

CAPITAL DEVELOPMENT AUTHORITY  
(SECRETARIAT)

No. CDA-816/BM-Coord/94

Islamabad, August, 22 , 1994.

Subject:- MINUTES OF THE 9TH MEETING OF BOARD HELD ON  
15TH AUGUST, 1994 (MONDAY) AT 9.30 A.M.

The 9th meeting of the Board was held on 15th August, 1994 (Monday) at 9.30 A.M. in the Chairman's office, Executive Block, CDA Headquarters, Islamabad.

2. The following attended the meeting:-

1. Mr. Shafi M. Sewhani, In Chair  
Chairman, CDA.
2. Mr. Ahmad Waqar,  
F.A/Member, CDA.
3. Mr. Jaffar Raza,  
Member(Engineering), CDA.
4. Mr. M. Hamid Hasan,  
Member(Administration), CDA.
5. Mr. Abdul Wahid Shahid,  
Secretary, CDA.

3. Commissioner Rawalpindi Division, Rawalpindi and Chief Commissioner ICT, Islamabad could not attend the meeting due to some other important assignments and intimated their regrets 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 31st July, 1994 were confirmed by the Chairman.

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6. Due to paucity of time, the progress on the implementation of the decisions taken in the last meeting held on 31-7-1994 could not be reviewed.

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

7. After review item of the agenda, the CDA Board took up items included in the agenda for the current meeting one by one. Brief account of the decisions/deliberations held and decisions taken are summarised below:-

- 7.1 Allotment of Agro Farming (Agricultural Plot)  
in lieu of industrial plots.

5873/816/94  
737/BF  
dt: 15-08-1994

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Decision

- a) The request of the allottee for the allotment of Agro Farming plot in lieu of the industrial

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plot already allotted in Industrial Triangle Kahuta, was not agreed to.

- b) However, the allottee may establish an agriculture farm or any other manufacturing industry permissible in the ICT on the existing plot.

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

7.2 Re-option for pension

5874/816/94  
726/BF  
dt: 15-08-94

Decision

Member(A) may review the case and bring a revised summary for consideration of the Board.

Action: Member(A)  
Director Pers.

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7.3

Proposal for development of Multi storied  
apartment scheme in Sector E-11, Islamabad.

5875/816/94  
737/BF  
dt: 15-08-1994

#### Decision

The necessary permission/NOC for construction of multi-storied apartments in Sector E-11, was granted to M/s Florida Builders (Pvt) Ltd. subject to the following conditions:-

- i) The title/ownership of the land in the name of M/s Florida Builders (Pvt) Ltd. will be got verified in the first instance.
- ii) The land development works required for the project will be executed by the CDA as "Deposit work".
- iii) M/s Florida Builders(Pvt) Ltd. will deposit "land development charges" with the CDA, in advance.
- iv) The proposed multi-storied apartments will be constructed upto a maximum of 10 stories only.

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

Contd....P/6

- 7.4 Allotment of Alternate plot to Prof. Naseer A. Shaikh.

5876/816/94  
723/BF  
dt: 15-08-1994

Decision

In order to settle long outstanding issue, it was decided that Plot No. 32, F-11/4, measuring 1000 square yards may be allotted to Prof. Naseer A. Shaikh in lieu of Plot No. 19, Street 8, F-7/3, Islamabad.

Action: DEM-I.

- 7.5 Approval of Agro-Farming Schemes in Islamabad.

5877/816/94  
737/BF  
dt: 15-08-94

Decision

- a) The following 3 Agro-Farming schemes located in Zone-4 of ICT Zoning Plan were approved consisting of 692 plots of about 2.5 acre each.

S.No.	Name of Scheme	Area in Acres Approx.	No. of Plots		Total
			Regular	Irregular	
1.	Kuri Agro-Farming Scheme.	1201	315	132	447
2.	Jaglot Agro-Farming Scheme	415	58	129	187
3.	Agro-Farming Scheme north of NIH	173	35	23	58
		<u>1789</u>	<u>408</u>	<u>284</u>	<u>692</u>

- b) The above Agro-Farming plots in the 3 schemes will be disposed of as per Islamabad Land Disposal Regulation, 1993.
- c) Some of the Agro-Farming plots may be included in the next auction of CDA plots.

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

7.6 Brief of Banni Gala.

5878/816/94

760/BF

dt: 15-08-1994

Decision

In view of the legal implications involved, it was decided to obtain the comments from the Consultant (Law), CDA on the matter in the first instance.

Action: Director Lands.

- 7.7 Expansion of NAFDEC Complex on Plot No. 56-H, F-6/G-6, Jinnah Avenue.

