

CAPITAL DEVELOPMENT AUTHORITY  
(SECRETARIAT)

No. CDA-825/BM-Coord/94

Islamabad, January 4 , 1995.

Subject:- MINUTES OF THE 18TH MEETING OF 1994 OF CDA BOARD  
HELD ON 1ST JANUARY, 1995 (SUNDAY) AT 10.00 A.M.

The 18th meeting of the CDA Board for the year 1994, scheduled to be held on 26th December, 1994 (Monday) at 9.30 A.M, could not be held due to non availability of 3 members of CDA Board as they were out of station to Lahore to attend the meeting of the Special Committee of the Punjab Assembly to consider a privilege motion against CDA. However, the same Board Meeting was held on 01-01-1995 (Sunday) at 10.00 A.M. in the Chairman's Office, Executive Block, CDA Headquarters, Islamabad.

2. The following attended the meeting:-

1. Shafi M. Sewhani, In Chair  
Chairman, CDA.
2. Mr. Jaffar Raza,  
Member(E), CDA.
3. Mr. M. Hamid Hasan,  
Member(A), CDA.
4. Mr. Shabbir Ahmad Dahar,  
F.A/Member, CDA.
5. Mr. Abdul Wahid Shahid,  
Secretary to the Board.

3. Commissioner Rawalpindi Division, Rawalpindi and Chief Commissioner ICT, could not attend the meeting due to other official assignments and intimated their regrets to attend the meeting over telephone.

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

5. The minutes of the last meeting of the CDA Board held on 11th December, 1994 were confirmed by the Chairman after making some leftover additions/corrections in the minutes.

6. Due to time constraint, the progress on the implementation of the decisions taken in the last Board meeting held on 11th December, 1994, could not be reviewed.

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

7. The CDA Board took up items included in the agenda one by one. Brief account of the discussion/deliberations held and decisions taken are summarised below:-

7.1 Approval of building plans in respect of  
Essem Hotel in Sector F-5/1, Islamabad.

5971/825/94  
739/BF  
dt:1-1-1995

Decision

a) Since the height of the building of Essem Hotel in Sector F-5/1 has already been relaxed upto 100 feet, therefore, the condition of construction of number of floors was also relaxed



with the condition that floor area ratio (FAR) will remain within the limit of 1:1.75, already admissible in this case.

- b) Construction of one additional basement was allowed with additional charges, to be worked out by Finance Wing.
- c) To minimise the commercial use of Hotel plot, construction upto 10 shops allied with Hotel business, was agreed to.

Action: D.G. (Design).  
D.D. (BCS).  
D.F.A.  
Cost Accountant.

7.2 Allotment of land to Islamic University  
Sector H-10.

5972/825/94  
739/BF  
dt: 1-1-1995

Decision

Since the cost of land has not so far been paid to CDA since July, 1990, it was, therefore, decided to withdraw the whole pocket of land measuring 704 acres.

Action: D.E.M-II

7.3

Withdrawal of restoration/conversion orders in respect of Plot No.13, in Markaz G-8, Islamabad.

5973/825/94  
725/BF  
dt: 1-1-1995



Decision

The latest CDA's order for the restoration of Plot No. 13 in Markaz G-8, Islamabad, as issued vide CDA's letter No. CDA/EM-27(721)/77/4082, dated 13-12-1994 was withdrawn/cancelled with the direction that previous position prior to the issue of the above letter will prevail.

Action: DEM-II.

- 7.4 Permission for construction of Hotel 111-E  
Jinnal Avenue, Islamabad.

5974/825/94  
724/BF  
dt: 1-1-1995

Decision

The request of the allottee for the conversion of commercial plot No. 111-East, F-7/G-7, Jinnah Avenue to a Hotel Site on the payment of additional charges, to be worked out by the Finance Wing, was agreed to.

Action: DEM-II  
D.F.A.  
Cost Accountant.

