

**CONFIDENTIAL****CAPITAL DEVELOPMENT AUTHORITY**  
**(Directorate of Coordination)**

No.CDA-1223/BM-Coord/2012/

Islamabad Jan 2012.

**Subject:- MINUTES OF THE 1<sup>ST</sup> MEETING OF CDA BOARD (SPECIAL BOARD MEETING) FOR THE YEAR 2012.**

The 1<sup>st</sup> meeting of the CDA Board for the year 2012 was convened on Tuesday, 17<sup>th</sup> January, 2012 at 11.00 A.M in Room No. 006, Jinnah Convention Centre,, Islamabad with the Chairman, CDA presiding.

2. The following were in attendance:-

- |    |   |                 |
|----|---|-----------------|
| 1) | Engr. Farkhand Iqbal,<br>Chairman, CDA.           | <b>In Chair</b> |
| 2) | Mr. Javaid Jehangir,<br>F.A/ Member.              |                 |
| 3) | Mr. Shaukat Ali Mohmand,<br>Member (Admin).       |                 |
| 4) | Mian Waheed-ud-Din,<br>Member (Environment).      |                 |
| 5) | Mr. Tahir Shamshad,<br>Member (P & D).            |                 |
| 6) | Syed Abrar Hussain Shah,<br>Member (Engineering). |                 |

- 7) Dr. Raja Mustafa Hyder,  
Secretary CDA Board.

3 The following officers were in attendance and participated:-

- 1) Mr. Ghulam Sarwar Sandhu,  
D.G (Planning), CDA.

- 2) Mr. Zia-ur-Rehman Toor,  
DDG (Finance).

4. Mr. Omar Asad, Deputy Director (Development / (Finance), attended meeting on behalf of Chief Commissioner (ICT), Islamabad and Commissioner, Rawalpindi could not attend the meeting.

5. Meeting commenced with the recitation of “Holy Quran” by Dr. Raja Mustafa Hyder, Secretary CDA Board.

6. The agenda items were taken up for discussion and following decisions were taken:

#### **6.1 FIXATION OF RATES / CHARGES FOR ADDITIONAL COVERED AREAS / FAR.**

10083/1223/BM/'12  
17-01-12/1<sup>st</sup>

DDG (Finance), explained to the Board that permission for erection of additional storey on commercial plots in Islamabad was subject to payment of additional charges by the allottee to CDA at a flat rate but this was viewed redundant/impracticable by Authority due to the

potential benefits derived by the allottees upon construction of additional storey (which were higher as compared to fees charged by CDA). Owing to this Authority, devised revised criteria by taking into account the enhanced covered area/FAR and current market price of the respective land use, thus additional charges were worked out to be levied from the aspirant allottee (whoever intend to construct additional storey or storeys on his existing property). The revised/current criteria of levying additional charges on account of construction of additional storeys may be glimpsed as under:-

$$\text{Rate per sft} = \frac{\text{Present market price of plot}}{\text{Covered area allowed (against above price)}}$$

$$\text{Total dues for additional Covered area} = \text{Rate derived above} \times \text{additional covered area.}$$

Although hectic efforts were made by the Authority to implement the aforesaid criteria to all additional storey cases but due to hue and cry of the allottees and not responding to pay the dues demanded from them, a number of cases have been held up/stuck and CDA is not being benefitted monetarily. Their criticism neither totally correct nor it is completely wrong. The value of property is added by construction of additional storey and its rental/sale price also raises but as such additional floor is added on top of building, therefore,

the charges at full rate is normally not as much attractive as for initial storeys.

Nevertheless, in order to resolve the standstill/stagnant position cropped up between CDA and the allottees intending for construction of additional storey, it is rational and appropriate that we may slide existing rates below to some extent, in order to entice/attract the allottees to pay the additional dues at subsidized rate upon construction of additional storeys on their commercial properties. The move could auger well to the Authority by generating revenues whereas little has to sacrifice by the Authority on allowing the construction of additional storeys by the allottees.

Erstwhile during presentation made to CDA Board on 15-11-2011 it was directed that Finance Wing may take up survey of commercial properties of Marakiz plots. Abiding instructions market survey on 16-17 Nov 2011 was conducted which has been included in presentation.

Accordingly, he placed the case before the CDA Board for approval of either of proposals i.e. I or II made in presentation annexed with the summary for levying charges from all the allottees upon construction of additional storeys on their commercial properties.

