

CONFIDENTIAL

**CAPITAL DEVELOPMENT AUTHORITY
(SECRETARIAT)**

No. CDA-858/BM-Coord/97

Islamabad, March 7, 1997.

Subject:- MINUTES OF THE 2ND MEETING OF THE CDA BOARD FOR THE
YEAR 1997, HELD ON SATURDAY 22ND FEBRUARY, 1997 AT 10.00 A.M.

The 2nd meeting of the CDA Board for the year 1997 was held in the CDA Conference Room on 22nd February, 1997 at 10.00 A.M.

2. The following attended:-

1. Mr. M. Javed Masud,
Chairman, CDA. In Chair
2. Mr. Javid Akram,
Chief Commissioner, Islamabad
3. Mr. Anwar Said,
Member (Planning/Design), CDA
4. Mr. Mohammad Ashraf Khan
Member (A), CDA.
5. Mr. Mohammad Bashir,
F.A/Member, CDA.
6. Mr. Abdus Salam Khan Wazir
Member (E), CDA.
7. Mr. S.A.T. Wasti
Secretary to the Board.

3. The following attended the meeting, by special invitation:-

1. Mr. Muhammad Rafiq Ahmad, (for item No. 10)
Consultant (Engineering)
2. Barrister A.G. Chaudhry,
Legal Adviser, CDA.
3. Mr. Maqbool Elahi,
DDG(P).

Copy alongwith a copy of the minutes of the meeting also forwarded to:-

1. Chief Commissioner, ICT, Islamabad. -Ex-Officio Member.
2. Commissioner, Rawalpindi Division, Rawalpindi. -Ex-Officio Member.

4. Commissioner Rawalpindi, Ex-officio Member of the CDA Board, Mr. Mohammad Zia-ur-Rehman could not attend the meeting being pre occupied with other official functions.

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

6. Minutes of the 1st Board Meeting were confirmed by the CDA Board.

7. The agenda for the meeting was taken up itemwise for discussion and decisions by the Board. Salient points of discussion and decisions were as follows.

7.1 Allotment of Residential Government Accommodation.

6486/858/97
727/BF
dt; 22-02-1997

Decision

It was decided to defer the item for the time being

Action: Dir. Admin

7.2 Grant of permission for use of land in ICT.

6487/858/97
737/BF
dt; 22-02-1997

Decisions

- i) CDA would not consider grant of NOC for any use involving permanent structure.
- ii) Whenever the need for a facility is determined CDA would acquire land for the same and the plot would be disposed of in accordance with Rules.
- iii) In case where a facility of a temporary nature not involving permanent structure is required, the sites will be properly planned and put to auction on annual license basis for a period not exceeding 3-years after which the need for the temporary facility would be reviewed by the Authority.
- iv) In cases where land is required for holding of exhibition, meena bazar, the same may be licensed out to organization for a fixed duration not exceeding two months.
- v) A Committee consisting of Director Urban Planning, Director Municipal Administration and Addl. Director Regional Planning should review all existing cases involving "NOCs and Licenses" and put up recommendations within 2 months regarding continuance or otherwise of such permissions.

Action: DDG(P)

7.3 Extension of time in respect of Plot No. 28, St. No. 2, Shalimar-8, Islamabad.

3/858/97

/BF

22-02-1997

Decision

The Board did not agree to waive the extension surcharge as the allottee did not fall in the category of hardship cases.

Action: DEM-I

- 7.4 Lay out of a private housing scheme in Sector E-16 Submitted by M/s R.P. Corporation (PVT) Limited, Islamabad.

9/856/97

/BF

22-02-1997

Decisions

- i) The financial standing of the sponsors should be ascertained.
- ii) The sponsors should satisfy the Board on availability of water through an actual survey conducted for electrical resistivity test followed by test bore.

- iii) The type and details of Treatment Plant and disposal of treated water.
- iv) Sub para (v) of para 4 of Modalities and Procedures framed under ICT (Zoning) Regulation, 1992 relating to "a certificate from the Tehsildar, ICT, certifying sponsor's ownership of the land covered by the proposed scheme shall also be provided on one of the copies of survey plan" may be amended to the extent that the certificate should be obtained from Deputy Commissioner, ICT.

