CDA Board for the year 2010 was held on Tuesday, the 17<sup>th</sup> August, 2010 at 9.30 a.m in the Convention Centre, Islamabad.

2. Following attended:-

- |    |   |          |
|----|---|----------|
| 1) | Mr. Imtiaz Inayat Ellahi,<br>Chairman, CDA.               | In Chair |
| 2) | Mr. Saeed-ur-Rehman,<br>F.A / Member                      |          |
| 3) | Mr. Mazhar Hussain,<br>Member Environment.                |          |
| 4) | Mr. S.M. Farooqi,<br>Member (Estate).                     |          |
| 5) | Mr. Abdul Jabbar Malano,<br>Member (Engineering) / (P&D). |          |
| 6) | Mr. Shaukat Ali Mohmand,<br>Member Administration.        |          |
| 7) | Mr. Riaz Ahmed Javed,<br>Secretary CDA Board.             |          |

3 The following officers were in attendance and participated:-

- 1) Mr. Ghulam Sarwar Sandhu,  
DDG(Planning).
- 2) Mr. Ghulam Murtaza Malik,  
DDG (Building Control).
- 3) Mrs. Najma Azhar,  
Director Estate Management-I.
- 4) Mr. Muhammad Hayat Warriach,  
Director Hunam Resource Development.
- 5) Mr. Asad Mehboob Kayani,  
Director Roads (North).
- 6) Mr. Ahsan Ali Mangi,  
Director (E & DM).

4. Mr. Tariq Mahmood Pirzada, Chief Commissioner (ICT), Islamabad attended the meeting and Commissioner, Rawalpindi could not attend the meeting.

5. Meeting commenced with the recitation from the Holy Quran by Mr. Riaz Ahmed Javed, Secretary CDA Board.

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

9768/1189/BM/10' 6.1  
17-08-'10/15<sup>TH</sup>

REGULARIZATION / PROVISION OF  
MAZZANINE FLOOR IN INDUSTRIAL PLOTS OF  
SECTOR I-9 & I-10, ISLAMABAD (PLOT NO. 155,  
156, I-9/3).

DECISION

The proposal was not agreed on the grounds that any such action would be detrimental to the interest of commercial property owners of other areas as well as make CDA's commercial properties less attractive for potential buyers. The Board, therefore, decided to reject the proposal.

Action: DDG(B.C)

6.2 STRENGTHENING OF ENFORCEMENT  
DIRECTORATE.

6.3 REQUEST FOR ESTABLISHMENT OF  
INDUSTRIAL HOME IN RAWAL TOWN,  
ISLAMABAD.

6.4 REQUEST FOR CONSTRUCTION OF MASJID  
USMAN-E-GHANI, F-9 PARK, ISLAMABAD.

6.5 ALLOTMENT OF LAND TO FAMILY HEALTH  
HOSPITAL IN SECTOR I-10/4, ISLAMABAD.

6.6 ALLOCATION OF SITE FOR SHIA MOSQUE IN  
CHAK SHAHZAD AREA, ISLAMABAD.

The above 05 items i.e. Item No. 6.2 to 6.6 were deferred.

9769/1189/BM/10'  
17-08-'10/15<sup>TH</sup>

6.7

RESTORATION OF ALLOTMENT OF PLOT NO.  
613-C, SECTOR I-8/2, ISLAMABAD.

### DECISION

The Board decided to restore Plot No. 613-, Sector I-8/2 subject to payment of Rs. 4,62,632/- calculated by Finance Wing on the direction of Wafaqi Mohtasib.

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

9770/1189/BM/10\*  
17-08-'10/15<sup>TH</sup>

6.8

### EXTENSION IN CONTRACT PERIOD OF CONSULTANT ENGINEER.

## DECISION

The Board agreed to grant extension in contract period of Consultant Engineer up to 31<sup>st</sup> December, 2010 on the existing terms and conditions. It was also decided that no further extension will be allowed.

**Action: Director (HRD)**

- 6.9 P/I TRUNK SEWER FROM M. HOLE NO. 131 TO M.HOLE NO. 162 NORTH OF SECTOR I-10, ISLAMABAD.  
P/I TRUNK SEWER FROM M. HOLE NO. 131 TO M.HOLE NO. 162 TO STP (PHASE-IV) SECTOR I-9, ISLAMABAD.

The above item was deferred.

9771/1189/BM/10'  
17-08-'10/15<sup>TH</sup>

- 6.10 REVOCATION OF UNJUSTIFIED ACTION OF RISK AND COST TAKEN AGAINST THE CONTRACTOR M/S CH. SARDAR ALI & BROTHERS WHICH RAISED RECOVERY OF RS. 1543706/- BY THE AUDIT (PRINTED PARA NO. 6.10).

## DECISION

The Board directed Director Roads (North) to prepare comprehensive item-wise comparison statement and then case be placed before the Board.

**Action: Director Roads (North)**

9772/1189/BM/10'  
17-08-'10/15<sup>TH</sup>

6.11 PROJECT ALLOWANCE FOR PROCUREMENT  
AND CONTRACT SECTION.

## **DECISION**

The Board agreed to abolish the grant of Project Allowance to the Procurement & Contract Section. The Board also agreed with the suggestion of Member (Finance) to evaluate the performance of this Section and have proposal for its efficient utility.