5879/816/94  
739/BF  
 dt: 15-08-1994

Decision.

The request of the Managing Director NAFDEC for construction of 10-Storey Building was not agreed to.

Action: Director Arch.

- 7.8 Plot No. 26, Markaz G-6, Islamabad.

5880/816/94  
 1 724/BF  
 dt: 15-08-94

Decision

- a) It was decided to re-iterate the earlier Board decision taken on the subject case in Board meeting held on 11-1-1994.
- b) The plot may be restored only if the ex-allottee clears all the outstanding dues within 60 days inclusive of conversion and restoration charges as already approved by the Board in its meeting held on 11-1-1994 against item No. 9.17.
- c) In case the ex-allottee fails to deposit above dues within stipulated period of 60 days, the case for taking-over physical possession of the plot may be initiated.

Action: DEM-II.  
Dir (E&S)

7.9 Change of discipline of Plot allotted to  
M/S Pak Clay (Pvt) Ltd. in Chaklala.

5881/816/94  
724/BF  
dt: 15-08-1994

Decisions

- i) The proposal of conversion of existing land use into a housing scheme for the plot leased out to M/s Pak Clay (Pvt) Ltd. was agreed to subject to the payment of conversion charges to be worked out by the Finance Wing, CDA.
- ii) Planning Wing to prepare CDA's housing scheme on the remaining adjoining land belonging to CDA for useful utilization.

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

7.10 Payment of pension to CDA's pensioners through Post Offices/Banks.

5882/816/94  
735/BF  
dt. 15-08-1994

Decision

The payment of pension through Post Offices, being lesser expensive for the Authority, was approved by the CDA Board, in principle. Director (Audit & Accounts) should work out the relevant modalities with the Post Office authorities.

Action: Director(A&A).

7.11 General Decisions

Following items were also taken for consideration by CDA Board as non-agenda items with the permission of the Chairman.

5883/816/94  
730/BF  
dt: 15-08-1994

- a) Exemptions and recoveries of Property Tax on annual rental value in Islamabad.

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Decision

- 1) To ensure an early revision in the existing rates and exemptions, a public

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notice according to Rule 3(3) of the  
Capital Development Authority  
(Imposition of Taxes) Rules, 1981  
may be published in the leading English  
and Urdu newspapers.

ii) Following taxation schedule was approved  
by the Board:-

- a) Date for submission of  
objections/suggestions 20-9-1994
- b) Date for hearing of  
objections/suggestions by  
the Sub-Committee. 5-10-1994
- c) Date for submission of  
report by the Sub-  
Committee to the Authority 16-10-1994
- d) Date for consideration of  
report by the Authority 6-11-1994
- e) Date for submission of  
final proposals to the  
Government for sanction 13-11-1994

iii) As required under Rule No. 4(2) of Capital  
Development Authority (Imposition of  
Taxes) Rules, 1981, the following Sub-  
Committee was also constituted by the CDA  
Board to examine the objections and suggestions

from the public on the proposals:-

- |    |  |                  |
|----|--|------------------|
| 1. | Secretary, CDA.                            | Chairman         |
| 2. | Director Municipal<br>Administration, CDA. | Member           |
| 3. | D.F.A. , CDA.                              | Member           |
| 4. | Director Revenues, CDA.                    | Member.          |
| 5. | Cost Accountant, CDA                       | Member/Secretary |

Action: Secretary, CDA.  
D.M.A, CDA  
D.F.A., CDA  
Dir. Revenues, CDA  
Cost Accountant.

- b) Bara Darri (Mughal Architectural) at  
Crossing of Faisal Avenue/Khayabane  
Quaid-i-Azam.

5884/816/94  
743/BF  
dt: 15-08-1994

Decision

The proposal for the construction of Bara Darri (Mughal Architectural) at crossing of Faisal Avenue/Khayaban-e-Quaid-e-Azam, or at any other suitable location in Islamabad, at an estimated cost of Rs. 2.470 million was approved.

Action: Director Works  
Director(Architecture)  
Dy. Financial Adviser.

- c) Appointment of Consultant (Security, Enforcement & Hostels) in CDA.

5885/816/94  
726/BF  
dt. 15-08-94

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Decision

- a) Group Capt. (Retd) Naeem Atta may be appointed as Consultant (Security, Enforcement & Hostels), in CDA with immediate effect at a fixed emoluments of Rs. 8,500.00 per month.
- b) Terms of reference of his appointment

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may be fixed and notified separately.

Action: Director Pers.

Meeting concluded with a word of thanks  
to the Chair.

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