## **DECISION**

DDG (Finance), presented the facts before the CDA Board. The CDA Board approved the following charges for additional covered area which is as under:-

<b>Rate (Per S. ft) for Additional Covered Area for Different Land uses.</b>		
<b>Markaz</b>		
<b>S#</b>	<b>Plot Category</b>	<b>Rate per S.ft. (Rs.)</b>
<b>1</b>	<b>F-6</b>	<b>1,200</b>
<b>2</b>	<b>F-7</b>	<b>1,200</b>
<b>3</b>	<b>F-8</b>	<b>764</b>
<b>4</b>	<b>F-10</b>	<b>668</b>
<b>5</b>	<b>F-11</b>	<b>986</b>
<b>6</b>	<b>G-5 Diplomatic. Enclave.</b>	<b>578</b>
<b>7</b>	<b>G-6</b>	<b>958</b>
<b>8</b>	<b>G-7</b>	<b>366</b>
<b>9</b>	<b>G-8</b>	<b>411</b>
<b>10</b>	<b>G-9</b>	<b>958</b>
<b>11</b>	<b>G-10</b>	<b>555</b>
<b>12</b>	<b>G-11</b>	<b>555</b>
<b>13</b>	<b>I-8</b>	<b>764</b>
<b>14</b>	<b>I-9</b>	<b>429</b>
<b>15</b>	<b>I-10</b>	<b>429</b>
<b>16</b>	<b>D-12</b>	<b>247</b>
<b>Class -III Shopping Centre</b>		
<b>17</b>	<b>F Series</b>	<b>744</b>
<b>18</b>	<b>G Series</b>	<b>661</b>
<b>19</b>	<b>I Series</b>	<b>572</b>
<b>20</b>	<b>Chak Shahzad</b>	<b>638</b>
<b>21</b>	<b>Margalla Town</b>	<b>413</b>
<b>22</b>	<b>Rawal Town</b>	<b>360</b>
<b>23</b>	<b>Humak.</b>	<b>166</b>
<b>24</b>	<b>Tarlai/ Kuri</b>	<b>111</b>
<b>25</b>	<b>Farash</b>	<b>139</b>
<b>Remaining Land Uses</b>		
<b>26</b>	<b>I&amp;T Centre</b>	<b>361</b>
<b>27</b>	<b>Mauve Area</b>	<b>660</b>
<b>28</b>	<b>Institutional plots.</b>	<b>198</b>
<b>29</b>	<b>Luxury Flats</b>	<b>640</b>
<b>30</b>	<b>Flats (F&amp; G series)</b>	<b>174</b>

<b>31</b>	Five Star Hotel	<b>243</b>
<b>32</b>	Hotel 3 Star (NPA)	<b>316</b>
<b>33</b>	Motel	<b>158</b>
<b>34</b>	Petrol Pump/CNG	<b>3,304</b>
<b>35</b>	Whole Sale	<b>553</b>
<b>36</b>	F& V Market	<b>2,534</b>
<b>37</b>	Grain Market	<b>366</b>
<b>38</b>	Industrial	<b>213</b>
<b>39</b>	Industrial Triangular Road Kahuta.	<b>65</b>

The rates prescribed above are subject to increase @ 10% or GPI whichever proves higher, every year. All subsequent increase shall take effect with the approval of FA/Member CDA. The overall review of rates will however be reassessed after every three years by taking into account the latest auction results and criteria adopted for assessment of above rates and the same will be put forth before the CDA Board for approval. The Board also decided that un-approved additional storeys be regularized up to 31-03-2012 after necessary publication in the Print Media, failing which penalties will be levied by the concerned Directorate @ Rs. 1000/- per Sq.ft. in addition to the above specified rates for any un-approved additional storey. The CDA Board further directed that the check list be furnished on CDA's website to facilitate the general publication in this regard.

**Action: F.A / Member  
DDG (Finance)  
Dy. Director (P.R)**

## **6.2 REVISION OF FEES / PENALTIES FOR HOUSING SOCIETIES, PLANNING WING, CDA.**

10084/1223/BM/'12  
17-01-12/1<sup>st</sup>

D.G (Planning), explained to the Board that a Summary regarding Revision of Fee/Penalties for Housing Societies Directorate, Planning Wing, CDA was considered by the CDA Board in its meeting held on 05-01-2011 and following was decided **(Annex-I):**

**“It was decided by the Board that all the Stakeholders be taken into confidence before implementing the new rates”**

In pursuance to the decision of CDA Board, A Public Notice was got published in National Dailies, on 30-5-2011 **(Annex-II)** and also uploaded on CDA Website (Annex-III). Through these notices the sponsors of the schemes in Zones-2&5 & Sector E-11 and the allottees of plots in such schemes were requested to give their opinion on Revision of the Fee/Penalties within 30 days from the date of issue of the notice.

During the Notice Period, i.e. up to 30-6-2011, following three representations were received:

- i. Ch. Zafar Ali, General Secretary, Multi Professionals Co-operative Housing Society, Islamabad.
- ii. Dr. M. Aslam Khaki, Advocate, Supreme Court, Islamabad.

