

**CAPITAL DEVELOPMENT AUTHORITY**  
**(SECRETARIAT)**

No.CDA-1083/BM-Coord/2007/

Islamabad,

June

2007.

Subject:- **MINUTES OF THE 16TH MEETING OF CDA BOARD**  
**FOR THE YEAR 2007.**

The 16th meeting of CDA Board for the year 2007 was held on Friday, the 22nd June, 2007 at 9.30 a.m. in the Conference Room of Executive Block, CDA Headquarters, Islamabad.

2. Following attended:-

- |    |  |          |
|----|--|----------|
| 1) | Mr. Kamran Ali Qureshi,<br>F.A/ Member /<br>Chairman, CDA. | In Chair |
| 2) | Mr. Shaukat Ali Mohmand,<br>Member Administration.         |          |
| 3) | Brig. Nusrat Ullah,<br>Member (P & D).                     |          |
| 4) | Brig. Asad Munir,<br>Member (Estate).                      |          |
| 5) | Mian Moeen-ud-Din Kakakhel,<br>Member (Engineering).       |          |
| 6) | Mr. Nadeem Akbar Malik,<br>Secretary, CDA Board.           |          |

3. The following officers of the CDA were in attendance and participated when items pertaining to their Directorates were discussed:-

- (1) Mr. Mazhar Hussain,  
Director General (Environment).

- (2) Mr. Muhammad Zaman,  
Director General (Services).
- (3) Mr. Tariq Mehmood Khan,  
Director Estate Management-I
- (4) Ch. Asadullah Faiz,  
Director Estate Management-II
- (5) Doctor Faisal Awan,  
Director Project Management Office.
- (6) Mr. Ghulam Sarwar Sandhu,  
Director Urban Planning.
- (7) Mr. Ayub Tariq,  
Director Regional Planning.
- (8) Mirza Khalid Mehmood,  
Director Lands & Rehabilitation.
- (9) Mr. Momin Agha,  
Director Municipal Administration.

4. Chief Commissioner, ICT could not attend the meeting and Mr. Mumtaz Hussain Zahid, District Officer (Coordination) attended meeting on behalf of DCO, Rawalpindi.

5. Meeting commenced with the recitation from the Holy Quran by Brig. Nusratullah, Member (P&D).

6. Then the agenda items were taken up for discussion and following decisions were taken:-

**6.1 ILLEGAL CONSTRUCTION ON CDA LAND BY M/S AVARI HOTEL.**

8714/1083/07  
737/BF  
22-6-2007

### **DECISION**

The Board decided to constitute committee consisting of Member (Estate), Member (P&D), Director Building Control and Director Urban Planning to visit the site and submit their recommendations to the Board. The Board further decided that M/s Avari Hotel to arrange presentation about encroachment and high rise building to the Board.

**Action: Member (Estate)  
Member (P&D)  
Director (B.C)  
Director (U.P)**

6.2 **POLICY REGARDING REGULATION OF ALLOTMENT  
OF CDA'S LAND IN ISLAMABAD TO NGO'S IN HEALTH  
AND EDUCATION SECTORS.**

8715/1083/07

737/BF

22-6-2007

### DECISION

The Board approved the following committee to formulate policy for allotment of plots to NGOs in Health & Education Sectors:-

(1)	Member (Planning & Designs).	Chairman
(2)	Director Estate Management-I.	Member
(3)	Director Estate Management-II.	Member
(4)	Director Project Management Office.	Member
(5)	Director (Urban Planning).	Member
(6)	Director (Regional Planning).	Member
(7)	Legal Adviser, CDA.	Member

The Board further decided that all the plots allotted in 1995 in Zone-I on which construction has not yet been started may be cancelled.

Action: Member(P&D)  
 Director (E.M-I)  
 Director(E.M-II)  
 Director (PMO)  
 Director (U.P)  
 Director (R.P)  
 Legal Adviser, CDA.

6.3 SIGNING OF MOU WITH WORLD HEALTH ORGANIZATION (WHO) FOR DECLARATION OF ISLAMABAD AS 21<sup>ST</sup> GLOBAL AGE FRIENDLY CITY.

The above item was deferred.

