

CAPITAL DEVELOPMENT AUTHORITY
(SECRETARIAT)

No. CDA-808/BM-Coord/94

Islamabad, January 22 , 1994.

Subject:- MINUTES OF THE 1ST MEETING OF 1994 OF THE CDA BOARD
HELD ON 11TH JANUARY, 1994, TUESDAY, AT 10.00 A.M.

The first meeting of the CDA Board for the year 1994 was held on 11th January, 1994, Tuesday, at 10.00 A.M. in the Conference Room of the Executive Block of the Authority.

2. The following attended the meeting:-

1. Mr. Muhammad Saeed Mehdi,
Chairman, CDA. In Chair
2. Mr. Shafi M. Sewhani,
Vice Chairman, CDA.
3. Mr. Ahmad Waqar,
F.A/Member/Member(A), CDA.
4. Mr. Abdul Wahid Shahid,
Secretary to the Board.

3. Chief Commissioner, Islamabad and Commissioner, Rawalpind Division, Rawalpindi could not attend the meeting due to other important official assignemnts and intimated their regrets over telephone.

4. The following were also present in the meeting:-

1. Director General (Design), CDA.
2. Director General (Services), CDA.
3. Director General (Envirionment), CDA.
4. P.S.O. to Chairman, CDA.
5. Addl. Director(Public Relations), CDA.

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5. The following attended the meeting on special invitation to explain the items of the agenda relating to their Wings/Directorates:-

1. D.D.G(Planning), CDA.
2. Director Special Projects-I, CDA.
3. Director Revenue, CDA.
4. Director Admin., CDA.
5. Addl. Director (PE&C), CDA.
6. Consultant (Law), CDA.

6. The meeting started with the recitation from the Holy Quraan.

7. The minutes of the last two meetings of the CDA Board held on 15-9-1993 and 29-11-1993 were presented to the Chairman for confirmation which were not confirmed due to the reason that some decisions were required to be reviewed. It was desired that the same may be got confirmed along with the minutes of the current meeting of the Board.

8. Thereafter, the progress on the implementation of the decisions, taken in the Board Meeting held on 29th November 1993, was reviewed and the following decisions were taken:-

Progress Review on the implementation of the decision of the Board Meeting held on 29th November, 1993.

- ✓ 8.1 Violation in WAPDA Headquarters in Mauve Area in G-7/1, Islamabad.

Decision

In case of deletion of any part of the submission plan D.D. (D&BC) should ask for fresh plan from the allottees concerned for final approval so as to avoid any mis-interpretation at a later stage.

Action: D.G.(Design)
Director Architecture
Deputy Director (D&BC)

- ✓ 8.2 Regularization of existing site and allocation of additinal land for Jamia-ul-Aloom Islamia Alfaridia north of E-7.
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5772/808/94
737 750/BF
dt.11-1-94

Decision

- a) D.D.G(Planning) should impress upon the

management of Madrassa for early construction of boundary wall.

- b) Director Enforcement & Security will ensure through strict vigilance over the area that no CDA land is encroached by the Madrassa.

Action: D.D.G(Planning)
Director Enf. & Security

- 8.4 Augmentation of Islamabad Water Supply with Seepage Water from Rawal Dam and Tubewells in National Park Area.

5773/808/94
755/BF
dt.11-1-94

Decision

- a) Necessary anticipatory approval may be obtained from the ECNEC Secretariat.

Contd...P/5

- b) A summary emphasizing the need for Governments funding for the project of Augmentation of Water Supply in Islamabad may be prepared and submitted to the Cabinet for obtaining approval of the Finance Minister.

Action: F.A/Member
D.F.A.
Director W&S (Dev)
Addl. Director (PE&C).

- ✓ 8.13 Land Disposal in Islamabad Regulation 1993.

5774/808/94
723/BF
dt. 11-1-94

Decision

- a) The previous decisions taken on agenda item No. 8.13 in the meeting held on 29-11-1993 were withdrawn except decision at '(b)'.
- b) Board's decision taken at '(b)' of decision 8.13 in the meeting held on 29-11-1993 regarding Revised Land Acquisition Policy may be examined by CDA's Committee consisting of Vice Chairman, Member(A) and Consultant (Law).

- c) Individual cases of allotment of plots for public/social welfare purposes in the private sector may be referred to the Government for consideration.

Action: F.A/Member/
DDG (P)
Dir: Lands/DEM-I/DEM-II

- ✓ 8.14 Waiving of delayed payment charges on premium of Petrol Pump plot allotted to Islamabad Police at I.J Principal Road (North of Ghausia Colony), Islamabad.