- iii. Mr. Muhammad Fayyaz Awan, Secretary of Jammu and Kashmir Co-operative Housing Society, G-15, Islamabad.

The sponsors of the private housing schemes were invited, on 23-7-2011, to attend the meeting in CDA regarding Revision of Fee/Penalties **(Annex-III)**. The meeting was held in the office of DG (Planning) on 03-08-2011 at 10:00 AM. The List of the participants is at **Annex-IV**.

The DG (Planning) described the objectives of meeting regarding Revision of Fee/ Penalties in Housing

Societies Directorate. Detailed deliberations were made on all the items (1 to 13). Views of the participants both in favor and against were patiently listened by DG (Planning) and his team. He clarified the concerns raised on various points by the sponsors of the private housing schemes. However, in the end with the consensus of majority, the recommendations were agreed by the sponsors of schemes and are placed at **Annex-A**.

The rates agreed by the sponsors of the schemes were then submitted to the Member (P&D), CDA, who made little changes and Final Proposed Rates of Fees/Penalties & Provisos are at **Annex-B**.



He placed the proposal at Para-6 (**Annex-B**) before the CDA Board for consideration and according a decision.

**REVISION OF FEES/PENALTIES FOR HOUSING SOCIETIES      DIRECTORATE, PLANNING WING, CDA**

Sr. No.	Fees/Fines	Existing Rate (Rs.) [since 2004-05]	New Rates (Rs.) [Proposed by Planning & Principally Approved by CDA Board]	Recommendations finalized by the Member (P&D), CDA	
				Rates (Rs.)	Provios
1.	<b>Fee for Scrutiny of Layout Plan of Hosing Scheme</b>	4,000/- per acre (500/- per Kanal)	2,000/- per Kanal	1,000/- per Kanal	-
2.	<b>Fee for Scrutiny of Engineering Designs</b>	1,000/- per acre (125/- per Kanal)	500/- per Kanal	250/- per Kanal	-
3.	<b>Fee for Inspection/ Monitoring of the Scheme</b>	2,000/- per acre (250/- per Kanal)	1000/- per Kanal	500/- per Kanal	-
4.	<b>Fee for Grant of Extension of Completion Period of Scheme</b>	500,000/- for one year	For 1 <sup>st</sup> Year, 5,000/- per Kanal For 2 <sup>nd</sup> Year, 10,000/- per Kanal For 3 <sup>rd</sup> Year, 20,000/- per Kanal (No extension beyond three years)	For 1 <sup>st</sup> Year, 500,000/- For 2 <sup>nd</sup> Year, 750,000/- For 3 <sup>rd</sup> Year, <b>1,500/-</b> per Kanal (No extension beyond three years)	The submission of proper application and requisite dues by the sponsors to services providing departments like IESCO, Sui Gas, Telephone, will be entertained and not counted for delay on part of sponsors if delay is beyond the control of

					sponsors.
5.	<b>Start of Development Work of the Scheme prior to obtaining NOC, without Approval of Engineering Designs</b>	Nil	10,000/- per Kanal	<b>5,000/- per Kanal</b>	<b>The clearing of land and dozing only for possession purpose will be exempted provided they are strictly in accordance with the approved Layout Plan of the scheme.</b>
6.	<b>Start of Development Work of the Scheme prior to obtaining NOC, but after getting Approval of Engineering Designs</b>	Nil	5,000/- per Kanal	5,00/- per Kanal	The clearing of land and dozing only for possession purpose will be exempted provided they are strictly in accordance with the approved Layout Plan of the scheme.
7.	<b>Fee for Scrutiny of Amended/Revised Layout Plan of Housing Scheme</b>	4,000/- per acre (500/- per Kanal)	1,000/- per Kanal	500/- per Kanal	To be charged for Entire Area of the Scheme
8.	<b>Fee for Scrutiny of Layout Plan of Extended Housing Scheme</b>	4,000/- per acre (500/- per Kanal)	2,000/- per Kanal	1,000/- per Kanal	-
9.	<b>Fee for Scrutiny of Layout Plan of Amended/Revised and Extended Housing Scheme</b>	4,000/- per acre (500/- per Kanal)	1000/- per Kanal for Revised Scheme and 2,000/- per Kanal for Extended Scheme.	500/- per Kanal for Amended/Revised Scheme and 1,000/- per Kanal for Extended Scheme.	To be charged for Entire Area of the Scheme

