

MINUTES OF THE 5TH CDA BOARD MEETING OF 1992  
HELD ON 31ST MARCH, 1992  
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The meeting of the CDA Board was held on Tuesday the 31st March 1992 at 0930 hours in the Conference Room of the Capital Development Authority. The following attended:

- (1) Mr. Farid-ud-Din Ahmad, - In chair  
Chairman
- (2) Mr. Muhammad Rafiq Ahmed,  
Member (Engineering)
- (3) Mr. Ahmad Waqar,  
Financial Adviser/Member
- (4) Mr. S. Bilal Ahmed,  
Member (Administration)
- (5) Mr. Sabir P. Chohan,  
Member (Planning)
- (6) Mr. Muhammad Zubair Osmani,  
Secretary to the Board.

2. Commissioner Rawalpindi Mr. Shahid Rafi could not attend the meeting and sent his regrets.

3. The following were also present in the meeting:

- (1) Director General (Design)
- (2) Director General (Services)
- (3) Director General (Environment)
- (4) P.S.O to Chairman

4. Deputy Director General (Planning) attended the Board meeting on special invitation/advice.

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

6. Minutes of the 4th Board meeting were presented. Their confirmation was deferred till amendments were made in accordance with the observations made on items No. 7.3, 7.4 and 7.6 as given below:

- (a) Decision on item No. 7.3  
Conversion of the Whole-Sale Fruit and Vegetable Market in Markaz G-7 into normal shopping centre  
(page-7) should read:
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The matter was discussed at length and the proposed conversion with the rate of Rs. 1000/- per square yard was approved.

- (b) Amendment in item No.7.4 "Deposit Work" (page-8) should be amended as:
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Last two lines of main body of the item be replaced with "CDA should concentrate its efforts on above mentioned activities."

- (c) Decision on item No. 7.6  
Future of Bhara Kau and  
provision of facilities  
(page-11) should read:  
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7. Progress on the implementation of the previous meeting was reviewed. It was desired that in future the latest position must be brought before the Board on items which have not been fully implemented.

7.1. Construction of Prime Minister House  
Complex (Package I & II)  
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It was decided that the Vice President of NESPAK (Mr. Naqvi) may be requested to attend the next Board meeting.

Action: Member(E)  
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Secretary  
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7.2. Increase in water charges  
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5344/787/92  
704/AF

F.A/Member informed that Director Revenue was carrying out the exercise for implementing the Board's decision for bringing the flat rates for water supply at par with metered rates. It was desired that the summary may be sent to the Cabinet Division by 15 April 1992.

Action: F.A/Member  
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Dir. Revenue

7.3. Imposition of tax on annual value  
of buildings and lands (sub para g).  
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7/787/92  
716/AF

The Board was informed that the exercise has almost been completed and summary with regard to residential buildings occupied by Government servants themselves would be put up to the Chairman soon.

Action: F.A/Member  
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Dir. Revenue

7.4. Allotment of remaining plots in  
low cost housing scheme  
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Decision:

- a. It was decided that widows/widowers of deceased CDA employees who had put in a minimum service of 10 years should be considered for the allotment of plots in the low cost housing scheme provided she/he has not remarried.



- b. Employees who were retired from CDA service due to permanent disability and had not drawn the benefit of allotment of plot previously should also be considered for the allotment of residential plots in this scheme.

In both the cases, seniority in length of service should be taken into account while determining the eligibility for the allotment.

Board further decided that the three employees whose names had been included in the approved list of 815 plots but had retired/died before receiving the benefit should be given allotment of residential plots.

Action: Member (A)

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Dir.EM-I  
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- 7.5. Allotment of land in Sector H-8 for establishment of school by Convent of Jesus and Marry Islamabad  
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5597/787/92  
687/BF.

Member (Planning) informed the Board that a letter has been written to the Ministry of Education and 15 days notice has been given. Reply to the letter was awaited.

Action: Member(P)  
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D.D.G(P)  
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- 7.6. Future of Bhara Kau  
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88/787/92  
87/BM.

