

CAPITAL DEVELOPMENT AUTHORITY  
(SECRETARIAT)

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No. CDA-820/BM-Coord/94

Islamabad, October 17, 1994.

Subject:- MINUTES OF THE 13TH MEETING OF THE CDA BOARD HELD  
ON 16TH OCTOBER, 1994 (SUNDAY) AT 9.30 A.M.

The 13th meeting of the CDA Board was held on 16th October, 1994 (Sunday) at 9.30 A.M. in the Chairman's Office Executive Block, CDA Headquarters, Islamabad.

2. The following attended the meeting:-

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| 1. | Mr. Shafi M. Sewhani<br>Chairman, CDA.             | In Chair |
| 2. | Mr. Jaffar Raza,<br>Member(E), CDA.                |          |
| 3. | Mr. M. Hamid Hasan,<br>Member(A), CDA.             |          |
| 4. | Mr. Shabbir Ahmed Dahar,<br>F.A/Member, CDA.       |          |
| 5. | Mr. Abdul Wahid Shahid,<br>Secretary to the Board. |          |

3. Commissioner Rawalpindi Division, Rawalpindi and Chief Commissioner ICT, Islamabad, could not attend the meeting due to other important assignments and intimated their regrets over telephone.

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

5. The minutes of the last meeting of the CDA Board held on 2-10-1994 were confirmed by the Chairman.

6. Due to time constraint, the progress on the implementation of the decisions taken in the last Board meeting held on 2-10-1994 could not be reviewed.

RESUME OF DECISIONS TAKEN ON AGENDA ITEMS  
OF THE CURRENT BOARD MEETING.

7. After review, the CDA Board took up items included in the agenda for the current meeting one by one. Brief account of the discussion/deliberations held and decisions taken are summarized below:-

- 7.1 Construction of basement in terraced houses-  
Amendment in Zoning Regulation 1993.

5917/820/94  
739/BF  
dt: 16-10-1994

Decisions

- a) The existing Clause 8 (j) of Islamabad  
Residential Sectors Zoning (Building Control)

Regulation 1993 may be replaced with the following revised Clause 8(j):-

"For terraced houses, basement under the plinth area will be allowed with the condition that a minimum distance of 5'-0" shall be left from the property line of the adjacent plot while constructing the basement. However, basement in a terraced house will be allowed upto side plot line in cases where adjacent plots have already constructed a basement upto the side plot line at site"

- b) The necessary suitable amendment in the existing Islamabad Residential Sectors Zoning (Building Control) Regulation, 1993 may be notified as early as possible.

Action: D.G. (Design)  
D.D. (BCS)  
Secretary, CDA.

- 5918/820/94  
5919/820/94  
5920/820/94  
760/BF  
dt:16-10-1994
- 7.2 Change of Plot No. 606, Humak Zimni to Model Village Margalla Town or Rawal Town.
- 7.3 Change of Plot No. 613, Humak Zimni to Chak Shahzad or Poona Faqiran case of Mr. Farooq Faisal Khan, Chief Reporter, Daily Jang.
- 7.4 Change of Plot No. 619 (30' X 60') M.V Humak Zimni to Model Village Rawal Town/Margalla Town case of Syed Nayyar Abbas Rizvi of Daily Jang.

- 7.5 Change of Plot No. 609-C (30' X 60') from M.V. Humak Zimni to M.V. Chak Shahzad - case of Mr. Ali Zafar Shah (Daily Jang).

5921/820/94  
760/BF  
dt: 16-10-1994

Decision

Alternative plots of the similar size i.e. 30'X60' may be given in Model Village Rawal Town in lieu of the plots already allotted in Model Village Humak Zimni.

Action: Director Rehab.

- 7.6 Restoration of Plot No. 1407 in Sector I-10/2 in the name of Mr. Gulistan Khan.

5922/820/94  
723/BF  
dt: 16-10-1994

Decision

Plot No. 1407, Sector I-10/2, may be allotted in favour of Mr. Gulistan Khan after charging the cost of land at current rate basis i.e. Rs. 600.00 per square yard on the basis of policy as is being followed by CDA in such cases. The amount already remitted by the original allottee was forefeited.

Action: D.E.M-I

7.7 Apportionment of Capital/O&M cost of Khanpur Dam Project.

5923/820/94  
754/BF  
dt:16-10-1994

Decision

A summary may be prepared for Cabinet Division for obtaining orders of the Prime Minister, suggesting therein that the remaining outstanding amount as demanded by the WAPDA may be waived off.

Action: Director (KDP).

Contd...P/6.

7.8 Amendment in CDA Employees(Service) Regulations5924/820/94726/BF

dt: 16-10-1994

Decision

- a) The proposal for amendment in the CDA Employees (Service) Regulations 1992 as given in para 3 of the summary was approved.

Contd...P/7

- b) Necessary suitable draft notification for the existing regulations may be prepared by the Personnel Directorate.

Action: Director (Pers).

- 7.9 Re-Scheduling of payment against Plot No. 17  
Whole Sale General Provision Market Sector  
I-11/3, Islamabad.

5925/820/94  
724/BF  
dt: 16-10-1994

Decisions

- a) The compensation of land/property owned by Syed Nayyar Hussain Bokhari, in Banni Gala measuring 6 kanals and 14 marlas may be assessed/finalized immediately for its book necessary/adjustment against the outstanding cost of Plot No. 17, in Whole Sale General Provision Market Sector I-11/3 subject to the following conditions:-
- 1) Possession of the land and built-up property may be handed over to CDA by the allottee.

- ii) Court case filed against CDA may be withdrawn by the allottee.
- b) The delayed payment charges accrued so far on the outstanding instalment of Plot No. 17, Whole Sale General Provision Market, Sector I-11/3 may be waived off.
- c) After adjusting the payable amount of compensation of land acquired by the CDA, against outstanding cost of plot No. 17 in I-11/3, the balance outstanding amount may be paid by the allottee in lumpsum within 3 months from the date of such settlement.

Action: D.E.M-II

7.10 Execution of lease ded<sup>e</sup> in respect of Plot No. 440, Industrial Area, Sector I-9, Islamabad.

5926/820/94  
724/BF  
 dt: 16-10-1994

#### Decisions

- a) The additional charges to be recovered from the allottees of industrial plot for the extension of lease period beyond 33 years as "last extension charges" may be worked out by the Finance Wing, CDA for consideration.



- b) The consideration of the summary was deferred for the time being.

Action: Cost Accountant  
D.F.A.  
D.E.M-II.

- 7.11 Change of Plot No. 718 Model Village Poona Faqiran with Plot of size 30' X 70' Poona Faqiran - case of Mr. M. Irshad S/O Mir Haider.

5927/820/94  
760/BF  
dt: 16-10-1994

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Decision:

An alternative plot measuring 30' X 70' in Model Village Poona Faqiran in lieu of Plot No. 718 measuring 25' X 40' may be allotted to the allottee.

Action: Director Rehab.

- 7.12 Grant of extension in construction period  
in respect of Residential Plots.

5928/820/94  
723/BF  
dt: 16-10-1994

Decision

The Board decision regarding extension in construction period and fixation of flat rate for extension surcharges as decided for the commercial plots by the CDA Board in its meeting held on 28-8-1994 may be followed for granting extension in construction period for residential plots in Islamabad.

Action: D.E.M-I

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

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