

CONFIDENTIAL

**CAPITAL DEVELOPMENT AUTHORITY
(SECRETARIAT)**

No. CDA-991 /BM-Coord/2004

Islamabad, August 2004.

Subject: **MINUTES OF THE 15TH MEETING OF THE CDA BOARD FOR
THE YEAR 2004.**

The 15th meeting of the CDA Board for the year 2004 was held on Saturday the 7th August, 2004, at 09.00 A.M. in the Conference Room, Executive Block, CDA Headquarters, Islamabad.

2. The following attended:-

- 1) Mr. Kamran Lashari,
Chairman - in Chair
- 2) Mr. Sikander Hayat Maken
Member (A)
- 3) Brig. Nusrat Ullah,
Member (P&D)
- 4) Mr. Kamran Ali Qureshi,
F.A/Member.
- 5) Mr. Nadeem Akbar Malik,
Secretary, CDA Board.

3. The following officers of the CDA were in attendance and participated when items pertaining to their Directorates were discussed:-

- 1) Mr. Shafiq Ali Siddiqui
Director (R.P)
- 2) S.M. Bokhari
Director EM-II

3) Mr. Khalid Mehmud Mirza
Director (L&R)

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

6. The items of agenda for the Board meeting were then taken up. Salient points of discussion and decisions are as follows:-

6.1 Extension of lease period of plots (Levy of extension fee).

7973/991/2004
724/BF
7-8-2004

Decision:

Board decided that:-

- i) To levy extension fee @ 1% at average market reserve price and lease period be extended for another 33 years.
- ii) AGR will be charged at the prevailing rate+15% increase after every 3 years or as may be fixed by the Authority from time to time.
- iii) Any violation of Building Control Regulations and non-conforming use of the plots will render them liable to cancellation.

Action: Director E.M-II

6.2 Control of Development in the specified area of Islamabad.

7974/991/2004

737/BF

7-8-2004

Decision:

Board decided that present arrangements may be continued. A meeting of Advisory Council for overall mandatory and coordination role on specified area be arranged on a quarterly basis. The issue may also be included in the Advisory Council of Rawal Lake, which is headed by Secretary Interior.

Action: Director (R.P)

- 6.3 Allotment of exchange land in sector E-11 to the genuine affectees of Golra Revenue Estate.

7975/991/2004
750/BF
7-8-2004

Decision:

Board constituted a committee under the Chairmanship of Member (P&D). Advisor (P) and Director (L&R) as Member. The committee will submit the report in the next Board meeting.

Action: Director (L&R)

- 6.4 Conversion of Melody Cinema into Shopping Centre & Multiple use.

The above item was deferred.

- 6.5 Plot No.39, measuring 4.64 acres Orchard Scheme, Murree Road, Islamabad.

7976/991/2004
737/BF
7-8-2004

Decision:

Board in the light of the prevailing policy did not accede to the request of the applicant for the sub-division of the plot.

Action: Director (RP).

- 6.6 Maintenance and up keep of Melody food park G-6, Islamabad.
6.7 Naming of Road in Islamabad.

The above items were deferred.

- 6.8 Representation on the order dated 06-6-2004 of the Honourable Wafaqi Mohtsib in case No.Reg.H/9027/2003, filed by Raja Muhammad Zulfiqar Aslam, Managing Director, M/s. Zaraj Group (Pvt) Limited.

7977/991/2004
737/BF
7-8-2004

Decision:

- i) The Board approved the suggestions and directed that NOC may be issued to those Societies, which have proof of availability of sufficient water certified from M/s. NESPAK Limited or Hydrogeophysical and Environmental Science Department of Quaid-i-Azam University.
- ii) Mr. Pervaiz Anwar Cheema, presently OSD may be assigned the responsibility for compiling and consolidated all previous studies related to water availability in Zones II & V had with CDA. He will make a presentation to the CDA Board by 15th September, 2004 with the view to finalize concrete suggests/recommendations to adopt futuristic course of action to ensure adequate availability and supply of drinking water in all Zones of Islamabad.

Action: Director (RP)
Dir. W&S (Dev)
(Presently OSD)

- 6.9 Construction of Four Nos. Bridges on Islamabad High Way, Islamabad.
6.10 Recovery of Property Tax from M/s.Shifa International Hospitals., H-8, Islamabad.

The above items were deferred.

- 6.11 Exchange of plot No.81 with plot No.60, Orchard Scheme, Murree Road, Islamabad.

7978/991/2004
724/BF
7-8-2004

Decision:

- i) Board decided that Member (P) along with Rep: of Engineering Wing may visit the site regarding construction of road. If the proper road/approach was not made within one month, exchange of agro plot with any other plot of same size would be deemed approved. It was also decided that on the basis of report of Member (P), Member (Admin) may allow the exchange of plots except those plots situated on main Murree Road scheme.
- iii) In future all such cases of exchange would be decided by Member (Administration) as per previous practice.