5775/808/94

724/BF

dt.11-1-94

Decision

In modification of the previous decision, Board accepted the proposal regarding waiving of delayed payment charges accrued on the Petrol Pump site being a project of Islamabad Police Department, which is a Government Department.

Action: DEM-II
Addl. Director (PE&C).

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- 8.15 On the Policy Frame-Work for land acquisition
and rehabilitation of affectees of Islamabad.

5776/808/94
750/BF
dt.11-1-94

Dedision

The Committee, constituted for the preparation of
CDA's Revised Land Acquisition Policy, should
submit its report as early as possible but
not later than 28-2-1994.

Action: Vice Chairman
Member(A)
Consultant (Law)
Director Lands.

Contd...P/8

8.16 Restoration of cancelled commercial plots.

5777/808/94
724/BF
 dt.11-1-94

It was decided that DEM-II should submit a comprehensive implementation report on the subject, for the information of the Chairman.

Action: Member(A)
 DEM-II

8.17 Restoration of allotment of Flat No. 16, Block No. 6, Gali No. 25, Sector I-8/1, Islamabad.

5778/808/94
723/BF
 dt.11-1-94

Decision

The Committee comprising Director Estate Management-I, Dy. Financial Adviser and Consultant (Law) should submit its report by 31-1-1994.

Action: DEM-I
 D.F.A.
 Consultant(Law).

Contd....P/9

8.18 Inter-Sectoral changes of plots

5779/808/94
729/BF
dt.11-1-94

Decision

All land-uses such as residential, commercial, industrial and agro-farming will not be inter-changed, on the request of the allottees or otherwise. For instance an industrial plot will not be allowed to be changed into a commercial plot or agro-farming plot or vice-versa.

Action: Vice Chairman
Member(A)/F.A/Member
D.D.G(Planning)
DEM-I
Director Lands
Director Rehabilitation
Addl. Director (PE&C).

✓ 8.19 Sub-Division of plots.

5780/808/94
739/BF
dt.11-1-94

Decision

The Board decision taken on the subject in its meeting held on 29-11-1993 was substituted with the following:-

// A Committee comprising the undermentioned officers will study the whole issue and submit its recommendations to the Chairman on the subject of Sub-Division of plots in Islamabad:-

- i) Vice Chairman, CDA.
- ii) Director General (Design), CDA
- iii) D.D.G (Planning), CDA. //

Action: Vice Chairman
D.G.(Design)
D.D.G(Planning)
Member(A)
F.A/Member
DEM-I
DEM-II
Addl. Director(PE&C)

- 8.21 Exemption of Court Fees and Registration Fees etc. for Mortgage and Transfer of Land to CDA in case of Planning & Development of farming and Housing Schemes by the Private Sector In Zone 2, 4 & 5 of ICT Islamabad.

5781/808/94
737/BF
dt.11-1-94

D.D.G(Planning) informed the Board that a letter to be referred to the ICT had been prepared and is being vetted by the Consultant (Law) after which the same will be sent to the Chief Commissioner's office under intimation to the Secretary to the Board.

Action: Vice Chairman
D.D.G(Planning)

8.22 Sites for Islamabad Administration Complex.5782/808/94737/BF

dt.11-1-94

Decision

Before finalizing the allotment of various plots/sites for the ICT Administration, a report will be prepared by M(A) for submission to the Cabinet Division.

Action: Member(A)
D.D.G(Planning)
DEM-II.

Resume of the decisions taken on the agenda items of the current meeting.

9. Thereafter, the Board took up items included in the agenda for the current meeting. Brief account of the discussion/ deliberations held and decisions taken are summarized below:-

- 9.1 Presentation of the report by the Committee constituted to examine various issues pertaining to village Bheka Sayyadan (F-11) and Badia Qadir Buksh (G-11) by Mr.M Zubair Osmani, Convenor of the Committee (already circulated among the Members).

5783/808/94750/BF

dt.11-1-94

that the item, in question, may be deferred for the time being.

Action: Member(A)
Director Land.

- 9.2 Proposed revision of skyline of Jinnah Avenue
Sector G-6 F-6 and G-7, F-7, Islamabad.

5784/808/94
739/BF
dt.11-1-94

Decision

The proposed meeting of the Architects may be arranged and recommendations submitted to the Board without delay.

Action: D.G.(Design)

- 9.3 Waiver of extension surcharge in respect of
Plot No. 2124, Sector I-10/1, Islamabad.

