



Capital Development Authority
(Secretary CDA Board Office)

CONFIDENTIAL

No. CDA-1369/BM-SCB/2020/

Islamabad August 26, 2020

Subject: **MINUTES OF 12TH CDA BOARD MEETING FOR THE YEAR 2020.**

The 12th CDA Board meeting for the year 2020 was held on **August 26, 2020 (Wednesday) at 02:00 P.M**, in the Conference Room of Executive Block, CDA Headquarter, Islamabad under the Chairmanship of Chairman, CDA.

2. Following attended the meeting:

1. Mr. Amer Ali Ahmed, (In Chair)
Chairman, CDA-
(Additional Charge),
Chief Commissioner ICT
2. Rana Shakeel Asghar,
FA/Member ,CDA/
Member (Admin),CDA.
(Look after charge)
3. Dr. Shahid Mehmood,
Member (P&D), CDA
Member (Engg.), CDA
(Look after charge)
4. Mr. Naveed Ilahi,
Member (Estate),CDA.
(Look after charge)
5. Syed Safdar Ali,
Secretary CDA Board.

3. Commissioner Rawalpindi as ex-officio member of the Board could not attend the meeting. Chief Commissioner, ICT in addition to the assignment of Chairman, CDA attended the meeting, while Member Finance / Member Admin, Member Estate and Member Planning & Design / Member Engineering were present in the meeting.

4. Meeting commenced with the recitation of "Holy Quran" by Syed Safdar Ali, Secretary CDA Board. Thereafter agenda items were taken up for discussion and made following decisions:-

11202/1369/BM/'20
26-08-'20/12th

12.1 RENEWAL OF LEASE PERIOD OF INDUSTRIAL PLOTS.

DECISION

The summary was presented by Member Estate, CDA. During discussion, it was observed that lease extension charges for industrial plots as per CDA letter dated 04.12.1995 and lease was deemed to be extended for period of 99 years. However, later on, lease extension charges were levied as per CDA Board decision dated 07.08.2004 and 03.11.2004 at the rate of 1 % of current market price on commercial properties but no mention was made for industrial plots. CDA Board subsequently vide decision dated 20.03.2020 imposed 1% lease extension charges on current market prices of the industrial plots. After due deliberation, considering that industrial activity is not retail business and this restriction shall remain on them, and in view of examination of earlier policies of CDA in this regard, CDA Board recommended that the extension fee for industrial plots be rationalized and industrial Units be required to pay the amount of Rs 100,000/ per kanal instead of the 1% charges. Board further decided that these recommendations may be sent to National Coordination Committee on Housing, Construction & Development (NCCHCD) for endorsement. As regard, requirement of agreement between CDA and allottee for mortgage of commercial plots, it was decided that the Authority will restrict itself to the requirements pertaining to CDA and it will not act on behalf of the bank / lending agency.

Action By: Member (Estate)

12.2 FIXATION OF RATES / CHARGES FOR ADDITIONAL COVERED AREA/ FAR.

11203/1369/BM/'20
26-08-'20/12th

DECISION

The summary was presented by Member Finance, CDA who briefed that the Coordination Directorate of Naya Pakistan Housing and Development Authority (NAPHDA), Prime Minister Office, Islamabad had forwarded the minutes of 11th meeting of National Coordination Committee on Housing, Construction & Development (NCCHCD) vide letter No 06/ Coord/NAPHDA/2020 dated: 19-08-2020 whereby it was conveyed that CDA may reduce the FAR charges to less than 50 % to encourage high-rise construction. After due deliberation and examining the specific figures indicated Board decided to reduce the FAR charges by 55 % to encourage high-rise construction and send a compliance report to NCCHCD under the Prime Minister.

