



Capital Development Authority
(Secretary CDA Board Office)

CONFIDENTIAL

No. CDA-1289/BM-SCB/2015/

Islamabad Sep 11, 2015

Subject: **Minutes of 10th CDA Board Meeting for the Year 2015.**

10thCDA Board meeting for the year 2015 was held on **September 11, 2015 (Friday) at 11:30 A:M**, in the Conference Room of CDA Headquarter, Executive Block No. V, Khayaban-e-Suhrawardy, Sector G-7/4, Islamabad.

2. Following attended the meeting:

- 1) Mr. Maroof Afzal, (In Chair)
Chairman, CDA
- 2) Mr. Amer Ali Ahmed
Member (Admin)./ Estate
- 3) Mr. Waseem Ahmed Khan,
Member (P & D).
Also look after charge of FA/Member.
- 4) Mr. Shahid Sohail,
Member (Engineering)
Look after charge of Member Environment
- 5) Mr. Asif J Shahjahan,
Secretary CDA Board.

3. Chief Commissioner ICT and Commissioner Rawalpindi as members of the Board could not attend the meeting. In addition to the Chairman/ Members, Director (BC)(for NA-II), DDG (L&E)(for items No.3,4,5,6,7, NA-I) and Director Public Relations (as observer) also attended the meeting. Meeting commenced with the recitation of "Holy Quran" by Mr. Asif Shahjahan, Secretary CDA Board. Thereafter agenda items were taken up for discussion and the following decisions were made:-

10.1 BYE-LAWS FOR CONSTRUCTION OF COMMERCIAL/ APARTMENT BUILDING / MARRIAGE HALLS AND APARTMENT SCHEMES ASTRIDE MAJOR ROADS IN ZONE-4 &5.

DECISION

The case was not discussed due to paucity of time.

Action By: Member (P&D)

10.2 PLANNING AND DESIGNING OF BLUE AREA AND MAUVE AREA, ISLAMABAD.

DECISION

The above item was deferred.

Action By: Member (P&D)

10.3 CHANGE IN PLANNING PARAMETERS OF PLOT NO. 1-A, F-7, 10639/1289/BM/'15 MARKAZ, ISLAMABAD.
11-09-'15/10TH

DECISION

The Board deferred the matter with the directions to resubmit the case.

Action By: DDG(L&E)

10.4 APPROVAL OF BROCHURE- AUCTION OF COMMERCIAL PLOTS- 10640/1289/BM/'15 21ST& 22ND SEPTEMBER, 2015.
11-09-'15/10TH

DECISION

The Board approved the brochure for auction of commercial plots subject to critical verification of the contents of brochure by Estate and Planning Wings.

Action By: Member (P&D)

DDG(L&E)

10.5 WAIVING OFF DELAYED PAYMENT CHARGES PARK ENCLAVE 10641/1289/BM/'15 RESIDENTIAL PLOTS.
11-09-'15/10TH

DECISION

Considering the fact that instalments are based on an understanding and agreement with the allottee and are to follow a schedule that is applicable to both parties that is the developer (herein CDA) and the allottee. The CDA had failed to deliver possession of plots as possession was not available and utilized funds of allottee for various payments, prior to 2014. Therefore, it was decided that a one time option for all allottees shall be offered till November 2015 to deposit all balance dues (save the possession charges or the instalment due on possession). The object is to restore credibility of CDA. This is approved subject to vetting by Law Wing of CDA

Action By: Member Finance, DDG(L&E)

10.6 REQUEST FOR GRANT OF EXTENSION IN CONSTRUCTION10642/1289/BM/'1511-09-'15/10TH**PERIOD-LAND ALLOTTED TO PGF FOR GOLF COURSE.****DECISION**

The Board discussed the matter and approved para-8 of summary.

Action By: DDG(L&E)

10.7 AUCTION OF HOTEL PLOTS-30TH SEPTEMBER,2015.10643/1289/BM/'1511-09-'15/10TH**DECISION**

The Board approved the summary with few amendments placed as under:

- i. Auction may be held on November 10, 2015 providing sufficient time to national and international participants and subject to fulfilment of all codal formalities and PPRA rules. In order to widely publicize the auction, letters may be issued to Board of Investment and foreign office and may be publicized in national and international press as follows:

International Press

- i. China Daily
 - ii. Financial Times
 - iii. Khaleej Times
 - iv. Gulf Times
 - v. Saudi Gazette
 - vi. Le Monde
 - vii. The Economist
- ii. To ensure transparent process of auction, the Board directed the concerned formation to devise a strategy for participation from only those bidders having requisite experience in running of a 5 star hotel or possess authorization / license of national / international chain of 5 star hotel management.
 - iii. In case of 5 star hotel, the allottee shall deposit a sum of Rs. 100 million as token money while for 3 star hotel, a sum of Rs. 50 million shall be deposited by the allottee.
 - iv. The successful bidder shall deposit 50% of the total premium after adjusting the token money along with proof of payment applicable taxes within 30 days (excluding holidays) of issuance of Bid Acceptance Letter and possession of the plot shall be handed over to the allottee upon 50% payment of the total premium. Upon expiry of this period, no extension shall be granted and the bid offer shall stand automatically cancelled and token money shall be forfeited.