10.	<b>Penalty for late submission of Engineering Design after the Stipulated Period</b>	25% of the original scrutiny fee of engineering designs.	25% of the original scrutiny fee of engineering designs.	25% of the original scrutiny fee of engineering designs.	The time frame for submission of approved/ vetted Engineering design will be 6 months after approval of Layout Plan, instead of 3 months.
11.	<b>Penalty for Late Transfer of Land allocated for Roads, Parks/ Playground/ Open Spaces/ Nullahs, Amenities</b>	Nil	1,000/- per Kanal per month	300/- per Kanal per 3 months	The time span may be extended upto 90 days after approval of Layout Plan instead of 45 days.
12.	<b>Penalty for Late Mortgage Saleable Area</b>	Nil	500/- per Kanal per month	300/- per Kanal per 3 months	The time span may be extended upto 90 days after approval of Layout Plan instead of 30 days.
13.	<b>Penalty for Change in Approved Layout Plan without Approval of CDA</b>	Nil	10,000/- per Kanal	1,000/- per Kanal	The Planning Standards provided in the Modalities & Procedures framed under ICT (Zoning) Regulations 1992 will be strictly complied in the Amended Layout Plan. The legal rights of the allottees of plots in the

					scheme would be protected.
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### **DECISION**

D.G (Planning), presented the summary pertaining to revision of fees and penalties for Housing Societies of Planning Wing, CDA. The CDA Board approved the following revision of fees and penalties which are tabulated as under:-

### **REVISION OF FEES/PENALTIES FOR HOUSING SOCIETIES DIRECTORATE, PLANNING WING, CDA**

Sr. No.	Fees/Fines	Existing Rate (Rs.) [since 2004-5]	New Rates (Rs.) [Proposed by Planning & Principally Approved by CDA Board]	Recommendations finalized by the Member (P&D), CDA	
				Rates (Rs.)	Provios
1.	<b>Fee for Scrutiny of Layout Plan of Hosing Scheme</b>	4,000/- per acre (500/- per Kanal)	2,000/- per Kanal	1,000/- per Kanal	-
2.	<b>Fee for Scrutiny of Engineering Designs</b>	1,000/- per acre (125/- per Kanal)	500/- per Kanal	250/- per Kanal	-
3.	<b>Fee for Inspection/ Monitoring of the Scheme</b>	2,000/- per acre (250/- per	1000/- per Kanal	500/- per Kanal	-

		Kanal)			
4.	<b>Fee for Grant of Extension of Completion Period of Scheme</b>	500,000 /- for one year	For 1 <sup>st</sup> Year, 5,000/- per Kanal For 2 <sup>nd</sup> Year, 10,000/- per Kanal For 3 <sup>rd</sup> Year, 20,000/- per Kanal (No extension beyond three years)	For 1 <sup>st</sup> Year, Rs. 1250/- per kanal For 2 <sup>nd</sup> Year, Rs. 1875/- per kanal For 3 <sup>rd</sup> Year, Rs. 2500/- per kanal (No extension beyond three years)	The submission of proper application and requisite dues by the sponsors to services providing departments like IESCO, Sui Gas, Telephone, will be entertained and not counted for delay on part of sponsors if delay is beyond the control of sponsors.
5.	<b>Start of Development Work of the Scheme prior to obtaining NOC, without Approval of Engineering Designs</b>	Nil	10,000/- per Kanal	<b>5,000/- per Kanal</b>	<b>The clearing of land and dozing only for possession purpose will be exempted provided they are strictly in accordance with the approved Layout Plan of the scheme.</b>

6.	<b>Start of Development Work of the Scheme prior to obtaining NOC, but after getting Approval of Engineering Designs</b>	Nil	5,000/- per Kanal	5,00/- per Kanal	The clearing of land and dozing only for possession purpose will be exempted provided they are strictly in accordance with the approved Layout Plan of the scheme.
7.	<b>Fee for Scrutiny of Amended/Revised Layout Plan of Housing Scheme</b>	4,000/- per acre (500/- per Kanal)	1,000/- per Kanal	500/- per Kanal	To be charged for Entire Area of the Scheme
8.	<b>Fee for Scrutiny of Layout Plan of Extended Housing Scheme</b>	4,000/- per acre (500/- per Kanal)	2,000/- per Kanal	1,000/- per Kanal	-
9.	<b>Fee for Scrutiny of Layout Plan of Amended/Revised and Extended Housing Scheme</b>	4,000/- per acre (500/- per Kanal)	1000/- per Kanal for Revised Scheme and 2,000/- per Kanal for Extended Scheme.	500/- per Kanal for Amended/Revised Scheme and 2,000/- per Kanal for Extended Scheme.	To be charged for Entire Area of the Scheme in case of Amended/ Revised Scheme.
10.	<b>Penalty for late submission of Engineering Design after the Stipulated Period</b>	25% of the original scrutiny fee of	25% of the original scrutiny fee of engineering	25% of the original scrutiny fee of engineering designs.	The time frame for submission of approved/

