

CAPITAL DEVELOPMENT AUTHORITY
(SECRETARIAT)

No. CDA-855/BM-Coord/96

Islamabad, Sept , 1996.

Subject:- MINUTES OF THE 8TH MEETING OF THE CDA BOARD FOR THE YEAR 1996, HELD ON SUNDAY 29TH SEPTEMBER, 1996 AT 10.30 A.M.

The 8th meeting of the CDA Board for the year 1996 was held in the CDA Conference Room on 29th September 1996 at 10.30 A.M.

2. The following attended:-

1. Mr. M. Zafar Iqbal,
Chairman, CDA. In Chair
2. Mr. Javid Akram,
Chief Commissioner, Islamabad
3. Mr. Mahmood Salim Mahmood,
Member (A), CDA.
4. Mr. Jaffar Raza,
Member (E), CDA.
5. Mr. Anwar Said,
Member (Planning/Design), CDA.
6. Mr. Muhammad Zubair Osmani,
Secretary to the Board.

3. Commissioner Rawalpindi, Ex-officio Member of the CDA Board Mr. Kamran Zafar could not attend the meeting being pre occupied with other official functions.

4. F.A/Member, CDA having been transferred from CDA was also not present in the meeting.

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

6. Minutes of the 7th Board Meeting were confirmed by the CDA Board.

7. Agenda for the meeting was taken up item-wise for discussion and decision by the Board. Salient points of discussions and decisions taken were as follows:-

7.1 Violation of Building and Zoning Regulations on plot No. 8, Street No. 18, Sector F-6/2 Islamabad.

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739/BF
29-09-1996

were pending before the Board.

Decisions

i) CDA Board after closely examining the issue rejected the recommendations made by the Design Wing for regularising the violations committed in the construction of House No. 8, St. 18, Sector F-6/2, Islamabad. It was desired that information to the effect may also be conveyed to the Cabinet Secretary. and to PS to the Prime Minister.

ii) It was also decided that in case there was any discrepancy in the rules governing heights of building in Islamabad, the same may be amended with the approval of the Board.

Action: Director Arch.
DD(BCS)

7.2 Payment of Delayed Payment Charges against Plot No. 399, Sector F-11/2, Islamabad.

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Decision

Request of the allotted of Plot No. 399, Sector F-11/2, Islamabad for the waiver of delayed payment charges was not acceded to and was rejected.

Action: DEM-I
Dir. Arch.
DD(BCS)

- 7.3 Request of Anjuman-e-Tajran, Dalgran, Niswari Bazar for restricted Auction of Grain Market plots in Sector J-11, Islamabad.

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decided.

Decision

Islamabad Chamber of Commerce and Industry will verify the lists submitted/prepared by the Associations of wholesalers of various trades to ensure that ineligible bidders are avoided. ICCI may on their own coordinate with Rawalpindi Chamber of Commerce and Industry for scrutiny of eligible bidders.

Action: Director (UP)

- 7.4 Allocation of additional Land on annual licence basis

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29-09-1996

Decision

Licensing of additional land to M/s Pak Com. Ltd was approved in principle subject to clearance of their intended activities on the said land by relevant security agencies. It was also decided that licensing fee should also be revised.

Action: Addl. Dir. (RP).
DFA

7.5 Payment of compensation to the affectees of Mauza Seri Seral.

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750/BF
29-09-1996

Decision

It was decided that the cases pertaining to Mauza Seri Seral which had been cleared by the Legal Adviser, CDA should be settled after completing necessary codal, procedural and legal formalities.

Action: Director Lands-I.

7.6 Construction of bridges and culverts on Northern Carriage Way of Service Road North of Murree Highway between IP-10 to IP-12 at Islamabad. M/s Sufi Muhammad Din.

-6421/855/96
745/BF
29-09-1996

Decision

CDA Board approved that payment of Rs. 58,356.00 to the legal heirs of Sufi Muhammad Din may be made as full and final settlement of the claim of the deceased contractor.

Action: Director Roads-II.

- 7.7 Shifting of Police Barracks from Green Area (right of way of the principal roads) to permanent locations.

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Decision

CDA Board agreed in principle on the allotment of following 3 sites to the Police Department subject to the approval of their PC-I by the Government as decided in case of five sites allocated earlier. It was also desired that clearance from PM Sectt. may be obtained for site indicated at S.No. 3.

<u>S.No.</u>	<u>Location</u>	<u>Existing use of the site</u>	<u>Proposed No of Barracks</u>	<u>Remarks</u>
1.	Markaz G-6	CDA Complaint Centre	3 (155'X40' each)	Use from CDA Complaint Centre to Police Barracks shall have to be changed.
2.	Markaz I-10	Fire Brigade Office	2 (40'X135' each)	Use from Fire Brigade office to Police Barracks shall have to be changed.
3.	North East of 'K' Block, Admin. Sector.	Open un-utilised land	5 (45'-6"x155' each)	Permission from PM Security Authority shall be required.

Action: Director (UP).

- 7.8 Planning of 8 Nos. of Motel Plots along Murree Road Islamabad.

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737/BF
29-09-1996

Decision

Creation of 8 plots for motel was approved by the CDA Board.

Action: Addl. Dir.(RP).

- 7.9 Allotment and Development of Approx. 450 acres of land for a Country Club-cum-Golf Course, South East of Mulpur North of Rawal Lake.

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737/BF
29-09-1996

Decision

CDA Board agreed, in principle, to the ear-marking of the site for the development of Country Club-cum-Golf Course and its subsequent disposal as per the decision of the National Economic Council. It was decided that a summary in this regard may be submitted to the Government for consideration.

Action: Addl. Dir (RP)

- 7.10. Construction of open stairs.

