

CAPITAL DEVELOPMENT AUTHORITY
(SECRETARIAT)

No. CDA-807/BM-Coord/93

Islamabad, December // , 1993.

Subject:- MINUTES OF THE 8TH MEETING OF THE CDA BOARD
HELD ON 29-11-1993 (SUNDAY) AT 10.00 A.M.

was
The 8th Meeting of the CDA Board/held on 29th November,
1993 (Sunday) at 10.00 A.M. in the Conference Room of the Executive
Block of the Authority.

2. The following attended the meeting:-

1. Mr. Muhammad Saeed Mehdi, In Chair
Chairman, CDA.
2. Mr. Muhammad Afzal Kahut,
Chief Commissioner, ICT.
3. Mr. Ahmad Waqar,
F.A/Member, CDA.
4. Mr. Muhammad Rafiq Ahmad,
Member(E), CDA.
5. Mr. Sabir P. Chohan,
Member(P), CDA.
6. Mr. Abdul Wahid Shahid,
Secretary to the Board.

3. The Commissioner Rawalpindi Division, Rawalpindi,
could not attend the meeting due to other important official
assignments and intimated his regret over telephone.

4. The following were also present in the meeting:-

1. Director General (Design), CDA.
2. Director General (Services), CDA.
3. Director General (Environment), CDA.

Contd....P/2

4. P.S.O. to Chairman, CDA.
5. Addl. Director (P.R.), CDA.

5. The following attended the meeting on special invitation to explain the items relating to their Branches:

1. Dy. Director General (P), CDA.
2. Director Special Project-I, CDA.
3. Director W&S (Dev), CDA.
4. Director (L & R), CDA.
5. Director Estate Management-I, CDA.
6. Director Estate Management-II, CDA.
7. Deputy Commissioner, CDA.
8. Consultant (Law), CDA.
9. Addl. Director (P.E&C), CDA.

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

7. The report of the Committee constituted to examine various issues pertaining to village Bheka Sayyedani (F-11) and Badia Qadir Bakhsh (G-11), prepared by Mr. M. Zubair Osmani, was considered partly by the CDA Board in its last meeting held on 15-9-1993 but due to shortage of time & other engagement of the Chairman, CDA, it was desired that the remaining recommendations of the Committee will be considered in the next Board meeting. The same report was again included in the agenda of the current Board meeting at item No. 11. The report, however,

could not be considered due to the absence of Mr. M. Zubair Osmani, Director Procurement as he was on official tour to Karachi. For the same reason, the minutes of the last Board meeting held on 15-9-1993 could not be considered for confirmation. Therefore, it was decided that the same item No. 11 of the agenda may be considered in a separate special meeting to be arranged by Director (L&R), CDA at the convenience of the Chairman, CDA.

Resume of the decisions taken on the agenda items of the current meeting.

8. Thereafter, the CDA Board took up items included in the agenda for the current meeting. Brief account of the discussion/deliberations held and decisions taken are summarised below:-

8.1 Violation in WAPDA Headquarters, Mauve Area, G-7/1, Islamabad.

Decision

- a) Compoundable violation may be regularized on payment of compounding charges applicable under the rules.
- b) A notice may be issued to WAPDA for the removal of un-authorized construction as the same cannot be regularized being non-compoundable.

- c) Notice may be issued to the Architect of the WAPDA Headquarters asking him to explain the reasons as to why his licence should not be suspended as he failed to supervise the building according to the approved building plans.
- d) A letter to all the architects, holding CDA licences, may be issued with a warning that in case of violations committed in the buildings designed by them, their licences would be liable to be cancelled/withdrawn by the CDA.

Action: Member(P)
D.G.(Design)
Director Arch.
D.D. (B.C.S)

- 8.2 Regularization of existing site and allocation of additional land for Majia-ul-Aloom Islamia Alfaridia north of E-7.

Decision

The Management of Jamia-ul-Aloom Islamia Alfaridia

in E-7, may be asked to construct a boundry wall in the first instance around the land already allocated after which a revised summary on the subject may be brought before the Board for consideration in its next Board meeting.