Action: Director E.M-II

- 6.12 Operation and Management of Fruit Vegetable Market I-14, Islamabad as a self entity and on self financing basis.
- 6.13 Amendment in CDA Employees (Service) Regulation, 1992.
- 6.14 Allotment of alternate Khokha.
- 6.15 Promotion of Assistant Draftsman - CDA Employees (Service) Regulation, 1992.
- 6.16 Amendment in Islamabad (Control of Advertisements) Regulations 1977, as amended on 1st April, 1999.

The above items were deferred.

- 6.17 Relaxation from Provision of the Islamabad Land Disposal Regulation, 1993.

7979/991/2004
750/BF
7-8-2004

affectees of D-12, E-12, I-14, 15 & 16 who otherwise qualify to be adjusted against the agro-farm.

Decision:

- i) In view of the Ministry of Interior letter No.4/12/2002/CDA-II dated 12-7-2004 and under Section 49 read with Section 51 of CDA Ordinance, 1960 CDA is empowered to frame Rules & Regulations. CDA Board. agreed to relax the cut off date of three years for submission of application for the allotment of agro plot. Such relaxation would be applicable to all the genuine affectees of various areas of Islamabad. It was further decided that before processing of allotment of agro-farming plots to these affectees the reserve price would also be reviewed by the Costing Section.
- ii) All such claims, which were in the pipeline would be examined carefully regarding the genuineness by Directorate of Land & Rehabilitation. The allotment of agro-farming plots would be approved by the Board on the recommendation of the ASC headed by Member (Admin).
- iii) Member (P) would invite proposals for the development of country houses scheme over the left over agro farming plots as soon as possible.

Action: Member(P)
Director (L&R)

- 6.18 Petrol Pump-cum-CNG Station on Lehtrar Road, Islamabad.
- 6.19 Use of Convention Centre, Islamabad.
- 6.20 Amendment in Rehabilitation Policy 1996.

The above items were deferred.

- 6.21 Regularization of Irregularly or Fraudulently allotted plots.

7980/991/2004

750/BF

7-8-2004

Decision: CDA officials responsible to make such fraudulent allotments."

Board approved the proposed procedure of Director (L&R) for regularizing of fraudulent allotment of plots. It was further decided that Committee should be headed by Member (Admin).

Action: Director (L&R)

- 6.22 Promotion of Deputy Director (BPS-18) (Central Engineering Laboratory) to the post of Director (BPS-19) – Amendment in CDA Employees (Service Regulation, 1992.
- 6.23 Furnishing of Parliament Lodges, Islamabad – Payment of Outstanding Dues to M/s. Wood Co. Mardan.
- 6.24 Request of MNA Mr. Wasi Zafar to set up two different types of Industries on plot No.13-B, and 14-A, Kahuta Industrial Triangle, Treating them as two independent plots.

The above items were deferred.

- 6.25 Allotment of plots in Mauve Area in Sector G-10/4, Islamabad to M/s. Shafsal (Pvt) Limited.

7981/991/2004

724/BF

7-8-2004

Decision:

The Board considered the request of the bidder and granted two months period to bidder (M/s.Shafsal (Pvt) Limited) for submission of registration certificate of the Firm/Company for the year of auction i.e. 2003 with the Stock Exchange or equivalent. On productions of the said proof plot would stand restored. In case of failure earlier decision of cancellation would be implemented.

Action: Director E.M-II

Non-Agenda Item:

Grant of permission for Petrol Pumps/CNG Stations on land leased out by NHA and Private land and Bus Adda of Rana Muhammad Anwar on land leased out by NHA.

The above item was deferred.

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

CAPITAL DEVELOPMENT AUTHORITY
(Directorate of Coordination)

No.CDA-991/BM-Coord/2004/

4380

Islamabad, September 18, 2004

CORRIGENDUM.

Subject: MINUTES OF THE 15TH MEETING OF THE CDA BOARD
FOR THE YEAR, 2004.

Reference Directorate of Coordination letter
No.CDA-991/BM-Coord/2004/3663 dated 20-8-2004, on the
above subject.

2. The following Para duly approved by the CDA Board
through circulation may be added/included in the Board
Decision No.6.21 " Regularization of Irregularly or Fraudulentl
allotted plots" of the 15th Board Meeting held on 7-8-2004
after:-

b) For Agro Plots:

i) Director Land & Rehab.	Chairman
ii) Director Estate Management-II	Member
iii) Director Law	Member
iv) Dy.Director Rehab.	Member

Add:- At the same time F.I.R. will be lodged against
the person who secured fraudulent allotment and the