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29-09-1996

Decision

It was decided that permission to construct stairs in the circulation lanes should be withdrawn and stairs etc. should not be allowed on CDA land. Internal arrangements with prior approval of the Authority may be allowed and existing structures, wherever erected should be removed.

Action: DD(BCS)

- 7.11 Permission to construct additional storey on existing buildings in Markaz F-6, F-7 design by CDA.

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29-09-1996

Decision

CDA Board decided that a Technical Sub Committee may be constituted to study each plot, its plan, structure and present condition to determine the buildings' stability and suitability for additional storey. The Board Desired that the report of the Sub-Committee may be brought before it for further consideration.

Action: Member(P)
DD(BCS)

- 7.12 Exchange of Plot No. 8 to Noorpur Shahan within plots located in Margalla Town.

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760/BF
29-09-1996

Decision

Board considered the request and rejected it as not tenable.

Action: Director Rehab.

- 7.13 Exchange of Plot No. 2, to Noorpur Shahan with Plots located in Margalla Town.

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760/BF
29-09-1996

Decision

CDA Board rejected the request for exchange of plot in Noorpur Shahan with a plot in Margalla Town.

Action: Director Rehab.

- 7.14. Revision/adjustment in the size of plots in Sector G-11/2.

6429/855/96
737/BF
29-09-1996

Decision

It was decided that current market rate may be offered for the difference in area between allotted and offered land and that construction should not go beyond the prescribed limits and set backs of the covered area of the plots.

Action: Director(UP)

- 7.15 Handing/Taking possession of residential plots in G-11/2, Islamabad.

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737/BF
29-09-1996

Decision

CDA Board approved the proposal put forward by the Planning Wing which was as follows:-

- i) To overcome difference of 03 feet we may reduce the size of plots No. 1477 to 1482. The new sizes will be 24'-6" X 50' (136.11 sq. yards) instead of 25' x 50' (138.88 sq. yards).
- ii) In order to adjust the 08 feet difference we may reduce plot sizes of Plot No. 1506 to 1510. The new sizes will be 23'.4"X50' (130.88 sq. yards) instead of 25'X50' (138.88 sq.yards)
- iii) There is a 20 feet wide lane in between plot No. 1517 to 1518. In order to adjust the 11 feet difference, we may reduce the width of this lane of 09 feet. It is important to mention that this residential block is still occupied by the affectees and development work is yet to be started.
- iv) We may re-route 4" dia water supply line encroaching plot No: 1477, 1510 & 1511, G-11/2.
- iv) In future Land Survey will not hand over possession of plots in a curved block without measurement of the that block and in case of any discrepancy it shall be got cleared by Planning Wing.

Action: Director (UP)

- 7.16 Exchange of Plot No. 487, I-8/2 (originally allotted) with plot No: 94-C, I-8/2, Islamabad.

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The item was discussed in the Land Allotment Board Meeting and a decision was taken in the matter.

- 7.17 Allotment of Plot No. 2-B, in lieu of Plot No. 275 (F&V) market Islamabad.

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29-09-1996

Decision

It was decided that Member(A) along-with Director Estate Management may hear out the parties as desired by the Wafaqi Mohtasib Sectt. in their recommendations dated 22-01-1996. It was also decided that in future whatever decision/recommendation is given by the Wafaqi Mohtasib Sectt. against the Authority, CDA would invariably file review petition/appeal with the President of Pakistan for it review.

Action: Member(A)
DEM-II
Director Law.

- 7.18. Request for allotment of land to M/s Early Learning Centre for establishment of a private school.

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The item was considered in Land Allotment Board Meeting and a decision was taken.

- 7.19 Policy to control unplanned development of settlements possibilities to retain the existing villages under planned schemes falling within the catchment area of Rawal Lake of the ICT.

Member(P) informed the Board that the summary which was considered in the Board Meeting held on 21-7-1996 was circulated amongst all concerned to solicit their views on the subject and recommendations prepared were brought before the Board.

Decision

CDA Board decided that a sub committee comprising DC, Islamabad, DC, CDA, a representative of the Planning Wing and the Legal Adviser CDA may be constituted to prepare a report and recommendations for the Board for final decision.

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Action: Addl. Dir (RP).

- 7.20 Grant of NOC for establishment of petrol pump along Murree Road near Chattar Tehsil Murree, District Rawalpindi.

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Decision

Establishment of Petrol Pump on privately owned land in Revenue Estate of Village Hotra Be-Chiragh, Tehsil Murree, Distt. Rawalpindi. was approved to the extent of issuing a conditional NOC subject to completion of all necessary formalities.

Action: Addl. Dir. (RP)

- 7.21 Utilisation of portion of the leased Land of Pakistan Boy Scouts Association in Sports Centre for marriages and other sports activities.

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29-09-1996

Decision

The Boy Scouts Association may be directed to remove brick wall and any other structure built on CDA land or on right of way of the Park Road and to confine their activities within the limits of the land leased out to them. It was further desired that Boy Scouts Association should submit a plan of

- the activities that they intend to carry out on the said premises without deviating from conditions of the lease.

Action: Addl. Dir. (RP)

7.22 Allotment of plots/Land for Educational Institutions.

The item was discussed in the Land Allotment Board and a decision was taken in the said meeting.

Non-Agenda Item No. 1

Decision:

The issue was once again deliberated upon and it was decided that delayed payment charges against Plot No. 248, F-11/4, Islamabad. may not be waived.

Action: DEM-I

Non-Agenda Item No. 2

Decision

CDA Board approved waiver of extension surcharge amounting to Rs. 24,262.00 on the ground that the applicant being a wife of a retired government servant deserved sympathetic consideration.

Action: DEM-I

8.

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