		engineering designs.	designs.		vett Engineering design will be 6 months after approval of Layout Plan, instead of 3 months and thereon 10% per month will be charged for the next 06 months after which legal action shall be taken according to rules.
11.	<b>Penalty for Late Transfer of Land allocated for Roads, Parks/ Playground/ Open Spaces/ Nullahs, Amenities</b>	Nil	1,000/- per Kanal per month	300/- per Kanal per 3 months	The time span may be extended upto 90 days after approval of Layout Plan instead of 45 days.
12.	<b>Penalty for Late Mortgage Saleable Area</b>	Nil	500/- per Kanal per month	300/- per Kanal per 3 months	The time span may be extended upto 90 days after approval of Layout Plan instead of 30 days.
13.	<b>Penalty for Change in Approved Layout Plan without</b>	Nil	10,000/- per Kanal	2,000/- per Kanal	The Planning Standards provided in

	<b>Approval of CDA</b>				the Modalities & Procedures framed under ICT (Zoning) Regulations 1992 will be strictly complied in the Amended Layout Plan. The legal rights of the allottees of plots in the scheme would be protected.
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The Board further directed that ALL concerned Directorates of CDA should revise all such rates every year with an increase of 10% and the same will be scrutinized by the CDA Board after every 03 years. The concerned Directorate will be responsible to bring forth the summary for revision to the CDA Board after every three years.

**Action:**      **F.A / Member  
Member (P&D)  
DG (Planning)  
DDG (Finance)**



### **6.3 ALLOTMENT OF SCHOOL PLOT TO THE PRIVATE SCHOOL OPERATORS IN ISLAMABAD.**

#### **DECISION**

The CDA Board deferred the above item to be discussed in detail in one of the next Board meetings.

**Action: D.G (Planning)**

### **6.4 ACCEPTANCE OR REJECTION OF BIDS – AUCTION OF RESIDENTIAL AND COMMERCIAL PLOTS HELD FROM 9<sup>TH</sup> TO 10<sup>TH</sup> JANUARY, 2012.**

10085/1223/BM/' 12  
17-01-12/1<sup>st</sup>

DDG (Finance), explained to the Board that auction of Residential and Commercial plots was held from 09-01-2012 to 10-01-2012 under the supervision of the designated committee, given below:-

- |      |                           |                           |
|------|---------------------------|---------------------------|
| i)   | F.A/Member                | Chairman of the Committee |
| ii)  | Member (Estate)           | Member                    |
| iii) | Member (Planning& Design) | Member                    |
| iv)  | DDG (Finance)             | Member                    |
| v)   | Director (E.M-I)          | Member                    |
| vi)  | Director (E.M-II)         | Member                    |
| vii) | Director P.R              | Member                    |

The proceedings of auction held from 9<sup>th</sup> to 10<sup>th</sup> January, 2012 are recorded below along with highest bids offered during current auction versus previous auctions bids achieved against each category of plots:-

## A. RESIDENTIAL PLOTS

- a. Total No. of plots put to auction = **10 plots**
- b. Bids received against plots = **07 Plots**
- c. Bids not received at all against plots = **03 plots**

Detail of Residential Plots Auctioned on 09 <sup>th</sup> Jan 2012								
S.No.	Plot No.	Size in Sq. Yard	Previous auction results	Previous result updated on GPI	Current Highest Bid Achieved (PSY)	Total Value Current Auction (Rs)	% age Increase/Decrease Current Auction vs Previous Auction	Remarks
Sector G-10/2 ( 04 Plots)								
1	130	233.33	37,000 (May 2011)	37,000	35,500	8,283,215	(4.05%)	May be accepted
2	130-A	233.33			36,000	8,399,880	(2.70%)	
3	130-B	233.33			38,500	8,983,205	4.05%	
4	130-C	233.33			39,000	9,099,870	5.40%	
Sector G-11/2 ( 03 Plots)								
1	1529	200	37,000 (May 2011)	37,000	No Bid			Plots withdrawn due to poor response
2	1530	200			No Bid			
3	1531	200			No Bid			
Sector F-11/2 ( 03 Plots)								
1	151	400	46,000 (May 2011)	46,000	44,000	17,600,000	(4.35%)	May be accepted
2	152	400			43,500	17,400,000	(5.43%)	May be accepted
3	153	400			44,000	17,600,000	(4.35%)	May be accepted
Total Receipt from Residential plots						87,366,170		

## B. COMMERCIAL PLOTS

- i) Total Plots = **11 Nos.**
- ii) Bids received against plots = **05 Nos. (One default i.e. 10 Markaz I-8)**
- iii) Bids not received against plots = **06 Nos.**

The current auction bids of Commercial Plots along with detailed view of previous auction results are tabulated below:-