6.4 AWARD OF CONSULTANCY JOB FOR THE MASTER PLANNING, DESIGNING AND CONSTRUCTION SUPERVISION OF NEW FRUIT AND VEGETABLE MARKET AT SANGJANI.

8715/1083/07  
 732/05  
 22-6-2007

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**DECISION**

The Board did not approve the consultancy of M/s Engineering Associates Limited due to their poor performance in the other projects of CDA. DMA to consult Project Management Office for short-listing of firms for early pre bidding and finalization of the project.

**Action: D.M.A.**

6.5

SUBMISSION OF PLOT NO. 1 MEASURING 30.08 ACRES  
INTO 09 NOS. OF PLOTS, LEHTRAR ROAD, JHANGI  
SAYYEDAN, ISLAMABAD.

8717/1093/07  
737/BF  
22-6-2007

DECISION

The case was discussed in detail and Board decided that Member (Planning & Designs) along-with Director Estate Management-II and Director Regional Planning to visit the site and submit their report to the Board in the next Board meeting.

Action: Member (P&D)  
Director(E.M-II)  
Director (R.P)

6.6

DEMAND FOR REMOVAL OF ANOMALY REGARDING  
ALLOTMENT OF RESIDENTIAL PLOTS TO CDA  
EMPLOYEES UNDER CDA LOW COST HOUSING  
SCHEME.

8718/1083/07  
723/BF  
22-6-2007



### DECISION

The Board approved the recommendations of Director Estate Management-I and decided that the allotment of plots to the employees of Category-IV and V up to of 11-05-1986.

**Action: Director (E.M-I)**

6.7 ALLOTMENT OF ADDITIONAL LAND TO THE  
MINISTRY OF CULTURE FOR NATIONAL MUSEUM OF  
PAKISTAN AT ISLAMABAD.

8719 / 1083 / 07  
737/BF  
22-6-2007

**DECISION**

The Board approved the allotment of land measuring 5 acres to Ministry of Culture for National Museum of Pakistan on prevalent rates subject to completion of all required formalities.

**Action: Director (R.P)**

**6.8 REVISION IN THE LAYOUT PLAN OF A PART OF KURI AGRO FARMING SCHEME, ZONE-IV, ISLAMABAD.**

**6.9 PROTECTION OF CDA'S ACQUIRED LAND.**

The above two items i.e. Item No. 6.8 to 6.9 were deferred.

**6.10 REQUEST FOR NOC FOR THE RIVER GARDENS HOUSING SCHEME LAUNCHED BY M/S RENAISSANCE DEVELOPERS (PVT) LTD. ON NORTH OF SOAN RIVER, ZONE-V, ISLAMABAD.**

9720/1083/07  
737/BF  
22-6-2007

### DECISION

The Board decided that presentation on the society be made to the board.

**Action: Director (R.P)**

### **6.11 CONSTRUCTION OF NATIONAL ART GALLERY, ISLAMABAD.**

8721/1083/07  
743/BF  
22-6-2007

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**DECISION**

The Board approved one time ex-gratia payment amounting to Rs. 12.929 million to M/s Ashers Trading & Construction Company. However, all the outstanding amounts against the contractor will be deducted from the ex-gratia amount.

**Action: Director (Works)  
D.F.A.**

- 6.12 RESCHEDULING OF PAYMENT TERMS FOR LAND DISPOSAL ON LONG-TERM LEASE BASIS FOR THE CONSTRUCTION OF 5-STAR HOTEL NEAR CONVENTION CENTER, ISLAMABAD.

The above item was withdrawn.

- 6.13 DEVELOPMENT OF PLAY GROUND AT VILLAGE RUMLI, MARGALLA HILLS NATIONAL PARK, ZONE-III, ISLAMABAD.

The above item was deferred.

- 6.14 AMALGAMATION OF 6 SECTORS NAMELY C-13 & D-13 AND C-14, D-14 AND C-15 & D-15.

8722/1083/07  
737/BF  
22-6-2007

### DECISION

The Board approved the amalgamation of proposed 08 sectors i.e. "C-13 & D-13", "C-14 & D-14", "C-15 & D-15" and "G-14 & G-15. The case be forwarded to Ministry for approval.