Action: D.D.G(P)

8.3 Labour Escalation of Prime Minister's Sectt. Building.

5751

74

Decision

Member(E) was directed to follow the existing practice as applicable in such cases as per Government rules/procedures.

Action: Member(E)
F.A/Member
Dir. Spl Project-I.

Contd...P/6

- 8.4 Augmentation of Islamabad Water Supply with Seepage Water from Rawal Dam and Tubewells in National Park Area.

575

Decision

- a) The project may be completed in a period of 3 years.

Contd...P/7

- b) The additional allocation of Rs. 40,000 million, was approved.

Action: F.A/Member,
Member(E)
D.F.A.
Director W&S(Dev),

- 8.5 Revision in Schedule 'E' (related to "Fines and Charges of the Islamabad Residential Sectors Zoning (Building Control) Regulation, 1993.

Decision

- a) The already approved charges/fines shall continue.
- b) Following charges may also be added in the existing schedule "E" (Fines and Charges), of the Islamabad, Residential Sectors Zoning (Building Control Regulation, 1993.

- i) Additional charges for making addition/ alteration after obtaining completion certificate without getting the revised plans approved, in case where allottee himself apply for regularization provided covered area does not exceed the permissible limit. Rs. 10.00 per Sft.
- ii) Additional charges for making addition/ alteration after obtaining completion certificate without getting the revised plan approved which is detected by CDA's staff. Provided covered area does not exceed the permissible limit. Rs. 20.00 per Sft.
- b) The necessary draft notification for the above rates/ charges may be prepared and got vetted by the Consultant (Law) for its early notification.
- c) A suitable Public Notice may also be issued in the Press

Action: D.G.(Design)
D.D.(B.C.S)

8.6 Revision of Restoration Charges and Annual Ground Rent.

5754/807
729/BF

The

Decision

- a) The following revised Restoration Charges were approved:-

RESTORATION CHARGESApproved rates per Sq.Yd.

<u>S.No.</u>	<u>Description</u>	<u>Rs.</u>
		50.00
1.	Residential Plots	
2.	Flats(Private Housing)	60.00
3.	Amenity Plots	15.00
4.	Mauve Area and Admin Sector/ Public Building Area	100.00
5.	Class-III Shopping Centre	230.00
6.	Class-IV Shopping Centre	260.00
7.	Class-V Shopping Centre	280.00
8.	I & T Centre	150.00
9.	Jinnah Avenue	540.00
10.	Industrial Plots ('I' Series)	30.00
11.	Industrial Plots (Kahuta Road).	10.00
12.	Agro-Farming Scheme	5.00

b) Following revised Annual Ground Rent (AGR) rates
were approved:-

	<u>ANNUAL GROUND RENT</u>	<u>Approved rates per Sq.yd per annum</u>
1.	I&T Centre	2.50
2.	Class-III Shopping Centre	2.50
3.	Class-IV Shopping Centre	2.50
4.	Class-V Shopping Centre	5.00
5.	Institutional Plots in 'I' & 'H' Series	1.00
6.	Industrial plts	1.90
7.	Industrial Plots at Kahuta Road	0.70

		1.00
8.	Diplomatic Enclave	1.00
9.	Admin. Sector/Public Building Area	1.00
10.	National Park Area	0.70
11.	Out-side Sectoral Area	2.50
12.	Mauve Area	100.00 per acre
13.	Poultry & Vegetable Schemes	per annum
14.	<u>Sector I-11.</u>	
	a) Whole-Sale Plots	2.50
	b) Mechanical Section Plots	2.50
	c) Godown Section/Truck Stand	1.30
	d) Cold Storage/Ice Factory Plots	2.50
15.	Petrol Pumps/Cinema at places other than Markaz	2.50

- c) The above A.L.G.R will be increased on annual basis @ 10% and a clause to this effect will be provided in Lease Agreements to be executed/renewed, in future.
- d) - D.M.A. may be asked to initiate a comprehensive proposal for enhancement of licence fees of different categories of properties and for other municipal functions.