<b><u>Detail of Commercial Plots Auctioned on 10<sup>th</sup> Jan 2012</u></b>							
<b>S. No</b>	<b>Plot No.</b>	<b>Sq. Yard</b>	<b>Previous Auction results (Rs/PSY)</b>	<b>Current Highest Bid Achieved</b>	<b>Total Value Current Auction (Rs.)</b>	<b>% age Increase/ Decrease Current Auction vs. Previous Auction</b>	<b>Remarks</b>
<b>Markaz(04 plots</b>							
1	4,D-12	1333.33	82,000 (Dec 2010)	146,000	194,666,180	78%	May be Accepted
2	12, D-12	1333.33		135,000	179,999,550	65%	May be Accepted
3	26, F-11	822.22	355,000 (Jul 2011)	379,000	311,621,380	7%	May be Accepted
4	10, I-8	1244.44	181,000 (May 2011)	182,000	226,488,080	1%	Default by bidder
<b>I &amp; T Centre</b>							
	1-D,G-11/1	177.78				Withdrawn	---
<b>Economy Flat Site</b>							
	17, G-11/3	4083				Withdrawn	---
<b>Class-III Shopping Centre</b>							
	1-B,G-11/3	166.66	119,000 (May 2011)	161,000	375,842,980	35%	May be Accepted
<b>Industrial Plots</b>							
	94-C,I-10	2805.5				Withdrawn	---
<b>I &amp; T Centre Fruit &amp; Vegetable Market</b>							
1	221, I-11/4	27.77				Withdrawn	---
<b>Whole Sale Market</b>							
	1 Cloth Market I-11/3	355.55				Withdrawn	---
	1 Leather Market I-11/3	577.77				Withdrawn	---
<b>Total value of plots at bid price</b>					<b>939,607,450</b>		
<b>Less Default</b>					<b>226,488,080</b>		
<b>Net Receipt</b>					<b>713,119,370</b>		
<b>Grand total (Residential + Commercial) bid price</b>					<b>800,485,540</b>		

### **MODE ACCEPTANCE**

Due to depress economic conditions, the CDA Board decided on 30-04-2010 allowing the acceptance of bid even if received 10% below the margin of last auction price. ***Keeping in view the said decision the recommendation for acceptance are as under:-***

#### **A. Recommendations for Acceptance or Rejection of Residential Plots**

##### **i) 04 plots situated in Sector G-10/2**

The bids for two plots are slightly lower but within the margin of 10% and for remaining two plots bids are slightly higher, therefore, recommended for acceptance.

##### **ii) 03 plots of Sector F-11/2:-**

The bids are slightly lower than previous results but within the margin of 10% below last result and can be accepted.

#### **B. Recommendations for Acceptance or Rejection of Commercial Plots**

- i) 04 plots of different categories i.e. plot No. 05 and 12, Markaz D-12, 26 Markaz F-11 and 1-B of Class-III shopping Centre, G-11/2 may be considered by the CDA Board for acceptance since against these plot bids have been received comparatively higher than last auction results.

- ii) The bid against the Plot No.10, Markaz I-8 is although reasonable but the bidder has not deposited the token. Therefore the token money of bidder may be forfeited as per terms of auction.

He placed the case before the CDA Board approval of the bids against residential and commercial plots covered under criteria framed CDA Board and recommended of Auction Committee vide it's minutes summarized in para-4 A & B (i, ii) (***Annex-I***).

### **DECISION**

DDG (Finance), presented the proceedings of the Auction of residential and commercial plots held on 9<sup>th</sup> and 10<sup>th</sup> of January, 2012. The CDA Board approved the following residential and commercial bids of the subject Auction which are tabulated as under:-

<b><i>Detail of Residential Plots Auctioned on 09<sup>th</sup> Jan 2012</i></b>								
S. No	Plot No.	Size in Sq. Yard	Previous auction results	Previous result updated on GPI	Current Highest Bid Achieved (PSY)	Total Value Current Auction (Rs)	% age Increase/Decrease Current Auction vs Previous Auction	Remarks
<b>Sector G-10/2 ( 04 Plots)</b>								
1	130	233.33	37,000 (May 2011)	37,000	35,500	8,283,215	(4.05%)	Accepted
2	130-A	233.33			36,000	8,399,880	(2.70%)	
3	130-B	233.33			38,500	8,983,205	4.05%	
4	130-C	233.33			39,000	9,099,870	5.40%	
<b>Sector F-11/2 ( 03 Plots)</b>								
1	151	400	46,000 (May 2011)	46,000	44,000	17,600,000	(4.35%)	Accepted
2	152	400			43,500	17,400,000	(5.43%)	Accepted
3	153	400			44,000	17,600,000	(4.35%)	Accepted

