

MINUTES OF THE 16TH CDA BOARD MEETING OF 1992  
HELD ON 16TH NOVEMBER, 1992 AT 1400 HOURS

The 16th Meeting of the CDA Board was held on 16th November, 1992 (Monday) at 1400 hours in the Conference Room of the Executive Block of the Capital Development Authority. The following were present:

- (1) Mr. Farid-ud-Din Ahmad, - In chair  
Chairman.
- (2) Mr. Ahmed Waqar  
Financial Adviser/Member.
- (3) Mr. S. Bilal Ahmad,  
Member (Administration).
- (4) Mr. Sabir P. Chohan,  
Member (Planning)
- (5) Mr. Muhammad Zubair Osmani,  
Secretary to the Board.

2. Member (Engineering) was on official tour, items relating to Engineering Wing were, therefore, deferred.

3. The Chief Commissioner, Islamabad and the Commissioner Rawalpindi could not attend the meeting and sent their regrets.

4. The following were also present in the meeting:

- (1) Director General (Design).
- (2) Director General (Services).
- (3) Director General (Environment).
- (4) Deputy Director General (Planning).
- (5) Director Public Relations.

5. The following attended the meeting on special advice:

- (1) Director (PE & C).
- (2) Director Revenues.
- (3) Deputy Director Revenues.

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

7. The Board then took up items on the agenda of the meeting for consideration and approval.

7.1. Issuance of licences to Ex-CDA Employees to practice as an Architect without obtaining registration/enlistment with PCATP.

---

DECISION  
-----

Board did not accede to the request of issuing licence to practice as an unregistered Architect in the light of the rules of PCATP in this regard.

Action: Dir. Design  
-----

Dir. Arch.  
-----

made in that regard. The Board decided that:

#### DECISION

Decision taken in the earlier Board meeting should be brought before the Board in its next meeting.

Action: D.G. (Services)  
-----  
Dir. (Aiwn-e-Sadr)  
-----

7.3. Item No.3 concerned Member (Engineering) who was not present in the meeting. It was deferred till the next meeting.

7.4. Permission for additional permissible covered area/additional storey to Motel sites in the National Park Area.

NOT RECORDED IN THE OFFICE OF THE SECRETARY, GOVERNMENT OF PUNJAB, LUDHIANA

Decision

DECISION

It was decided that covered area upto 70% with two storeys would be permitted free of charge for the construction of Motels in the National Park area. The maximum buildable area on the ground floor shall be 50% of the plot size. The charges for the covered area beyond 70% would be @ Rs. 67/- per sq.ft. upto the maximum limit of 80%.

Action: Member (P)

D.G. (Design)

D.D.G (Plg)

Dir. (PE & C)

Dy.Dir (D&BCC)

32  
7.5. Levy of Toll Tax by CDA on Islamabad Highway  
and Kashmir Highway

-----

## DECISION

A. The Board approved the proposal to levy Toll Tax in principle at rates proposed in para 7 of the summary and directed that procedure as prescribed in the Capital Development Authority (Imposition of Taxes) Rules, 1981 may be followed; subject to the following:

(a) The Toll Tax Barriers/Booths should be located at the following four points:

- (1) Soan Bridge: On the Southern side of the Islamabad Highway.
- (2) On the Kashmir Highway: Near Golra Mor across the Railway Bridge towards Islamabad.
- (3) I.J. Principal Road: Near the Railway Crossing.

(4) Murree Road: At the point where it enters Islamabad.

(b) Items relating to exemptions were approved (para 8 of the summary) except items i, ix and x which were deleted. Item (iii) was decided to be amended to read as under:

"Car, bearing Diplomatic and Foreign Mission Number plates".

(c) Rate for the annual pass which was proposed to be issued by CDA, was fixed at Rs. 30/- per annum.

B. Commissioner Rawalpindi may be requested to remove the existing octroi post on the Kashmir Highway.

Action: F.A/Member  
-----  
Dir. PE & C  
-----  
Dir. Revenues  
-----  
D.M.A.  
-----

7.6.

Charges for conversion of use from flats to  
offices in the Buildings on Jinnah Road

---

#### DECISION

Conversion of building from flats  
to offices on Jinnah Avenue be allowed  
after levying conversion charges at the  
rates of Rs. 25/- per sq. ft. of the

converted area. Conversion from offices  
to flats will be allowed free of charge.

Action: F.A/Member

Dir.Revenues

7.7. Reconsideration of charges for extension  
Mazannine floor upto external column.

#### DECISION

The existing approved rate of Rs.  
600/- per sq. ft. for the violated  
excessive/extended area should be reduced  
to Rs. 300/- per sq. ft. It should be  
recovered from the allottee as  
additional charge for extending their  
mazannine floors maximum limit of which

was fixed upto the inner line of the  
external columns. Old and closed cases  
will not be re-opened.

Action: D.G (Design)  
-----  
Dir. Arch.  
-----  
Dir. (PE & C)  
-----  
Dir. P.R  
-----  
D.D. (D & BCC)  
-----

7.8. Permission for external access to the basement  
on the basis of site condition on the Jinnah  
Avenue and for buildings in Markaz  
-----

## DECISION

---

Opening of the basements of buildings on Jinnah Avenue and Markaz, where site conditons and ground/road levels permit such openings should be allowed on payment of Rs. 400/- per sq. yard of the plot area.

