

**CAPITAL DEVELOPMENT AUTHORITY
(SECRETARIAT)**

No. CDA-1003/BM-Coord/2004

Islamabad, Dec. 2004.

Subject: **MINUTES OF THE 27TH MEETING OF THE CDA BOARD FOR
THE YEAR 2004.**

The 27th meeting of the CDA Board for the year 2004 was held on Friday the 31st December 2004, at 09.00 A.M. in the Conference Room, Executive Block, CDA Headquarters, Islamabad.

2. The following attended:-

- 1) Mr. Kamran Lashari,
Chairman - In Chair
- 2) Brig. Nusrat Ullah
Member (P&D)
- 3) Mr. Kamran Ali Qureshi,
F.A/Member/Member(A)
- 4) Brig.(R) Asad Munir,
Member (Admin)
- 5) Mr. Tariq Viqar Bakhshi,
Secretary, CDA Board.

3. The following attended the meeting on special invitation:-

- 1) Mr. Maqbool Ilahi,
Adviser to the Chairman for Planning & Design.
- 2) Mr. Faiz Mohammad Ch.
Director (Law).

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

- 1) Mr. Shafique Ali Siddiqui,
Director (R.P)

- 2) Mr. Khalid Mehmood Mirza,
Director (I.&R)
- 3) Mr. Habib-ur-Rehman Gilani,
Director (E.M-I)
- 4) Mr. Jamil-ur-Rehman,
Director (Water Supply)
- 5) Mr. Muhammad Iqbal Noori,
Director (U.P)
- 6) Syed Shafaat Shah,
Director (W&S) Dev.
- 7) Mr. Abdul Jabbar Malo,
Director Roads (South)
- 8) Mr. Saeedullah Khan Bangash,
Director (Structures).
- 9) Mr. M. Tahir Banuri,
Director (Arch).
- 10) Mr. Ghulam Sarwar Sandhu,
Director Anti-Encroachment.

5. Chief Commissioner, ICT and DCO, Rawalpindi could not attend the meeting due to other official assignments.

6. Meeting commenced with recitation of the Holy Quran by Member (P&D) Brig. Nusrat Ullah. Chairman, CDA welcomed the participants.

7. The items of agenda for the Board meeting were then taken up. Salient points of discussion and decisions are as follows:-

7.1 Petrol Pump-cum-CNG Station on Lohtrar Road, Islamabad.

2072/1007/2004

157/BE

31-12-2004

Decision:

CDA Board approved the case for establishment of CNG/Petrol Pump subject to following:-

- a) If there are no other old cases on Lehtrar Road.
- b) The applicant will confirm to pay 25% of the market value of the site.
- c) Give an undertaking that if the road needs re-alignment or CDA needs to acquire land, the applicant will give CDA the right to clear any hindrance whatsoever.
- d) The applicant will not claim any damages or any other claims of the sort. Except for land cost actually acquired.

Action: Director (RP)

7.2 Amendment in Land Disposal Regulation, 1993.

The above item was deferred.

7.3 Illegal Construction / occupation of CDA acquired land in Zone-IV of Islamabad.

8073/1003/2004

707/BE

31-12-2004

Decision:

The Board approved the concept of demarcation of the land assets of CDA and directed following:-

- a) Where the land is susceptible to encroachment and located at sensitive areas, it should be fenced. A suitable/strong design will be prepared by the Structure Dte. and such lands will be indicated by the Directorates of Estate Management and Land & Rehabilitation Dte.
- b) Where the land is not heavily prone to encroachment and is open, it should be demarcated with RCC pillars, at an interval of 100ft. for clear identification.

Action: Dir.(Anti Encroachment)
Dir.(Structure)
Director E.M-I
Director E.M-II
Director (L&R)

7.4 Consultancy Services for improvement of Sewage Treatment Plant (STP) Phases I & II, Rehabilitation of STP Phase-III and Construction of STP Phase-IV.

EC74/1003/2004/

755/BF

31-12-2004

Decision:

The summary is approved subject to following:-

- (i) Consultant to establish permanent staffing in Pakistan to monitor the two contracts.
- (ii) Overall cost remains within the protocol approved amount.
- (iii) EAD should take up the case with the French authorities for grant in aid of Euro 0.51 M equivalent in Pak rupees.

Action: Dir. W&S (Dev).