<b><u>Detail of Commercial Plots Auctioned on 10<sup>th</sup> Jan 2012</u></b>							
<b>S. No</b>	<b>Plot No.</b>	<b>Sq. Yard</b>	<b>Previous Auction results (Rs/PSY)</b>	<b>Current Highest Bid Achieved</b>	<b>Total Value Current Auction (Rs.)</b>	<b>% age Increase/ Decrease Current Auction vs. Previous Auction</b>	<b>Remarks</b>
<b>Markaz(03 Plots)</b>							
1	4,D-12	1333.33	82,000 (Dec 2010)	146,000	194,666,180	78%	Accepted
2	12, D-12	1333.33		135,000	179,999,550	65%	Accepted
3	26, F-11	822.22	355,000 (Jul 2011)	379,000	311,621,380	7%	Accepted
<b>Class-III Shopping Centre</b>							
	1-B, G-11/3	166.66	119,000 (May 2011)	161,000	375,842,980	35%	Accepted

The Chair also directed that in future, the bank draft of the first and second bidder should be retained by the concerned Directorate and should be returned only after the approval of the Board. The Board also directed that in future the Public Relations Directorate maintain a Movie of the Auction proceedings in order to ensure authenticity and avoid controversy.

**Action: F.A / Member  
DDG (Finance)  
Director (E.M-I)  
Director (E.M-II)  
Dy. Director (P.R)**

## **6.5 ISSUES RELATED TO SHIFA INTERNATIONAL HOSPITAL.**

The above item could not be discussed due to paucity of time.

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

**CONFIDENTIAL****CAPITAL DEVELOPMENT AUTHORITY**  
**(SECRETARIAT)**

No.CDA-1223/BM-Coord/2012/

Islamabad Jan: 2012.

**Subject:- MINUTES OF THE 1<sup>ST</sup> MEETING OF THE**  
**CDA BOARD (SPECIAL BOARD MEETING) FOR**  
**THE YEAR 2012.**

The 1<sup>st</sup> meeting of the CDA Board for the year 2012 was convened on Tuesday, the 17<sup>th</sup> January, 2012 at 11.00 A.M in Room No. 006, Jinnah Convention Centre, Islamabad with the Chairman, CDA presiding. Draft minutes have been attempted maintaining the highest ethical standards and placed below for the kind perusal and approval of the Board.

**(Dr. Raja Mustafa Hyder)**  
**Secretary CDA Board**

**Member (Environment)****Member (Administration)****Member (P & D)****Member (Engineering)****F.A / Member****Chairman**





**1<sup>ST</sup> BOARD MEETING (SPECIAL BOARD MEETING) FOR THE  
YEAR-2012 HELD ON 17<sup>TH</sup> JANUARY, 2012**

**(DRAFT MINUTES)**

**AGENDA ITEMS**

<b>Sr. #</b>	<b>Items of Agenda</b>	<b>Presenter</b>	<b>Page No</b>
1.	Fixation of rates / charges for additional covered areas / FAR. <b>(Discussed).</b>	DDG (Finance)	02
2.	Revision of fees / penalties for Housing Societies, Planning Wing, CDA. <b>(Discussed).</b>	DG (Planning)	07
3.	Allotment of School Plot to the Private School Operators in Islamabad. <b>(Deferred).</b>	DG (Planning)	17
4.	Acceptance of Rejection of Bids – Auction of Residential and Commercial Plots held from 9 <sup>th</sup> to 10 <sup>th</sup> January, 2012. <b>(Discussed).</b>	DDG (Finance)	17
5.	Issues related to SHIFA International Hospital. <b>(Not Discussed).</b>	DDG (B.C)	23

**ATTENTION : 18-01-2012.**

**As per directives of Worthy Chairman, CDA Agenda  
Item No. 6.4 already stands issued.**

**Secretary CDA Board**

**6.1 FIXATION OF RATES / CHARGES FOR ADDITIONAL  
COVERED AREAS / FAR.**

## **DECISION**

DDG (Finance), presented the facts before the CDA Board. The CDA Board approved the following charges for additional covered area which is as under:-