Board was informed that an exercise had been conducted by the Planning Wing on zonal development of ICT as well as on facilities to be provided to Bhara Kau for its containment and for checking flow of effluences into Rawal Lake. It was desired that a self-contained summary should be brought before the Board in its next meeting.

Action: Member (P)  
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D.D.G. (P)  
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8. The following items on the agenda were considered:

- 8.1 Rules Governing allotment of sites for private educational institutions including Deeni Madaaris, Private Hospital including Clinical Laboratories, Research Institutions, Sports Clubs and Recreational Projects, Community Centres, Art Galleries etc.
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Decision:

- 1) Allotment would be made only to Trusts, Registered Welfare Organizations (associations, bodies, etc) and to individuals having



national standing and recognition.  
The applicants, shall provide  
registration and/or other relevant  
documents in support of their claim.

- ii) The applicant(s)/sponsor(s) should  
have at least 10 years of experience  
in the field of activity selected  
for the project.
- iii) A detailed feasibility report of  
the project indicating its purpose,  
objectives, scope, principal  
elements, schedule of building  
requirements, land requirements,  
statement of verifiable sources of  
financing, construction schedule  
etc., shall be provided to CDA for  
scrutiny.
- iv) Application for allotment of land  
shall only be entertained if land  
for such a propose is available and  
a scrutiny fee of Rs. 10,000/- (non  
refundable) shall be deposited  
alongwith the application for  
appraisal of the feasibility report.

- v) On acceptance of the feasibility report (which shall be decided with reference to the need of the city, financial viability and provision of city Master Plan) and having qualified the principle of first come first serve the applicant shall be offered for allotment of suitable site for the project.
- vi) The size of the plot and its location with reference to Master Plan shall be determined on the basis of feasibility report.
- vii) The price of the plot would be double the "reserve price" of the area. Plots meant for projects having social welfare and public subsidy aspects shall be allotted on "reserve price."
- viii) Within three months of the offer made to the applicant he shall pay 25% cost of land and submit detailed "submission drawings" of the project and a firm construction schedule for approval of CDA.

ix) The allotment letter shall be issued subject to deposit of 25% cost of land and approval of "submission drawings" of the project and provision of firm undertaking by the applicant that the project would be completed within 3 years of the issue of allotment letter.

x) The site shall be allotted on 99 years lease hold basis.

xi) The allotment of sites shall be subject to standard terms and conditions in addition to the above rules.

M(P)

DDG(P)

8.2 Guideline for grant of NOC to residential scheme proposed outside ICT in specified areas of Islamabad

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28/92  
Am

Decision:

It was decided that the matter should again be brought up in a fresh summary incorporating various points discussed about schemes outside ICT areas of Islamabad in the next Board meeting.

Action: Member(P)

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DDG (P)  
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767/92 8.3. Levying of scrutiny fee on proposal submitted to CDA regarding allotment of industrial plots.

Decision:

The Board decided that scrutiny fee of Rs. 50,000/- (non refundable) should be leived in respect of industrial proposal/application. Fee should only be charged where plots are available.

Action: Member(P)

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DDG (P)

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D.F.A  
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- 8.4. Allotment of land to M/s Duty Free Shop for the offices and allied facilities in Mauve Area, G-8/1, Islamabad
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8.6 Allotment of plots to Markazi Tanzeem  
Mohajreen Azad Jammu & Kashmir and  
Pakistan Employees of UNDP and UNICEF  
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4/787/92  
2/BF  
The Board considered the summary and decided  
that Markazi Tanzeem Mohajreen Azad Jammu &  
Kashmir and Pakistani employees of UNDP and  
UNICEF may form Cooperative Societies and  
purchase land outside ICT. The CDA will  
consider granting them No Objection  
Certificate for construction of houses.

Action: Member (P)  
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D.D.G. (P)  
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8.7. Provision of 4 new water tankers  
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Decision:

Board approved the purchase of four

new tankers as a replacement of four old tankers. It was also decided that funds be provided for the purpose.

Action: F.A./Member

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DG(Services)

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Dir. Water Supply  
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