Action: Member (F)

-----  
D.G. (Design)  
-----

Dir. Arch.  
-----

Dir. (PE & C)  
-----

D.D. (D&BCC)  
-----

7.9. Building Bye-laws for Cinema buildings  
in residential sectors of Islamabad -  
Revised standards  
-----

DECISION  
-----

The proposal was approved by the Board and an additional coverage of 20 per cent of the total plot area was allowed for commercial use. The permission for additional coverage would necessitate changes in other provisions e.g. total coverage, side set backs, location of commercial activity etc. and are to be incorporated in the existing standards.

Action: Member (P)  
-----

D.D.G (Plg)  
-----

7.10. Item No.10 concerned Member (Engineering) who was not present. The item was deferred till the next meeting.

7.11. Allocation of Cat-II vehicles  
-----

## DECISION

Board observed that in general, doctors were not required to perform field duties. Doctors do not require mobility for the performance of their duties. Therefore, it was decided that vehicles can not be allocated to Doctors.

Action: Member (A)

Director (B.A)

- 1.12. Allotment of plot No. 1B-B, G-10 (Markaz), Islamabad through open auction

Board

#### DECISION

Application of the second bidder does not merit consideration, because the plot was not available for allotment at the time of second auction. It was further decided that M/s Usmania Corporation (Pvt) Ltd. should be given the option of restoration of the plot if they agreed to pay the price of the plot

with delayed charges in terms of the original bid.

Action: Member (A)  
-----  
Dir (EM-II)  
-----  
Dir (PE & C)  
-----

7.13. Determination of rate for additional storey in Markaz Plots.

#### DECISION

-----

It was decided that rates approved for additional storeys in the diplomatic enclave Markaz should be applied to all Markaz i.e. Rs. 1100/- per sq. yard per floor.

Action: F.A/Member  
-----  
Dir. (PE & C)  
-----

7.14. Scrutiny and Renewal Fee for NOC for  
Printing Presses.  
-----

DECISION  
-----

Board approved Rs. 5000/- as  
"Scrutiny Fee" and Rs. 2000/- as "Renewal  
of NOC Fee", for installation of printing  
presses in Islamabad. Renewal of NOC Fee  
would be charged on annual basis.

Action: Member (P)  
-----

D.D.G (P)  
-----

Dir. (PE&C)  
-----

OTHERS ITEMS

8.

Board considered the following additional

items:

8.1. Restaurant on roof tops on Jinnah Avenue

DECISION

It was decided that operation of roof top restaurants be allowed on Jinnah Avenue and Markaz on the following conditions:

- i) Purely temporary structure should be permitted which should be assessed by the Design Wing from the point of view of aesthetic, public convenience and compatibility with the surrounding building.

- ii) A small covered area, not exceeding 10% of the roof area should be allowed for kitchen, store, pantry and toilets. That area would be in addition to the area allowed for the mummy.
- iii) A fee of Rs. 15,000/- per annum should be charged as licence fee, renewable on yearly basis.
- iv) A sketch/plan of the proposed temporary structure should be submitted to the Authority for scrutiny and approval.
- v) Permission will be granted in Markaz as well on the same conditions and payment of Rs. 15,000/- per annum as licence fee, renewable every year.

Action: Member (P)

-----  
D.G (Design)

-----  
DDG (Plg)

-----  
D.M.A.

-----  
Dir. PE & C  
-----

8.2. Fuel consumption limit on entitlement of  
petrol for D.G. (Environment)  
-----

DECISION

- i) It was decided that limit on petrol entitlement for D.G. (Environment) be increased from 350 litres per month to 450 litres per month. Petrol used in excess of the prescribed limit in the past was condoned.
- ii) If an official tour was under taken beyond the limits of Islamabad/Rawalpindi, with the permission of the competent authority, consumption of fuel on said tour will be excluded from the entitled limits.
- iii) Fuel consumption limit in case of Cat-II Suzuki Van/Pick Up was brought at par with Cars in Cat-II i.e. 250 litres per month.

Action: Member (A)  
-----  
DG (Envrt)  
-----  
Dir. M.P.O.  
-----  
Dir. G.A.  
-----

DECISION

---

- i) It was decided that Pakistan Telecommunication Corporation, being a Government Agency, may be offered the plot at the rate existing approved rate of Rs. 11,300 per sq. yd. for 16 storeys public sector building on Jinnah Avenue.
- ii) It was desired that more information about the status and control of the Government on the Board of Governors of the Islamabad Stock Exchange be provided and the case brought before the Board in its next meeting.

Action: Member (P)

-----  
D.D.G (P)  
-----

8.4.

Sub Division of commercial plots/  
maulti unit properties

1/25/52  
Board desired that the case be brought  
up again in the next meeting.

Action: Member (P)

-----  
D.G. (Design)

-----  
D.D. ( D&BCC )  
-----

9. The meeting concludd with a word of thanks to  
the Chairman to meet again after a week or so.

-----