<b>Rate (Per S. ft) for Additional Covered Area for Different Land uses.</b>		
<b>Markaz</b>		
<b>S#</b>	<b>Plot Category</b>	<b>Rate per S.ft. (Rs.)</b>
<b>1</b>	<b>F-6</b>	<b>1,200</b>
<b>2</b>	<b>F-7</b>	<b>1,200</b>
<b>3</b>	<b>F-8</b>	<b>764</b>
<b>4</b>	<b>F-10</b>	<b>668</b>
<b>5</b>	<b>F-11</b>	<b>986</b>
<b>6</b>	<b>G-5 Diplomatic. Enclave.</b>	<b>578</b>
<b>7</b>	<b>G-6</b>	<b>958</b>
<b>8</b>	<b>G-7</b>	<b>366</b>
<b>9</b>	<b>G-8</b>	<b>411</b>
<b>10</b>	<b>G-9</b>	<b>958</b>
<b>11</b>	<b>G-10</b>	<b>555</b>
<b>12</b>	<b>G-11</b>	<b>555</b>
<b>13</b>	<b>I-8</b>	<b>764</b>
<b>14</b>	<b>I-9</b>	<b>429</b>
<b>15</b>	<b>I-10</b>	<b>429</b>
<b>16</b>	<b>D-12</b>	<b>247</b>
<b>Class -III Shopping Centre</b>		
<b>17</b>	F Series	<b>744</b>
<b>18</b>	G Series	<b>661</b>
<b>19</b>	I Series	<b>572</b>
<b>20</b>	Chak Shahzad	<b>638</b>
<b>21</b>	Margalla Town	<b>413</b>
<b>22</b>	Rawal Town	<b>360</b>
<b>23</b>	Humak.	<b>166</b>
<b>24</b>	Tarlai/ Kuri	<b>111</b>
<b>25</b>	Farash	<b>139</b>
<b>Remaining Land Uses</b>		
<b>26</b>	I&T Centre	<b>361</b>
<b>27</b>	Mauve Area	<b>660</b>

<b>28</b>	Institutional plots.	<b>198</b>
<b>29</b>	Luxury Flats	<b>640</b>
<b>30</b>	Flats (F& G series)	<b>174</b>
<b>31</b>	Five Star Hotel	<b>243</b>
<b>32</b>	Hotel 3 Star (NPA)	<b>316</b>
<b>33</b>	Motel	<b>158</b>
<b>34</b>	Petrol Pump/CNG	<b>3,304</b>
<b>35</b>	Whole Sale	<b>553</b>
<b>36</b>	F& V Market	<b>2,534</b>
<b>37</b>	Grain Market	<b>366</b>
<b>38</b>	Industrial	<b>213</b>
<b>39</b>	Industrial Triangular Road Kahuta.	<b>65</b>

The rates prescribed above are subject to increase @ 10% or GPI whichever proves higher, every year. All subsequent increase shall take effect with the approval of FA/Member CDA. The overall review of rates will however be reassessed after every three years by taking into account the latest auction results and criteria adopted for assessment of above rates and the same will be put forth before the CDA Board for approval. The Board also decided that un-approved additional storeys be regularized up to 31-03-2012 after necessary publication in the Print Media, failing which penalties will be levied by the concerned Directorate @ Rs. 1000/- per Sq.ft. in addition to the above specified rates for any un-approved additional storey. The CDA Board further directed that the check list be furnished on CDA's website to facilitate the general publication in this regard.

**Action: F.A / Member**

**DDG (Finance)**  
**Dy. Director (P.R)**



**Capital Development Authority**  
(Coordination Directorate)

**MOST IMMEDIATE**  
**BY SPL MESSENGER**

No.CDA-1223/BM-Coord/2012/

Islamabad January 16, 2012

Subject: - **1<sup>ST</sup> SPECIAL BOARD MEETING FOR THE YEAR-2012.**

The 1<sup>ST</sup> Special Board Meeting is scheduled to be held on Tuesday, January 17, 2012 at 11:00 A.M in Room No. 006, Jinnah Convention Centre, Islamabad under the Chairmanship of Chairman, CDA. Soft copies of the summaries may be sent by E-Mail to [Scecycda@cda.gov.pk](mailto:Scecycda@cda.gov.pk)

2- The agenda of the meeting is limited to the items as under. You are requested to attend the meeting on the scheduled date, time and venue.

Sr. #	Items of Agenda	Presenter
1.	Fixation of rates / charges for additional covered areas/ FAR.	DDG(Finance)
2.	Revision of fees / penalties for Housing Societies, Planning Wing CDA.	DG(Plan)
3.	Allotment of school plot to the Private School Operators in Islamabad.	DG(Plan)
4.	Acceptance or Rejection of Bids – Auction of residential and commercial plots held from 09 <sup>TH</sup> to 10 <sup>TH</sup> January, 2012.	DDG(Finance)
5.	Issues related to SHIFA International Hospital.	DDG (BC)

**Distribution**

1. Chairman, CDA.
2. Chief Commissioner, ICT Islamabad.
3. Commissioner, Rawalpindi.
4. F.A, Member, CDA.
5. Member (Admin), CDA.
6. Member (Engineering), CDA.
7. Member (P & D), CDA.
8. Member (Estate), CDA.
9. Member (Environment), CDA

**(DR. RAJA MUSTAFA HYDER)**  
**Secretary CDA Board**

**Copy To:-**

1. DG(Planning ), CDA
2. DDG(Finance), CDA
3. DDG(BC), CDA
4. Director Public Relations, CDA
5. Director Coord. Council, CDA

**Secretary CDA Board**