Action: F.A/Member
Member(A)
Addl. Dir. (PE&C)
Director E.M-I
Director E.M-II
Director (L&R)

8.7 Payment of Delayed Payment Charges/other charges

Decision

- a) It was decided that as and when the payment against cost of land/premium of land is received against any plot in CDA, the outstanding delayed payment charges will be adjusted first and then the balance amount will be adjusted against the outstanding cost of land/premium.
- b) It was also decided that in future land use conversion, allotment of additional land, permission for additional floor, etc., will be permitted by the CDA, subject to the payment of conversion charges, cost of land, additional floor charges etc., in lump sum within 60 days from the date of issue of demand notice/intimation letter. Formal permission ^{only} will be given/on receipt of the full payment within the stipulated period. In case such payments are not received within the stipulated period of 60 days, the demand notice/intimation letter will lapse/stand withdrawn.

Action: F.A/Member
 Member(A)
 Addl. Dir(PE&C)
 Director E.M-I
 Director E.M-II
 Director (L&R).

12

8 8 Room Rent Charges of CDA's Officers Hostel.

Decision

Revised Approved Room
Rent(per day.)

a) CDA Officers

Rs.

- | | |
|---------------------------------------|-------|
| i) For first 3 months | 40.00 |
| ii) Beyond 3 months
upto 6 months | 50.00 |
| iii) Beyond 6 months
upto one year | 60.00 |
| iv) Beyond one year | 80.00 |

b) For non-CDA Officers

- | | |
|---|--------|
| i) For first one month | 60.00 |
| ii) beyond one month
upto three months | 75.00 |
| iii) Beyond 3 months upto
6 months | 100.00 |
| iv) Beyond 6 months | 150.00 |

c) Extra Bed Charges 15.00

- d) In case an airconditioner is installed in the room by the occupant at his own cost, "Airconditioning Charges" @ Rs. 60.00 per day will be charged at a flat rate for the period commencing from 1st April to 31st October.

- e) The rates at (a) and (b) will be increased by 50% in case the occupant resides with the family.

Contd...

Action: F.A/Member.
Addl. Dir. (PE&C)
Manager Govt. Hostel.

8.9

Presentation of the report by the Committee constituted to examine various issues pertaining to village Bheka Sayyedan (F-11) and Badia Qadir Bakhsh(G-11) by Mr. M. Zubair Osmani, Convenor of the Committee.

5757/807/93
750/BF

This item could not be considered by the Board due to the absence of Mr. M. Zubair Osmani, Director Procurement, who was on official tour to Karachi. However, it was decided that this item of the agenda may be considered in a Special Meeting to be arranged by Director (L&R) at the convenience of the Chairman, CDA.

Action: Director (L&R).

8.10

Payment Schedule and Possession of plots.

5758/807/93
729/BF

Decision

The following revised payment schedule for different categories of plots was approved:-

A - Commercial, Agro-Farming & Other Plots(Auctioned)

- i) The successful bidder would deposit 25% of total cost of the plot (on the basis of bid) within 48 hours of the auction as per existing policy
- ii) The bidder would deposit further 25% of the total cost of the plot within two months from the date of issue of bid acceptance letter alongwith capital value, Advance tax etc.
- iii) In case of non-payment within stipulated time period, the bid would be cancelled and 10% of total cost of the plot may be forfeited.
- iv) On receipt of 50% payment on account of land premium and full payment of taxes, the allotment letter would be issued requiring the allottee to pay the balance 50% of total cost of land in four equal quarterly instalments, (Four bi-annual instalments in case of Agro-Farming Plots) first of which will become due within one month from the date of issue of allotment letter.

B - Other Plots (Allotted on Reserve Price).

- i) The organisation/party concerned may be asked

to deposit full amount on account of cost of
 alongwith
 land,/capital value tax and advance tax etc.(if
 applicable) within four months from the issue of
 offer letter.

- ii) Requests for instalments with delayed payment charges may be considered and accepted as per current practice.

C - POSSESSION ETC.