**Action: Director (U.P)**

- 6.15 REGULARIZATION OF MOSQUE IN THE 11<sup>TH</sup> AVENUE  
ADJACENT TO DARBAR PIR HAIDER SHAH ON EAST  
OF F-11/3, ISLAMABAD.

8723/1083/07  
737/BF  
22-6-2007

### **DECISION**

The Board decided that Member(Estate), Member(P&D), Director Lands & Rehabilitation and Director Urban Planning to examine and finalize the case.

**Action: Member (Estate)  
Member (P & D)  
Director (L & R)  
Director (U.P)**

6.16 PERMISSION FOR CONSTRUCTION OF BASEMENT  
AND ADDITIONAL STOREY ON PLOT OF JINNAH  
PUBLIC SCHOOL G-11/3, ISLAMABAD.

8724/1083/07  
737/BF  
22-6-2007



**DECISION**

The Board approved the proposal regarding permission for additional storey to Jinnah Public School in Sector G-11/3 subject to fulfillment of proposed conditions and payment of additional charges to be worked out by Costing Section.

**Action: Director (U.P)  
D.D (Costing)**

6.17

**ESTABLISHMENT OF RESEARCH / DESIGN CELL IN  
URBAN PLANNING DIRECTORATE.**

8725/1083/07  
737/85  
22-6-2007

**DECISION**

The Board approved the hiring of 6 B.Sc. Town Planners internee for a period of 6 months @ Rs. 15000/- per month.

**Action: Director (U.P)  
Director(HRD)**

6.18 DISPUTE REGARDING PAYMENT OF RENT OF APARTMENT NO. 1010, MARGALLA TOWER, ISLAMABAD.

6.19 CREATION OF CONTRACT SECTION WITHIN CDA.

The above two items i.e. Item No. 6.18 to 6.19 were deferred.

6.20 WAIVER OF FINE / PENALTY ON ACCOUNT OF CONSTRUCTION WITHOUT APPROVAL IN RESPECT OF SINDH HOUSE F-5, ISLAMABAD.

8726/1083/07  
739/BF  
22-6-2007

### DECISION

The Board decided that penalty amounting to Rs. 76,58,700/- should be charged on account of construction without approval of the Authority.

**Action: Director Building Control**

6.21

**SUB-DIVISION OF AGRO PLOT NO. B-12, P&V SCHEME  
NO.II, PARK ROAD CHAKSHAHZAD, ISLAMABAD (LESS  
THAN 5 ACRES).**

The case of sub-division of agro Plot No. B-12, Poultry & Vegetable Scheme No.II, Park Road, Chakshahzad, Islamabad was discussed in detail and decided that Member (Estate) and Member (P&D) to visit the site and submit their recommendations to the Board for decision.

**Action: Member (Estate)  
Member (P&D)  
Director(E.M-II)**

6.22

**ALLOTMENT OF ADDITIONAL LAND TO MOROCCO  
EMBASSY IN ISLAMABAD.**

8727/1083/07  
724/BF  
22-6-2007

8728/1083/07  
724/BF  
22-6-2007

**DECISION**

The Board approved the allotment of additional land measuring 3888.88 square yards to Morocco Embassy for the construction of their building @ Rs. 15000/- per square yard.

**Action: Director (E.M-II)**

**6.23 INQUIRY BY URBAN PLANNING DIRECTORATE ON PLOTS ALLOTTED TO PRIVATE EDUCATIONAL INSTITUTIONS.**

B729/1083/07  
737/BF  
22-6-2007

He placed the case before the Board for decision.

**DECISION**

The Board approved the recommendations of Director Urban Planning.

**Action: Director (U.P)**

**6.24 ALLOCATION OF PLOTS TO THE BONAFAIDE  
DWELLERS OF KATCHI ABADI G-8/1 (ZONE-II).**

8730/1083/07  
737/BF  
22-6-2007

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**DECISION**

The Board approved the recommendations of Director Urban Planning.

**Action: Director (U.P)**

6.25

**OUT SOURCING OF VARIOUS DESIGN PROJECTS DUE  
TO OVER LOAD OF WORK IN THE ARCH. DTE.**

8731/1083/07

739/BF

22-6-2007

**DECISION**

The Board decided that all the important projects may be outsourced to consultants who have been pre-qualified by the PMO.