5785/808/94
739/BF
dt.11-1-94

Contd...17

Decision

The outstanding amount of Rs. 25,272.00 recoverable as surcharge on account of delay in completion of construction of house on Plot No. 2124, Sector I-10/1, Islamabad was waived off as the allottee was not responsible for delay.

Action: D.G.(Design)
DEM-I

- 9.4 Request to waive off the balance amount of House Building Advance granted to Late Gul Mawaz Khan.

5786/808/94
726/BF
dt.11-1-94

Decision

It was decided to waive recovery of the balance House Building Advance amounting to Rs. 55,694.00 outstanding against Late Mr. Mui Mawaz Khan, Ex-Assistant, Lands and Rehabilitation Directorate CDA as a special case. It was further decided that this Board decision will not be quoted as precedent in future cases.

Action: Member(A)
Director Personnel.

- 9.5 Summary for the Board regarding issues related to Plot No. 108, Jinnah Avenue, F-7/G-7, Islamabad.

5787/808/94
739/BF
dt.11-1-94

Decision:

The request of the allottee to regularize extension of mezzanine floor and opening of basement for commercial use without payment of extra charges was not acceded to as the charges had already been reduced considerably. Moreover, if the request of the allottee was accepted it would be difficult to refuse similar demands from other allottees some of whom had reportedly made payments at the prescribed rates.

Action: Member(A)
D.G.(Design)

- 9.6 Consideration of application submitted by the Nawa-A-Waqt Newspaper G-7/1, Islamabad for revision of rates levied by the Authority for coverage of Additional Area on Plot at Mauve Area Sector G-7/1, Islamabad.
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5788/808/94
739/BF
dt.11-1-94

being recovered from the allottees of the residential plots. After discussion, Board took the following decision:-

Decision

The Board was of the ^{view} that the Management of Nawa-i-Waqt be requested to quote any precedent in this behalf.

Action: F.A/Member
D.G. (Design)
DEM-II

- 9.7 Change of Trade/Permission for additional trade of industrial plots & Fixation of its fee.

5789/808/94
737/BF
dt.11-1-94

Decision

- a) Before the proposed revision is approved by the CDA Board, a committee comprising the Vice Chairman CDA, F.A/Member, CDA and D.D.G(Planning) may hold a meeting and give their recommendations to the Board.

- b) Additional trade within the same premises/plot may be considered for permission on the request of the allottee, on case to case basis at the following rates:-

- | | | |
|-----|--|----------------------|
| 1) | For Industrial plots in I-Series | Rs. 50.00 per Sq.yd. |
| ii) | For industrial plots at Kahuta Triangle. | Rs. 25.00 per Sq.yd. |

The above permission will, however, be subject to the following conditions:-

- i) The additional trade is least hazardous and has manageable environmental impacts.
- ii) The additional trade is subsidiary and compatible to the authorized/approved trade.
- iii) The existing plot could adequately accommodate the land requirement of the additional trade.
- iv) Such permission will not, however, entitle the allottee to apply for the sub-division of plot, subsequently.

Vice Chairman, CDA.

Action: D.D.G(Planning)
DEM-II
Addl. Director(PE&C).

9.8 Payment of additional work of painting of Faisal Masjid

5790/808/94

744/BF

dt.11-1-94

Decision

The Board approved the proposal to make payment of Rs. 6,16,512 to M/s NCL for the painting work subject to the availability of funds from the Government.

Action: Director Special Project-I
D.F.A.

9.9 Privatisation of "Survey" and "Valuation" of properties
(in Islamabad) for Assessment of "Property" Tax.

5791/808/94

730/BF

dt.11-1-94

Decision

It was decided to request the Government to exempt Islamabad from the decision relating to Survey and Valuation for the Assessment of Property Tax through private Agencies

Action: F.A/Member
Director Revenue.

- 9.10 Provision of indoor treatment facility to employees of Pakistan Printing Corporation on credit basis.

5792/808/94
733/BF
dt.11-1-94

The Board approved the summary dated 8th January, 1994 on the above subject.

Action: Executive Director
Capital Hospital.
Secretary, CDA.

- 9.11 Offer of allotment of land for 5-Star Hotel at Ataturk Avenue, F-5/1, Islamabad.

5793/808/94
729/BF
dt.11-1-94

Decision

The proposal made in para 6 of the summary (reproduced below) was approved:-

"The party may be regretted about its demand of the interest on the amount deposited with the CDA. However, the party may be given a final opportunity and the balance premium may be made payable in 10 equal quarterly instalment, first of which may be made due on the 1st March, 1994. No further change in the schedule of payment may be allowed and if the party does not arrange payment in accordance with the revised schedule, the plot may be cancelled in accordance with the terms and conditions of allotment letter".