**Action: Director (HRD)**

### **6.12 ALLOTMENT OF RESIDENTIAL PLOT IN LIEU OF ACQUIRED BUP IN SECTOR I-10.**

The above item was deferred.

9773/1189/BM/10'  
17-08-'10/15<sup>TH</sup>

### **6.13 "CDA BUILDING STANDARDS FOR FIRE PREVENTION AND LIFE SAFETY 2010" & "THE ISLAMABAD FIRE PREVENTION & LIFE SAFETY REGULATIONS 2010".**

## **DECISION**

The Board approved the proposed CDA Building Standards for Fire Prevention and Life Safety Regulation-2010.

**Action: Director (E&DM)**

## **NON-AGENDA ITEMS**

9774/1189/BM/10' (I) **ACCEPTANCE OR REJECTION OF AUCTION**  
17-08-'10/15<sup>TH</sup> **RESULTS – AUCTION OF RESIDENTIAL /**  
**COMMERCIAL PLOTS HELD ON AUGUST, 10**  
**AND 11, 2010.**

## **DECISION**

The Board observed that in the current critical law and order situation as well as devastation caused by floods, the real estate market has gone into further recession. The offers received were therefore considered reasonable. Total 14 residential plots and 09 commercial plots were put to auction but bid against 12 residential and 05 commercial plots were achieved. The analysis of last few auctions indicates that prices of real estate either remained static or decreased. The current situation after the flood is also expected to affect the economic conditions that may result in further decline in real estate market. Keeping in view the said circumstances the

Board approved the Option-III of the summary except Serial No. 3 and 4 of residential plots which were rejected and Serial No. 11 and 14 were withdrawn from auction and except Serial No. 4, 5, 6 and 8 of commercial plots as no offer received against these plots. Detail is given as under:-

### Residential

S.#	Plot No	Sector	Size of Plot	Lowest Bid of Last auction	Reduced up to 20%	Highest Bid Achieved	Total value of the plots higher then Reduced price
1	10	F-10/2	555.55	43,500	34,800	38,500	21,388,675
2	11	F-10/2	555.55	43,500	34,800	37,000	20,555,350
3	14	F-10/2	600	43,500	34,800	27,000	Rejected
4	149	F-11/2	400	62,600	50,080	50,000	Rejected
5	166	G-10/3	471.11	35,500	28,400	39,500	18,608,845
6	58	G-10/2	311.11	35,500	28,400	34,000	10,577,740
7	59	G-10/2	311.11	35,500	28,400	34,000	10,577,740
8	60	G-10/2	311.11	35,500	28,400	31,500	9,799,965
9	61	G-10/2	311.11	35,500	28,400	31,000	9,644,410
10	62	G-10/2	311.11	35,500	28,400	35,500	11,044,405
11	1370	D-12/1	272	24,500	19,600	With draw	-
12	47	D-12/1	355.55	24,500	19,600	22,500	7,999,875
13	35	D-12/3	355.55	24,500	19,600	26,500	9,422,075
14	36	D-12/3	355.55	24,500	19,600	withdraw	-
							129,619,080

# Commercial

S. #	Plot No	Sector	Category	Size of Plot	Lowest Bid of Last auction	Reduced up to 20%	Highest Bid Achieved	Total value of the plots higher then Reduced price
1	35	G-11	Markaz	1777.77	155,000	124,000	132,000	234,665,640
2	10	D-12	Markaz	1333.33	-	-	87,000	115,999,710
3	11	D-12	Markaz	1333.33	-	-	86,000	114,666,380
4	7	I-16 West	Markaz	888.89	-	-	-	No offer received
5	12	I-16 East	Markaz	924.44	-	-	-	No offer received
6	1-B	G-11/1	Class-III	177.78	130,000	104,000	-	No offer received
7	1-M	G-11/1	Class-III	177.78	130,000	104,000	121,000	21,511,380
8	4	G-11/3	Class-III	444.44	130,000	104,000	-	No offer received
9	19	G-10	I & T Center	533.34	71,000	56,800	60,000	32,000,400
								518,843,50

Grand Total of  
Option 3 =

648,462,50

Action: Dy. Financial Adviser-II.

9775/1189/BM/10'  
17-08-'10/15<sup>TH</sup>

(II) PLANNING OF SITE FOR GRID STATION TO MEET THE REQUIREMENTS OF BLUE AREA F-8/G-8, F-9/G-9 AND F-9 PARK.

### **DECISION**

The Board approved the allotment of site measuring 10 kanals in F-9 Park adjacent to nullah for planning and development of Grid Station to meet the essential requirement of F-9 Park and Blue Area, F-8/G-8, F-9/G-9.

**Action: DDG(Planning)**

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

For:

**DECISION**

The Board approved the allotment of site measuring 10 kanals in F-9 Park adjacent to nullah for planning and development of Grid Station to meet the essential requirement of F-9 Park and Blue Area, F-8/G-8, F-9/G-9.

**Action: DDG(Planning)**

Read:

**DECISION**

The Board approved the allotment of site measuring 10 kanals free of charges in F-9 Park adjacent to nullah for planning and development of Grid Station to meet the essential requirement of F-9 Park and Blue Area, F-8/G-8, F-9/G-9.

**Action: DDG(Planning)**