- i) The possession of the plot may be handed/taken over within one month from the issue of allotment letter which would be issued after making 50% payment on account of total cost of plots, in case of plots falling in Category 'A' above. Possession of plots of Category 'B' may be handed over after full payment on account of cost of land is received even in cases where payment in instalments/with delayed charges has been agreed to.
- ii) Building plans/designs would be required to be submitted as per practice within six months from the date of issue of allotment letter. However, the Design Wing may obtain certificate of upto date payment from the Estate Management Directorate before clearing the plans/design.

- D - In case of non-payment as per schedule the building plans will not be approved. Sanctioning authority will be held responsible for approving the plans without obtaining clearance regarding upto date payment from the Estate Management. ~~Dte.~~

Action: F.A/Member
Member(A)
Director E.M-I
Director E.M-II
Addl. Dir. (PE&C)
DD (BCS).

8.11 Conversion of Kiosk site into Commercial Plot
Markaz F-7, Islamabad.

5759/807/93
729/BF

CDA Board took note of the summary dated the 25th November, 1993, regarding conversion of Kiosk site in Markaz F-7, Islamabad and the following decision was taken;-

Decision

As Kiosks are meant to be single storey, additional storeys should not be allowed.

The letter issued by the Design Wing CDA to the allottee wrongly should be withdrawn immediately

Action: F.A/Member
D.G.(Design)
Addl. Dir. (PE&C)
Director E.M-I
Director E.M-II
D.D. (B.C.S).

S.12

Revision of sale rate/premium in respect of
of plots of different uses in Islamabad.

Decision

- a) The following revised sale rates/premium rates in respect of different plots in various sectors in Islamabad were approved by the CDA Board.

SECTORAL AREA

1. <u>Residential Plot</u>	Approved Premium rate/Reserve Price per sq.yd. <u>Rs.</u>
i) Upto 200 Sq.yd.	450.00
ii) 201 to 499 Sq.yd	600.00
iii) 500 to 599 Sq.yd.	800.00
iv) 600 Sq.yds and above	1200.00

Contd.

2.	Flats (Government Housing)	1500.00
3.	Flats (Private Housing)	2000.00
4.	Amenity rates (Sectoral).	310.00
5.	Mauve Area (G Series)	820.00
6.	I&T Centre.	1250.00
7.	Class-III Shopping Centre	4500.00
8.	Class-V Shopping Centre(Markaz)	5500.00

II) INDUSTRIAL/INSTITUTIONS

9.	Industrial Plots ('I' Series)	500.00
10.	Industrial Plots at Kahuta Road	150.00
11.	Plots for Institutions ('I' & 'H' Series).	500.00

III) JINNAH AVENUE (BLUE AREA)

12 (i)	Single Storey Plots	5500.00
ii)	4-Storey Plots	12000.00
iii)	6-Storey Plots	13500.00
iv)	16-Storey Plots	14500.00
v)	20-Storey plots	16000.00

IV) 13.	Admin. Sector/Public Building Area (Sector G-5 & F-5)	1000.000
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V) DIPLIMATIC ENCLAVE

14.	Plots for direct sale to Chanceries/Diplomatic Missions	1500
	Plots of exchange cases on reciprocal basis	600.00

V) AGRO-FARMING SCHEMES

Approved premium rate/
Reserve Price per Sq.yd.

15. Agro-Farming & Orchard Schemes. 3,00,000.00 (per acre)

VI) 16 MOTEL PLOT (N.P.A) 3000.00

VII) 17 AREA OTHER THAN SECTORAL
(UN-DEVELOPED LAND)

i) National Park Area. 1000.00
ii) Other than National Park Area 380.00
iii) Amenity rate (Other than Sectoral) 150.00

b) It was also decided to charge @ 3 times the reserve price in the case of allotments to Government/Semi Government, Commercial Oriented Organizations in Mauve Area, Sectoral Area and Admin. Sector/Public Building Area.

c) It was further decided to charge @ 2 times the reserve price in respect of allotments to be made to the Government/ Semi Government, commercially oriented organizations, in 'H' Series.