- 7.5 Allotment of additional land to Islah-e-Fikr Educational & Welfare Trust (Regd) at Sub-Urban Centre Frash, Islamabad.

5975/825/94  
737/BF  
dt:1-1-1995

Decision

Allotment of additional land measuring 1.49 acres, adjacent to the land already allotted to the Trust in Sub-Urban village Frash at CDA's reserve price for the amenity, was agreed to.

Action: D.D.G(P)  
DEM-II.

- 7.6 Construction of 5-Star Delux Hotel with State Guest House and Conference Centre near Shakarparian in Islamabad - M/s Inter Hotels (Pakistan) Ltd.

5976/825/94  
724/BF  
dt:1-1-1995

### Decisions

- a) The existing clause 9.18 at page 7 of CDA's offer of allotment letter dated 12/18--9/1994 will be substituted with the following revised clause:-

"The CDA may alter or amend any of the conditions in consultation with M/s Inter Hotels (Pakistan) Ltd."

- b) The revised height of the building from 130 feet to 250 feet was approved subject to the condition that already prescribed Floor Area Ratio of 1:2.5 will be maintained.

Action: D.D.G(P)  
D.E.M-II.

### 7.7 Non-Agenda items.

The following non-agenda items were also discussed in the Board Meeting with the permission of the Chair.

- a) Repair/patch work of roads in PIMS as deposit work.

The request of the Joint Executive Director PIMS regarding waiving of 5% contingent charges and 8% departmental charges on the

5977/825/94  
745/BF  
dt: 1-1-1995



repair work of internal roads in the PIMS was considered sympathetically but due to audit point of view, the same was not agreed to.

Action: Director Roads-I.

- b) Setting up of a Compressed Natural Gas(C.N.G) within the existing site of Caltex Petrol Pump in F-6 Markaz, Islamabad.

5978/825/94  
737/EF  
dt:1-1-95

Decision

The necessary N.O.C. for the installation of C.N.G. Station within the existing site of Caltex Petrol Pump F-6 Markaz, Islamabad may be issued on the payment of lump-sum amount of Rs. 50,000.00 (Rupees Fifty thousand only) as additional charges for the added facility.

Action: D.D.G(P).



- c) Payment of Ex-gratia payment to the officers and staff of Directorate of Municipal Admin./ Sanitation for working during holidays of Eidul Fitr from 13th to 15th March, 1994.

5979/825/94  
726/BF  
dt: 1-1-95

Decision:

The existing proposal for making ex-gratia payment to 1064 persons was not agreed to. However, Board desired that revised modest proposal for making ex-gratia payment on the occasion of Eid-ul-Fitr may be prepared afresh after excluding the names of the officers and recommending only those staff who was actually deployed and performed duties during holidays of Eid-ul-Fitr from 13th to 15th March, 1994.

Action: Director Personnel.  
Dy. Financial Adviser.  
Director Municipal Admn.  
Director Sanitation.

- d) Acquisition of built-up property of village Bhadana Khurd for Khanpur Water Supply Project - Signing of a package deal.

5980/825/94  
750/BF  
dt:1-1-1995

The draft package deal in Urdu, proposed to be signed between CDA and affectees of Bhadana Khurd was considered by the Board and after discussion, the same was approved by the CDA Board in toto. (Copy of document of package deal is enclosed).

Action: Director Lands.

- e) Allotment of an Agro-Farming plot against the acquired land to Mst. Sahib Noor Widow of Allah Ditta.

5981/825/94  
760/BF  
dt:1-1-1995

#### Decisions

- i) As already decided by the CDA Board in its meeting held on 26-6-1994, CDA Board again showed its inability to implement the recommendations of the H.W.M. in the case.



- 11) In order to explain the case suitably,  
Member(A) may visit the office of the  
concerned Adviser in Wafaqi Mohtasib's  
Sectt. at his convenience.

Action: Member(A)  
Director Rehab.

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

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