

**CONFIDENTIAL**

**CAPITAL DEVELOPMENT AUTHORITY  
(SECRETARIAT)**

Islamabad, June 30, 1998.

No. CDA-880/BM-Coord/98

Subject:-

**MINUTES OF THE 11TH MEETING OF THE CDA BOARD FOR  
THE YEAR 1998.**

The 11th meeting of the CDA Board for the year 1998 was held on Saturday June 20, 1998 at 01.30 P.M. in the Conference Room, Executive Block, CDA Headquarters, Islamabad.

2. The following attended:-

1. Ch. Qamar Zaman.  
Chairman, CDA/Chief Commissioner ICT. In Chair
2. Mr. Mohammad Bashir.  
F.A/Member. CDA.
3. Mr. Mohammad Ashraf Khan  
Member (A). CDA.
4. Mr. Anwar Said.  
Member (Design). CDA
5. Mr. Abdus Salam Khan Wazir  
Member (E). CDA.
6. Mr. Maqbool Elahi,  
Member (Planning). CDA.
7. Mr. S.A.T. Wasti  
Secretary to the Board.

3. The following were also present:-

1. Mr. Muhammad Rafiq Ahmad.  
Consultant (Engineering). CDA.
2. Mr. S.A.M. Wahidi.  
Consultant (Law). CDA.



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| 3. | Mr. Mohi-ud-Din Jameeli.<br>DDG(W) | Item 1 |
| 4. | Mr. Jahanzeb<br>Director W&S (Dev) | Item 4 |
| 5. | Representatives of M/s Karcon      | Item 1 |

4. meeting due to other official engagements. He, was, however, represented by Sardar Muhammad Akram, Additional Commissioner (Coord) Commissioner's Office, Rawalpindi.

5. The Meeting started with recitation from the Holy Quran.
6. The agenda for the meeting was then taken up. Salient points of discussion and decisions were as follows:-

6.1 Presentation of case by M/s Karcon.

Decision

After due deliberations the Board upheld its earlier decision taken on 7-2-1998 and decided to finalize the process for termination of contract of M/s Karcon (Pvt) Ltd. It was also directed that the balance work should be got completed through MPO and contractors as the case may be within a period of one and-a-half months.

Action: DDG(W).

6.2 Retrieval/realization of Rs. 31,83,005/10 from M/s K.J. Enterprises against Agreement No. 11191



Decision

The Board decided that Member (A) will conduct an Inquiry into the award of contract and payment of advance to the firm. Simultaneously a letter from the Chairman would be sent to the I.G. Police Islamabad for registering a case against the firm. A letter would also be sent to the Secretary Commerce requesting for action against the Insurance Co. Director Procurement & Stores will pursue the case.

Action: F.A/Member  
Member (A)  
Director P&S  
Director Personnel.

6.3 Construction of Raw Water Reservoir(payment of material at site).

### Decision

The Board decided that since the land was available now and there was no impediment in construction, the contractor should start the work immediately.

Action: Dir. KDP

### 6.4 Installation of fuse gates at Simly Dam



## Decision

The Board did not approve the installation of hydroplus fuse gates and decided to request the Economic Affairs Division to re-allocate the loan for the procurement of essentially required equipment/machinery from France for beneficial utilization of the loan in the over all interest of the country. The Board also directed completion of the auxiliary spillway within 6 months for which the funds will be provided in the next year's Budget.

Action: Dir W&S(Dev).

### 6.5 Imposition of legal checks on any change/violation of the Master Plan.

## Decision

The Board approved the proposed amending Bill subject to the following:-

- 1) Proposed addition to Section 29 was not approved.
- 2) In the proviso to proposed Sub Section 3 of Section 36 the period for review on ground of fraud was reduced from five to one year.
- 3) In Section 43 the amount was raised from Rs. 2.5 million to Rs. 8 million or as may be determined by the Govt.

Action: Consultant Law.

### 6.6 Amendments in Islamabad Sub-Division Regulations

### Decision

The Board agreed, in principle, to the proposed guide-lines as given in para 6 of the summary. It was also decided to constitute a Sub Committee with Director Architecture as convener and DEM-II, Consultant Law and Cost Accountant as members to give its recommendations within one month.

Action: Member (Design).  
Consultant Law  
Director Architecture  
DEM-II  
Cost Accountant

- 6.7 Construction of additional storey on existing buildings in all Marakaz and Super Markets in F-6 & F-7.