**Action: Director Architecture**

**6.26 ALLOTMENT OF NARROW STRIP ADJACENT TO HOUSE NO. 17 AND PLOT NO. 18, G-11/3, ISLAMABAD.**

The above item was deferred.

**6.27 ALLOTMENT OF 2<sup>ND</sup> PLOT OUT OF CDA EMPLOYEES SCHEME.**

**DECISION**

The case was discussed in detail and Board decided that Directorate of Human Resources Development to prepare the list of officers of Grade 19 and above having 25 years continuous service.

**Action: Director (E.M-I)  
Director (HRD)**

8732/1023/07  
723/BF  
22-6-2007



**6.28(I) COMPLETE REMOVAL OF PAPER MULBERRY IN  
URBAN AREAS OF ISLAMABAD.**

8733/1083/07  
741/BF  
22-6-2007

**DECISION**

The Board approved the proposal of Deputy Director General Environment regarding removal of Paper Mulberry trees program in urban areas of Islamabad.

**Action: DDG (Envt.)**

6.28(II) AMENDMENT IN CDA BOARD DECISION REGARDING  
MANAGEMENT AND DEVELOPMENT OF MARGALLAH  
HILLS WITH THE HELP OF CORPORATE COMPANIES  
AND NGOS.

8734/1083/07  
761/EF  
22-6-2007

**DECISION**

The Board agreed to amend its earlier decision dated 20-03-2007 as follows:-

To substitute the sentence :

“No construction will be allowed

with

“No permanent concrete construction will be allowed. However, small structures of local material for the purpose and management,

security, visitors facilities and other such requirements as prescribed by the Management Plan of Margallah Hills National Park (MHNP) and within the provisions of CDA Zoning Regulations and Islamabad Wildlife Ordinance-1979 can be provided. The designs and details will be approved by the Management Committee headed by D.G. (Environment).

**DDG(Envr.)**

**6.29 REGULARIZATION / RELOCATION OF OLD MOSQUE JAMIA MOINIA IN BLUE AREA.**

The above item was deferred.

**6.30 REQUEST FOR ALLOTMENT OF LAND FROM CDA FOR DIRECTORATE GENERAL AUDIT, FEDERAL GOVERNMENT ISLAMABAD AND OTHER FIELD AUDIT OFFICER.**

8735/1083/07  
737/BF  
22-6-2007

### **DECISION**

The Board approved the allotment of plot measuring 100' X 140' in Sector G-8/1 for Directorate General Audit @ Rs. 4500/- per square yard subject to completion of all the codal formalities.

**Action: Director (U.P)**

**6.31 BILL (TO REPEAL AND TO ENACT THE PROVISIONS OF THE PAKISTAN CAPITAL REGULATION OF 1960 WITH SOME MODIFICATIONS).**

The above item was deferred.

**6.32 ALLOTMENT OF RESIDENTIAL PLOTS TO THE AFFECTEES OF SERVICE ROAD OF SECTOR I-14, 15 AND 16 (AWARD DATED 02-09-2005).**

8736/1083/07  
750/BF  
22-6-2007

### DECISION

The Board approved the recommendations of Director Lands and Rehabilitation.

**Action: Director (L & R)**

6.33

#### TRANSFER OF ABANDONED LAND – ACQUIRED BY CDA TO DHAI ON LAND SHARING BASIS.

8737/1083/07  
750/BF  
22-6-2007

Director Lands & Rehabilitation, explained to the Board that land measuring 955 kanal 13 marlas and 986 kanal 15 marlas was

## **DECISION**

The Board approved the proposed agreement and exchange of 1937 kanal and 09 marlas against 482 plots of one kanal each. Director Estate Management-I to take over the possession of these plots and dispose off these plots through open auction.

**Action: Director (L&R)**

**6.34    REQUEST FOR CONSTRUCTION OF 32 STOREY AVARI  
HOTEL IN MARKAZ G-6, ISLAMABAD.**

8738/1083/07  
737/BF  
22-6-2007

## **DECISION**

The Board has taken the decision of this item in item No. 1.