Action: F.A/Member
Member(A)
Add. Dir. (PE&C)
Director E.M-I
Director E.M-II
Director (L&R)

8..13

Land disposal in Islamabad Regulation 1993.Decision

a) Cabinet Division may be approached for the re-consideration of the Land Disposal in Islamabad Regulation, 1993 on the following points:-

- i) Institution Plots and "amenities plots" like educational institutions, hospitals, maternity homes, clinics Art Galleries, Gymnasium, amusement parks, police stations etc. may be allotted through various allotment Committees and may not be auctioned.
- ii) 50% of Residential Plots upto 200 Sq.yds may be disposed of through normal balloting observing different quotas. 30% of plots above 200 Sq.yds may be allotted through balloting.

- b) The Eligibility Certificates(E.C) issued to the affectees (against their acquired land) for allotment of land in Colony Districts, which could not be utilized so far due to paucity of land there, need to be re-considered and such affectees be compensated in the light of the revised "Acquistion Policy" to be framed by CDA.
- c) Poultry & Vegetable Farm Plots may be disposed of as under:
1. 30% through public auction.
 2. 30% to be allotted to Islamabad affectees by the CDA Board.
 3. 40% to be allotted to people with meritorious service/outstanding achievements by the Special Allotment Board.

The necessary summary for the above proposed amendment in Land Disposal Regulation, 1993, for Cabinet Division will be prepared by Dir.E.M-I.

Action: D.D.G(P)
Director (L&R)
Director E.M-I.

- 8.14 Waving of delayed payment charges on premium of petrol pump plot allotted to Islamabad Police at I.J.Principal Road (North Ghousia Colony), Islamabad.

5762/807/93
724/BF

The summary dated the 27th November, 1993, prepared by Estate Management Directorate on the subject was considered by the CDA Board and after discussion the following decision was taken:-

Decision

The proposal regarding waiving of delayed payment charges accrued on the Petrol Pump Site was not approved.

Action: Director E.M-II
Addl. Dir. (PE&C).

8.15

On the policy frame-work for land acquisition and rehabilitation of affectees of Islamabad.

Decision

- a) CDA may continue existing policy of land acquisition in Islamabad as defined in the CDA Ordinance.
- b) The detailed working may be done on an alternate option as a package deal to be given to the land owners under which certain percentage of acquired land would be returned to the owners as developed land. No compensation whatsoever of the land acquired, will be paid.
- c) The existing rehabilitation policy, 1984 may be reviewed.

A comprehensive summary based on the above proposal may be prepared for submission to the Board.

Action: Member(A)
Director (L&R).

23
8.16 Restoration of cancelled commercial plots.

5764/807/93
724/BF

The summary on the above subject was considered by the CDA Board. F.A/Member highlighted the need for the early recovery of the CDA dues from the defaulters/allottees. CDA Board decided as under:-

Decision

All the defaulter allottees would be given a final notice for payment of all type of dues within two months.

The cancelled plots would be considered for restoration provided all outstanding dues alongwith restoration charges are paid within stipulated period of two months.

In other cases all outstanding dues would be required to be paid within 2 months after which necessary action under the law would be initiated for the cancellation of plots , if required.

Action: F.A/Member
Director E.M-I
Director E.M-II
Director (L&R)
D.M.A.
Director Revenue.

8.17 Restoration of allotment of flat No. 16 Block
No. 6, Gali No. 25, Sector I-8/I, Islamabad.

24

Decision

In order to examine this case on proper lines, and to submit its recommendations, the following Committee was constituted by the Board:-

- i) Director Estate Management-I
- ii) A representative from the Finance Wing, CDA.
- iii) Consultant (Law), CDA.

Action: Director E.M-I
D.F.A.
Consultant (Law)

8.18 Inter-Sectoral changes of plots.

5766/807
729/BF

Decision

- a) The requests for inter-sectoral changes of plots will not be entertained as a matter of policy. However, hardship cases of change of plots from one model village to the other will be submitted to Board for orders.
- b) Only requests for change of plots within the same sector, for Planning and other justifiable reasons, will be considered by the Board.

In case a plot of similar size is not available in exchange, a plot of larger size may be considered. The additional area in case of auctioned plot may be priced at the average auction price of that area or the price at which the original allotment was made, whichever

is higher. The additional area in case of change of residential plots allotted through ballot will be charged at the current rate of land of that size of plot.