## Decisions

- i) In future, for existing buildings in markaz an additional storey on existing structure will not be permitted.
- ii) Where allottees demolish the existing structure and apply for additional storey permission will be given subject to payment of charges for the additional storey to be worked out by the Finance Wing of CDA.
- iii) The under construction buildings in Markaz would also be allowed additional storey subject to provision of satisfactory proof of structural stability and necessary clearance from Planning Wing and Directorate of Structure for adequacy of parking requirements, laid down services and also on payment of additional charges.
- iv) The Finance Wing will review the present charges of Rs. 1,100/- per ~~sq. ft.~~ <sup>square foot</sup> and would bring in line with present auction price in the Marakaz.
- v) The Board also appointed a sub Committee comprising Member (Design), Member (P) and Consultant (Engineering) to give recommendations in cases of (a) F-6 and F-7 Super markets where the blocks have been constructed by the CDA or privately as two storey structures and where individual units cannot be demolished because of the framed structure and (b) where allottees have constructed additional floor without approval in defiance of the Board decision dated 4-9-1995. The Sub Committee will submit its recommendations within one month.

Action: Member(Design)  
Member(P)  
Consultant Engineering



6.8 Fixing time limit for approval of plans and issuance of completion certificates.

months.

Decision

Taking cognizance of the nature of the work and work load in the Building Control Section the Board decided to centralize all the approval and completion issuance work in the Building Control Section and bifurcate it into two sections, one to deal with residential and the other to deal with commercial, industrial agro farming, orchard plots etc. Each section be headed by a Deputy Director. The Board also decided a maximum period of one month for the issue of completion certificate/approval of building plans after their receipt in the Estate Management Directorate. The Estate Management should clear the case within one week and pass it on to the BCS for further action who should finalize it in three weeks.

Action: Director Pers.

DEM-I

DEM-II

DD(BCS)

6.9 Projected Columns in the set backs.

### Decision

The Board approved the proposed amendment and directed that all pending cases should be cleared immediately in the light of the amended rule position.

Action: DD(BCS)

#### 6.10 Resort Restaurant at Daman-e-Koh.

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Decision

The Board decided to withdraw the allotment letter issued in the name of M/s Sunshine Heights in the light of the advice given by the Ministry of Law, Justice and Parliamentary Affairs.

Action: DDG(P)  
Director MPC  
DEM-II

- 6.11. Delimitation of a "Buffer Zone" in Zone-5, Zone-4 to restrict Development of Housing Schemes.
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Decision

The Board decided to obtain the approval of the Government to modify the limit of zone 4 and zone 5 and also to have the revised deliniation of zone notified in the Gazette of Pakistan.

Action: DDG(P)

\*Addl. Dir. RP.

- 6.12 Human Rights case No. 318 of 1993.(Complaint regarding Environmental Pollution)
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Decision

The Board approved the above five parameters.

Action: DDG(P).

6.13 Alignment of Islamabad-Peshawar Section of Motor Way.

#### Decision

The Board did not approve the revised alignment of the Islamabad-Peshawar Motorway as proposed by the AWT. It was also observed that if AWT succeeds in altering the alignment of Motorway other private Housing Societies in the area would show similar disrespect to our plans and there would be practically no plan in the area.

Action DDG(P)

Addl. Dir. RP



- 6.14 Restrictions on development activities within the negative area of the Kala Chitta reserved forests.

Decision

The Board accepted the recommendations of the Planning Wing to bring the issue to the notice of the Cabinet Division for advice and a policy decision. of the Federal Government in the matter.

Action: DDG(P)

Addl. Director RP.

- 6.15 Transfer of land from PTC to PTA, Islamabad.

### Decision

The Board decided to transfer part of the plot measuring  $250' \times 108' = 3000$  sq. yards from the allotted plot measuring  $250' \times 356' = 9888,88$  sq. yards of PTC to PTA on payment of transfer fee.

Action: DEM-II.

### 6.16 Revision of Water Rates



### Decision

- i) The matter with regard to installation of meters along with enhancement in the charges be examined by a Committee headed by the Secretary to the Board and consisting of Director W&S (Dev), Director Water Supply and Director Revenue.
- ii) Finance Wing to examine and recommend charges for supply of water through tankers for domestic use.
- iii) The collection of water charges by the Directorate of Revenue should be improved and Director Revenues be given a definite target for the year.
- iv) Director Water Supply Maint. to come out with definite measures for reducing expenditure on water supply.

Action: Secretary, CDA.

D.F.A.

Director Water Supply(Maint)

Director Revenue.

### 6.17 Rehabilitation of Katchi Abadies in Islamabad.

### Decision

The Board approved the activities (given in Annexure "A" of the summary) for which UNDP's Assistance may be sought for the rehabilitation of Katchi abadies. The Board also approved the proposed course of action (given in Annexure "B" of the summary) in respect of 11 katchi abadies. The Board further directed that the time period for rehabilitation of the entire G-8/1 Katchi abadies should be formulated and brought before the Board by the Deputy Director Katchi Abadies Cell within one week. Proposals for upgradation of the remaining Katchi abadies should also be submitted simultaneously.

Action: DDG(P).

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