**Action: Member (Estate)  
Member (P&D)  
Director (B.C)  
Director (U.P)**

**6.35    PROVISION OF INFRASTRUCTURAL FACILITIES AND  
UTILITIES TO THE PRIVATE SCHOOLS IN CHAK  
SHAHZAD, PARK ROAD, ISLAMABAD.**

8739/1083/07  
737/BF  
22-6-2007

### **DECISION**

The Board up-held the earlier decision dated 5<sup>th</sup> March, 2007.

**Action: Director (R.P)**

- 6.36 **CHANGE OF USE OF PLOT NO. 6 (NEW NO. 23) FROM  
AVIARY TO MOTEL, NATIONAL SPORTS AREA,  
MURREE ROAD, ISLAMABAD.**

The above item was deferred.

- 6.37 **COMPUTERIZED COMPLAINT CENTERS.**

8740/1083/07  
753/BF  
22-6-2007

### DECISION

The Board approved the recommendations of Director General (Services). However, if the desired performance is not achieved, all the facilities will be withdrawn.

**Action: D.G (Services)**

**6.38 ALLOTMENT OF PLOT TO THE STAFF OF  
CONCURRENT AUDIT OUT OF CDA EMPLOYEES  
QUOTA.**

8741/1083/07  
723/BF  
22-6-2007



## DECISION

The Board decided that these employees are not eligible for allotment of plots under the prevalent Land Disposal Regulation-2005.

**Action: Director (E.M-I)**

## NON-AGENDA ITEMS

- (I) TAKING OVER OF A HOUSING SCHEME BY CDA VIZ. JEDDAH TOWN, ZONE-V, ISLAMABAD SPONSORED BY M/S GILLANI HOUSING CORPORATION INTERNATIONAL (PVT) LTD.

8742/1083/07  
737/BF  
22-6-2007

The case was discussed in detail and the Board decided that the opinion of Legal Adviser may be obtained and the incorporated in the summary before further discussion by the Board.

**Action: Director (R.P)**  
**Legal Adviser**

- (II) DEVELOPMENT OF PHASE-III-E, IV AND VII OF BAHRIA TOWN (PVT) LTD. IN ZONE-V, ISLAMABAD.

8743/1083/07  
737/BF  
22-6-2007

The case was discussed in detail and Board decided that all the area be demarcated and pillars on boundary be constructed. Physical possession of the land be taken within two weeks. The case may be submitted to Board for decision.

**Action: Director (R.P)**

(III) AMENDMENT IN THE CDA EMPLOYEES (SERVICE) REGULATIONS, 1992 FOR PROVIDING 100% PROMOTION QUOTA AGAINST THE POSTS OF DEPUTY DIRECTORS (BPS-18) AND DIRECTORS (BPS-19) IN ENGINEERING CADRE.

8744/1083/07  
726/BF  
 22-6-2007

Member Administration, Member Engineering, Member (Planning & Designs) and Director General Environment to examine the promotion quota of the posts of Deputy Directors and Directors and submit their report to the Board in the next Board meeting.

Action: Member (Admin)  
 Member (Engg:)  
 Member (P&D)  
 D.G (Env't.)  
 Director (HRD)

(IV) ALLOTMENT OF LAND FOR COLLEGE OF HOME ECONOMIC AND MANAGEMENT SCIENCES IN SECTOR F-11/1, ISLAMABAD.

8745/1083/07  
724/BF  
 22-6-2007

## **DECISION**

The Board decided to waive off the extension surcharge i.e. Rs.1, 82, 26,253/- for the period of 15.5.1993 to 30.6.2006. However, Education Ministry be asked to clear the remaining amount i.e. Rs.1, 03, 53,822/- within two months.

**Action: Director (E.M-II)**

### **(V) HIRING OF PROJECT DIRECTORS ON CONTRACT BASIS.**

8746/1083/07  
773/BF  
22-6-2007

## **DECISION**

The Board approved the establishment of Monitoring Cell, Procurement and Contract Directorate and hiring of Project Directors for the projects costing equal to or more than Rs. 100.00 million.

**Action: Director (PMO)**

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