- c) In case of change of plots in Model Villages, due to the revised planning of the CDA, the prevailing price of the area/village in which alternate plot is located will be charged. In case the price of the original allotment is lower than the alternate plot the lower price will be charged.
- d) In case the plot is changed on the request of the allottee the price of the changed plot of of the area in which alternate plot is located will be charged. In case the price of the original plot is higher than the alternate plot, the higher price will be charged.

Action: F.A/Member
Member(A)
Director E.M-I
Director E.M-II
Director (L&R)
Addl. Dir. (PE&C)

8.19 Sub-Division of plots

5767/807/93
739/BF

The summary prepared by Building Control Cell, CDA was explained by the Director General (Design). Various proposals for sub-division were considered by the Board and after in-depth consideration, the Board decided as under:-

Decision

- a) Sub-division of residential plots was approved provided the size of each divided portion is not less than 500 S.Yds. irrespective of the number of sub-division(s) already allowed.

- b) The necessary draft notification will be prepared by Director General (Design) for its early amendment in the existing Islamabad Residential Sectors Zoning (Building Control) Regulation, 1993.

Action: D.G. (Design)
D.D. (B.C.S)

8.20 Islamabad Land Disposal Regulation, 1993.

5768/807/93
723/BF

The summary regarding revised Islamabad Land Disposal Regulation, 1993 was explained by the Director Estate Management-I and requested the Board for the approval of Revised Islamabad Land Disposal Regulation, 1993, as prepared on the basis of revised decision of the Cabinet taken in its meeting held on 13-9-1993. The Board decided as under:-

Decision

The Islamabad Land Disposal Regulation, 1993 was approved.

In addition the following decisions were also taken:-

- i) The construction period for residential plots etc. under para 17(1) was approved as under:-

"3 years from the date of possession".
- ii) The transfer of plots allotted through Housing Foundation will be governed as per policy of the Housing Foundation.
- iii) Word "Ibadatgahs" used in para 12(1) is replaced with the words "Places of Worship",
- iv) The Islamabad Land Disposal Regulation, 1993 may be notified immediately.

Action: Member(A)
Secretary, CDA
Director E.M-I

Contd...P/27

8.21

Exemption of Court Fees and Registration Fees etc. for Mortgage and Transfer of Land to CDA in cases of Land to CDA in cases of Planning and Development of farming and Housing Schemes by the Private Sector in Zone 2, 4 & 5 of ICT Islamabad.

Decision

A proper reference may be sent to the ICT and till the reply/exemption is received, the existing policy will be followed by the CDA.

Action : Member(P)
D.D.G(P).

Contd....P/28

8.22

Site for Islamabad Administration Complex.5770/
737Decision

- a) Following 3 plots/sites were confirmed for the allotment to the ICT office.
- i) The site measuring approximately 10 acres in the rear side of Pakistan Broadcasting House in Sector G-5/1, Islamabad.
 - ii) The site measuring approximately 4.36 acres located in G-5/1 adjacent to the Pakistan Broadcasting House at Shahrah-e-Jamhuriat.
 - iii) 3 Acres out of the site located in Mauve Area in G-8/1, Islamabad (which was last offered to the ICT).
- b) In order to fix the cost of land of the sites

allocated for ICT Office, the following committee was constituted:-

- i) F.A/Member, CDA. In Chair
- ii) D.D.G(P), CDA.
- iii) Director (Dev), ICT.
- iv) Dy. Director (Dev), ICT.

Action: F.A/Member
D.D.G(P)
Dir. (Dev) ICT
Dy. Dir(Dev) ICT
Dir. E.M-II

8.23

Proposed revision of skyline of Jinnah Avenue
Sector G-6 F-6 and G-7, F-7, Islamabad.

5771/807/93
739/BF

It was decided that the D.G.(Designs) & the D.D.G(P) may invite the renowned and elder Architects of Pakistan for a meeting and obtain their views on the subject/ proposal before putting it up before the Board for a decision in its next meeting.

Action: D.G(Designs)
D.D.G(P).