7.5 Construction of Railway Under Pass (at Nur Station Yard) on I.J. Pincipal Road from G.T. Road to Pirwadhai Intersection (Dual Carriageway), Islamabad.

8075/1003/2004

745/BF

31-12-2004

Decision:

Board decided to refer the case to ECNEC for approval of additional funds being demanded by Railway authorities.

Action: Dir.Roads (South)
Director (P&E)

7.6 Regularization of allotment/Transfer of plot No.254 Model Village
Margallah Town and Plot No.290, Rawal Town, Islamabad.

5075/1003/2004

100/F

31-12-2004

Decision:

As per current decision of the Board, the same may be brought before the relevant forum i.e. FASC and case be decided at that level on merit.

Action: Director (L&R)

7.7
8077/1003/2004
756/PF
31-12-2004

Condonation of Excess Telephone charges – Enhancement of Ceiling.

Decision:

As the telephone was used in public service therefore,

- (i) The Board permitted the condonation of excess expenditure of Rs.4018/- for the month of April to July, 2004 of telephone No.9202218 installed at 7 MGR, Sector G-5, Islamabad.
- (ii) Board also agreed to enhance the ceiling of telephone No.9202218 installed at 7 MGR, Sector G-5, Islamabad from Rs.8340/- to Rs.10,000/- per month.

Action: Dir. Water Supply

7.8 Waiving of Extension Surcharge.

EG78/1003/2004

723/TF

31-12-2004

Decision:

- i) The Board decided that the Government Servants who are posted abroad shall be entitled to free construction period for the period of their posting abroad with an additional two (2) years from the date of their return subject to production of documentary evidence i.e. copies of relevant notifications and copy of passport. This period shall be in addition to the normal construction period available under Land Disposal Regulation.
- ii) It was further approved that Member (Admin) shall decide the cases of waiver of extension surcharge in the light of guideline given in the earlier Board decisions.

Action: Director EM-I

7.9 Construction of CDA Headquarter Building, Mauve Area, G-8/4, Islamabad.

079/1003/2004

737/PF

31-12-2004

Decision:

CDA Board approved the building height equal to that of ZTBL alongwith the required number of basements commensurate with healthy parking requirements and other use.

Action: Director (UP)

7.10 Issuance of No Objection Certificate of Khudabad Heights in Existing Old Village Golra Sector E-11, Islamabad.

5040/1003/2004

137/BF

31-12-2004

Decision:

In principle the Board agreed with the proposal subject to the following provision:-

- (i) Costing analysis be carried out through Finance Wing for land use conversion fee.
- (ii) Adequate parking (1.5 places for each flat be made available on the premises).
- (iii) All CDA bye-laws should be adhered to. The height of building will be upto 150ft. as per CDA's Building policy.
- (iv) Traffic plan should also be got approved from CDA.
- (v) 5% cost of sewage treatment plant be securitized in shape of bank guarantee to CDA.
- (vi) Provision of services will be made by the sponsor of the scheme.

Action: Dir. (UP)

NON AGENDA ITEM:

- i) Allotment of Plot for Private School for Special Children.

8081/1003/2004

737/BF

31-12-2004

Decision:

Board approved the recommendation of the Members of the Scrutiny Committee for allotment of a suitable plot to Umeed-e-Noor School for Special Children.

Action: Director (UP)

Decision:

As per recommendations of the Technical Committee the Board approved the following two firms to work on designing and construction supervision of the mega road projects in Islamabad, namely – Interchange at Zero point and Underpass/Grade separation Intersections on the Jinnah Avenue at the Junctions of Faisal Avenue, 7th Avenue and Shaheed-e-Millat Road:-

- 1) Messrs. AA Associates, Karachi.
- 2) Messrs. Engineering Associates, Karachi.

Action: Dir.(Structure)

iii) Review of Master Plan of Islamabad.

8083/1003/2004

737/BF

31-12-2004

Decision:

CDA Board approved the award of consultancy of Revision of Master Plan to MM Pakistan (Pvt) Limited and directed to gear up forthwith, so as to complete the task as already scheduled. The Board also directed that MM Pakistan (Pvt) Limited shall also ensure to employ the foreign consultants for the needful as indicated in their technical bid/proposal.

Action: DDG(Planning)

- iv) Allotment of additional land to Comsats Institute of Information Technology in Islamabad.
- v) Determination of Fee for merger of plots.

The above items were deferred.

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