The remaining 50% of the premium shall be payable in (15) fifteen equal installments in 5 years upon submission of bank guarantee.

- v. Final Terms and Conditions of allotment of plot duly vetted by Law and Finance Wing CDA may be submitted by the concerned formation to the Board for approval.

Action By: DDG(L&E)

NA-I RE-PLANNING OF SECTOR I-11 FOR RESOLUTION OF THE ISSUES OF ENCROACHMENTS BY AFGHAN BASTI AND OTHERS.

10644/1289/BM/'15

11-09-'15/10TH

DECISION

The Board approved para-4 of summary.

Action By: DDG(L&E)

NA-II POLICY FOR NON- CONFORMING ESTABLISHMENTS IN RESIDENTIAL HOUSES (CP 1328/2014 IN RESPECT OF BRIDGE FACTOR PVT. LTD. VS CDA)

10645/1289/BM/'15

11-09-'15/10TH

DECISION

The Board deliberated in detail on the issue of non- conforming use in the light of apex court proceedings, recommendation of private town planners in meeting held on 24-08-2015, reservations of Islamabad Chamber of Commerce & Industries and considering the stakes of civil society, decided to further refine earlier Board decision dated 29-07-2015 (through circulation). As per proposal of counsel of petitioner, Board after detailed discussion decided that no exemption shall be allowed against the Building Regulations-2005 and no discrimination shall be allowed to any category. Uniform six months time period shall be given to these non conforming establishments to wind up their businesses and bring the premises into conforming use as per provision of scheme plan and allotment letter. After this period, CDA will start strict legal action under the law against the violators by sealing of the premises and cancellation of allotment. In this regard necessary amendments in the CDA regulations in accordance with CDA Ordinance-1960 will also be made to simplify the existing procedure, which is time consuming and cumbersome.

Regarding provision of sufficient commercial area, Board also agreed to put different commercial plots for auction. Accordingly in coming auction, approximately 800,000 sft space will be available to cater the commercial needs.

This six months timeline for winding up the existing commercial activities is subject to following conditions:

- i) This time period shall only be allowed for the premises mentioned in CMA No. 363/2015 submitted in CP 1328/2014 in Supreme Court of Pakistan.
- ii) All fines if imposed against the premises, by the Deputy Commissioner, CDA have to be cleared and deposited as per procedure.

- iii) Action against the premises which are under trial in the court of Deputy Commissioner, CDA shall remain in process as per procedure during the above mentioned time period and fine imposed by the Deputy Commissioner CDA shall be recovered, till the removal of non conforming use.
- iv) Cancellation of plot and sealing of the premises shall not be done during this time period against the premises which are mentioned in CMA No. 363/2015 submitted in CP 1328/2014.
- v) There will be no violation of building bye laws failing which action for removal of violation shall be taken as per building regulations.
- vi) The time period will start w.e.f. date mentioned in public notices published in leading newspapers and on CDA Website.

**Action By: Member (P&D)
Director Building Control**

**NA-III GRANT OF RS.1000/-P.M AND ALLOWANCE FOR FERRO
PRINTER/MACHINE OPERATOR.**

10646/1289/BM/'15

11-09-'15/10TH

GRANT OF BPS-16 TO SURVEYORS INSTEAD OF BPS-14.

DECISION

The Board approved the proposal contained in the summary subject to ratification from Finance Wing.

**Action By: FA/ Member
DG(HRD)**

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



10TH BOARD MEETING FOR THE YEAR-2015 HELD ON 11-09-2015
AGENDA ITEMS

S.No	Items	Presenter
1.	Bye-Laws for Construction of Commercial/ Apartment Building / Marriage Halls and Apartment Schemes astride major Roads in Zone-4 &5.	Member (P&D) Director RP
2.	Planning and Designing of Blue Area and Mauve Area, Islamabad.	Member (P&D)
3.	Change in planning parameters of plot No. 1-A, F-7, Markaz, Islamabad.	DDG(L&E)
4.	Approval of Brochure- Auction of Commercial plots- 21 st & 22 nd September, 2015.	DDG(L&E)
5.	Waiving off Delayed Payment Charges Park Enclave Residential Plots.	DDG(L&E)
6.	Request for grant of Extension in Construction period- land allotted to PGF for Golf Course.	DDG(L&E)
7.	Auction of Hotel Plots-30 th September,2015.	
NON-AGENDA ITEMS		
NA-I	Re-Planning of Sector I-11 for resolution of the issues of Encroachments by Afghan Basti and Others.	DDG(L&E)
NA-II	Policy for Non- Conforming Establishments in Residential Houses (CP 1328/2014 in respect of Bridge Factor Pvt. Ltd. Vs CDA)	Member (P&D) Director BC
NA-III	Grant of Rs.1000/-P.M and allowance for Ferro Printer/Machine Operator. Grant of BPS-16 to Surveyors instead of BPS-14.	DG(HRD)