Action: DDG(P)
Director (UP).

- 7.5 Issuance of NOC for a housing scheme named Soan Garden floated by M/s Civilian Employees Cooperative Housing Society in Zone-5, Islamabad.

490/858/97
37/BF
t; 22-02-1997

Decision

The Board decided that the sponsors should be asked to submit a report about availability of water in the scheme area duly supported by electric resistivity survey and trial boring. They be also asked to submit detail of sewerage treatment plant and disposal of treated water before consideration of the issue of formal NOC.

Action: DDG(P)
Addl. Director(RP)

7.6 Policy regarding sub-division of industrial plots and change of trade.

6491/858/97

738/BF

dt; 22-02-1997

Decision

- i) The Board approved ban on sub-division of industrial plots or establishing two or more types of industries in the same premises. It was also decided to move an amendment in the CDA Ordinance to this effect.
- ii) The change of trade was also not agreed to, being barred under the CDA Amendment Ordinance, 1997.
- iii) It was also decided that the negative list of projects annexed to the summary may be revised from time to time. The initial review would relate to placing CNG stations on the negative list.

Action: DDG(P)
Dir. MPC.

- 7.7 Permission to construct additional storey on existing buildings in all Marakaz and super markets in F-7 and F-6 Islamabad.

5492/858/97

739/BF

dt: 22-02-1997

Decision

The Board decided that in future additional storeys beyond the number of storeys indicated in the allotment letter will not be permitted on all existing and proposed buildings in the Marakaz and all other buildings in Islamabad. All construction carried out without obtaining approval of the CDA will be demolished.

Action: DD(BCS)

- 7.8 Sub-Division of plots of poultry and vegetable schemes having two accesses/un-equal frontage.

493/858/97
57/BF
6;22-02-1997

Decision

Board did not approve the proposed sub-division. It was also decided that a ban be imposed on the sub-division of P&V and orchard plots for such a relaxation has induced land speculation and conversion of such plots to residential use.

Action: DDG(P)
Addl. Dir(RP)

- 7.9 Proposal to insert the word "Orchard" in the Board decision dated 4-9-1995.

6494/858/97
739/BF
dt; 22-02-1997

Decisions

The Board decided to reduce the covered area of the built-up units in the P&V schemes and Orchard from 5000 Sft to 2250 Sft for the residences. It was also decided to withdraw the permission given for construction of basement and construction of residence in two storeys. Hence forth only single storey construction will be permitted.

Action: DD(BCS)

- 7.10 M/s REBCO's claim regarding escalation and interest thereon

6495/858/97
728/BF
dt; 22-02-1997

Decisions

Escalation has been correctly paid. The Committee's calculation is erroneous. Hence there is no pending payment either in the form of balance escalation or interest thereon.

Action: DDG(W)
DFA
Dir. A&A
Director Roads-I.

- 7.11 Pak Clay: Change of land use and development of housing scheme.

96/858/97

4/BF

22-02-1997

Decisions

It was decided that in view of the reservations of the Chairman CDA and Chief Commissioner, Islamabad as to the exact decision taken, the matter would be resubmitted and clarified in the next Board Meeting.

Action: DDG(P)
DEM-II
Addl. Dir (RP)

- 7.12 Allotment of Land for setting up Deeni Madrassas for imparting religious education to females.

5497/858/97
724/BF
It; 22-02-1997

Decisions

- i) The allotment of 2 acres land as requested by Al Huda International Welfare Foundation, F-8/3, Islamabad in the application and feasibility report was approved subject to the conditions prescribed above and the condition listed at iv of the decisions
- ii) The second site was agreed in principle to be allotted to Aamna Ziaul Banat, Rawalpindi. They should be asked to indicate land requirements on the basis of which the allotment would be considered by the Board on receipt.
- iii) The allottees be given a period of three years for construction. For genuine reasons, an extension in the completion period could be considered.
- iv) No separate residences would be allowed to be constructed and the warden's room would be located in the Hostel.

Action: DDG(P)
DEM-II

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