Action By: Member (Finance)

12.3 INCLUSION OF IT IN THE APPROVED TRADE OF INDUSTRIAL AREA I-9 & I-10 AND PERMISSION OF MULTIPURPOSE TRADE.

11204/1369/BM/'20
26-08-'20/12th

DECISION

The summary was presented by Member (P&D), CDA and briefed that CDA Board considered a summary of Planning Wing in its Board meeting dated 21.05.2020 and decided to obtain input from Ministry of Industries and Ministry of IT, regarding recognition of IT as industrial trade and for a better and informed decision in the matter.

In order to encourage IT industry and keeping in view the demand of Islamabad Chamber of commerce and industry to allow multiple trades on their industrial units and for enhancement of industrial productivity and job creation for the country. The Ministry of Industries and Investment, Government of Pakistan has already declared the Computer Software, Information Technology (IT) as an "Industry" vide Notification No 3(2)/97-INV-IV dated 05.03.1997. After due deliberation, the Board approved the proposal contained at Para 4 of the summary.

Action By: Member (P&D)

12.4 **LEVY OF CHARGES FOR LAND USE CONVERSION ON THE BASIS OF AREA OF LAND.**
11205/1369/BM/"20
26-08-'20/12th

DECISION

The summary was presented by Member (P&D), CDA. After due deliberation, Board considered and approved the proposal contained at Para 3 of the summary.

Action By: Member (P&D)

12.5 **AMENDMENT IN ISLAMABAD CAPITAL TERRITORY BUILDING CONTROL REGULATIONS-2020.**
11206/1369/BM/"20
26-08-'20/12th

DECISION

The summary was presented by Member (P&D), CDA After due deliberation, Board directed that Planning Wing would get views / opinion of the experts/consultants on the subject matter, in the first instance. Thereafter, the matter would be re-presented to CDA Board for consideration.

Action By: Member (P&D)

12.6 **GRANT OF EXTENSION IN CONTRACTUAL PERIOD IN RESPECT OF MR. AMJAD SALEEM, HEAD OF TREASURY.**
11207/1369/BM/"20
26-08-'20/12th

DECISION

The summary was presented by Member (Admin), CDA. After due deliberation, Board decided to grant last and final extension in contractual period of six months with effect from 18.04.2020 to 17.10.2020 in respect of Mr. Amjad Saleem, Head of Treasury. Board further directed to strengthen the existing in built structure of Finance Wing, as it was before the creation of the post of Head of Treasury. (HoT)

Action By: Member (Admin)

NA-I **ALLOTMENT OF PLOTS FOR ESTABLISHMENT/CONSTRUCTION OF POLICE STATION/BARRACKS IN SECTOR, I-8 MARKAZ & I-10 MARKAZ, ISLAMABAD.**
11208/1369/BM/"20
26-08-'20/12th

DECISION

The summary was presented by Member (Estate), CDA. After due deliberation, CDA Board approved the proposal contained in Para 2 (a) & (b) of the summary regarding allotment of plots for Establishment/Construction of Police Station/ Barracks, subject to payment of cost of land and approval of Federal Government.

Action By: Member (Estate)

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



12th CDA BOARD MEETING FOR THE YEAR-2020 HELD ON 26-08-2020

AGENDA ITEMS

S.No	Items	Presenter
1.	Renewal of lease period of industrial plots.	Member (Estate)
2.	Fixation of Rates / Charges for additional Covered Area/ FAR	Member (Finance)
3.	Inclusion of IT in the approved trade of Industrial Area I-9 & I-10 and permission of multipurpose trade.	Member (P&D)
4.	Levy of charges for land use conversion on the basis of area of land.	Member (P&D)
5.	Amendment in Islamabad Capital Territory Building Control Regulations-2020.	Member (P&D)
6.	Grant of extension in contractual period in respect of Mr. Amjad Saleem, Head of Treasury.	Member (Admin)
Non-Agenda Item		
NA-I	Allotment Of Plots For Establishment/Construction Of Police Station/Barracks In Sector, I-8 Markaz & I-10 Markaz, Islamabad	Member (Estate)