Action: DEM-II
Addl. Director (PE&C)

- 9.12 Payment of dues by the Developers of sites at F-10 Markaz, Islamabad for construction of Luxury apartments.

5794/808/94

729/BF

dt.11-1-94

Decision

The following Committee was constituted to work out the revised payment schedule of the outstanding amount including supervision charges in respect of the two sites and submit its recommendations to the Chairman by 31st January, 1994:-

- i) Vice Chairman, CDA.
- ii) F.A/Member, CDA.
- iii) Director General (Design).

Action: Vice Chairman
F.A/Member
D.G. (Design)
DEM-II
Addl. Director (PE&C)

9.13 Development of Sports, recreational and
amenity facilities in Mrakaz of Islamabad.

5795/808/94

729/BF

dt.11-1-94

Decision

- a) The site for mini golf course in F-8 offered to M/s Telecom may be withdrawn.
- b) As no encouraging response has so far been received from the Public against various sports, recreational and amenity schemes from the general public, therefore, Board decided as under:-
 - i) Site for community hall/marriage hall in G-6 and site for swimming pool in G-7 may be disposed of through open auction in the forth-coming auction of plots by the CDA.
 - ii) Sites of amenity children Funland in G-7 and mini Golf course in F-8 may be replanned by the Planning Wing.

Action: D.D.G(Planning)
 DEM-II
 Addl. Director (PE&C).

9.14 CDA Officer's Hostel - Fixation of Rent.

5796/808/94

729/BF

dt.11-1-94

Decision

The revised room rent charges for CDA employees in

respect of CDA's Officers Hostel as approved in the Board Meeting held on 29-11-1993 were reviewed and the revised following/room rent charges for CDA Officers/employees staying in CDA's Officers Hostel were approved:-

For CDA's Officers

- a) For first 3 months Rs. 40.00 per day.
- b) For next 3 months and beyond. Rs. 50.00 per day.

Other room rent charges and terms and conditions as already approved will remain un-changed.

Action: F.A/Member.
Addl. Director(PE&C)
Manager Govt. Hostel.

- 9.15 Waving of extension surcharge for CDA employees and others.

5797/808/94

729/BF

dt.11-1-94

Decision

Board decided that all such cases should be dealt

Contd...P/24

with as per existing practice.

F.A/Member.

Action: Addl. Director (PE&C)

DEM-I

DEM-II

Director Rehabilitation.

- 9.16 Hiring of Private Houses located within
the Islamabad Capital Territory.

5798/808/94

727/BF

dt.11-1-94

Decision

Since the Board has already considered the matter in its meeting held on 02-8-1994, it was observed that there appears no fresh ground for review of the earlier Board decision.

Action: Member(A)

Director Administration.

- 9.17 Allotment of site for installation of
automatic car wash plant.

5799/808/94

729/BF

dt.11-1-94

Addl. Director (PE&C) explained the background of

Decision

a) The various proposals as given in para 5 of the summary were approved by the Board which read as under:-

- i) The Planning Wing of the CDA may clear the conversion of the plot from Auto Car Wash Plant to commercial use.
- ii) The allottee makes payment of outstanding dues along with restoration charges and penalty on account of non-conforming use of the plot (amounting to Rs. 6,61,243.78).
- iii) The allottee pays the conversion charges amounting to Rs. 1,32,24,875.71

- i) The plot may be restored only after allottee has cleared the outstanding dues inclusive of conversion and restoration charges etc. within sixty days and withdraws all court cases.

Action: F.A/Member
Addl. Director (PE&C)
DEM-II

9.18 Weekly Bazars in Islamabad.

5800/808/94
732/BF
dt.11-1-94

Decision

- a) In order to raise additional funds for better management of the weekly bazars, the existing licence fee being recovered in weekly bazars by the DMA were revised as under with immediate effect.
- | | | |
|-----|---------------------|------------------------------|
| i) | Fee for plots/sites | Rs. 10.00 per bazar per day |
| ii) | Fee for sheds | Rs. 20.00 per bazar per day. |
- b) In future, the permission for the construction of sheds in weekly bazars will not be given.

Contd...P/27

- c) D.M.A. will send a consolidated case for the revision of all licence fees to the F.A/Member by 31-1-1994, positively.

Action: F.A/Member
D.G.(Services)
D.G.(Design)
D.D.G(Planning).
D.M.A.

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