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CAPITAL DEVELOPMENT AUTHORITY
(SECRETARIAT)

No. CDA-809/BM-Coord/94

Islamabad, May 14, 1994.

Subject:- MINUTES OF THE 2ND MEETING OF 1994 OF THE CDA BOARD
HELD ON 5TH MAY, 1994 (THURSDAY) AT 10.00 A.M.

A second meeting of the CDA Board of year 1994 was held on 5th May, 1994 (Thursday) 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. Shafi M. Sewhani,
Vice Chairman/Member(A), CDA.
4. Mr. Ahmad Waqar,
F.A/Member, CDA.
5. Mr. Jaffar Raza,
Member(E), CDA.
6. Mr. Abdul Wahid Shahid,
Secretary to the Board.

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

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

1. Director General (Design), CDA.
2. Director General(Environment), CDA.
3. P.S.O. to Chairman, CDA.
4. Addl. Director (Public Relations), CDA.
5. Consultant (Law), CDA.

Contd...P/2.

5. The following attended the meeting on special invitation to explain the items of the agenda relating to their Wings and Directorates:-

1. Dy. Director General (Planning), CDA.
2. Director Estate Management-I, CDA.
3. Director Master Plan Cell, CDA.
4. Director Training, CDA.
5. Director Rehabilitation, CDA.
6. Director Estate Management-II, CDA.

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

7. The minutes of the last two meetings of the CDA Board held on 29-11-1993 and 11-1-1994 were confirmed.

8. Thereafter, the progress on the implementation of the decisions taken in the last Board meeting held on 11th January, 1994 was reviewed and found satisfactory.

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

9. After the progress review on the implementation of the decisions of the last Board meeting, the Board took up items included in the agenda for the current meeting. Brief account of the discussions and deliberations held and decisions taken are summarised below:-

Contd...P/3.

9.1 CDA's policy regarding sub-division of plots
and number of living units allowed on a plot

5801/809/94
739/BF
5-5-1994

Decision

- a) No residential plot measuring less than 1000 sq. yards will be considered for sub-division and a sub-divided ^{portion} ~~plot~~ will not be smaller than 500 sq. yards i.e. the plots so created after ~~the~~ sub-division of the original plot shall not measure less than 500 sq. yards. No relaxation of any type shall be allowed under any circumstances.
- b)
- c) The draft for necessary amendment in the Islamabad Residential Sectors Zoning (Building Control) Regulations, 1993 may be prepared.

Action: D.G. (Design).
D.D. (BCS)
DEM-I

Living units permitted

Contd..P/4

9.2 Allotment of additional land to Shifa
International Hospital H-8/4, Islamabad.

5802/809/94

737/BF

5-5-1994.

Decision

- a) The proposal for the allotment of additional area measuring 1.88 acres by way of reclaiming the land after diversion of the adjacent nullah on the east side of the plot was approved in principle to enable the Shifa International Hospital to provide housing facility to the emergency staff at site subject to the following conditions:-
- i) The reclamation of land through diversion of nullah will be under taken by the CDA at the expenses of the M/s Shifa International.
- ii) A rate of Rs. ^{2000.00}~~1000.00~~ per sq. yard will be charged as lease money for additional area measuring 1.88 acres.
- b) A summary on the above lines will be sent to the Cabinet Division for consideration and approval of allotment of additional land to M/s Shifa International in terms clause 15 of Islamabad Land Disposal Regulations, 1993.

Contd...P/5.

9.3

Un-just cancellation of Plot No. 144-D
Sector F-11/1, Islamabad.

5803/809/94723/BF5-5-1994

Decision

- a) The request of the allottee to reduce the size from 611 square yards to 500 sq.yards was not agreed to.
- b) Allottee may be requested to pay balance/

Contd...P/6

outstanding cost of plot within 3 months from the date of issue of letter by the CDA failing which the plot may be cancelled and the amount paid may be refunded without any deduction/forefeiture.

Action: DEM-I

9.4 Chairlift project on margallah hills Islamabad.

5804/809/94
738/BF
5-5-1994

Decision

- a) Consideration of the summary was deferred as the case is subjudice.
- b) The proposed feasibility study by Consultants, was not agreed to.

Action: D.D.G(P)
Director MPC.

9.5 Change of name of model village Chak Shazad as Park Town or Kohsar Town.

5805/809/94
737/BF
5-5-1994

Decision

- a) In future the existing names of various model villages should not be changed invariably. Such proposals need to be discouraged in future.
- b) A copy of the summary may be sent to the Chief Commissioner, ICT, for his views.

Action: D.D.G(P).

9.6 Reduction of penalty imposed on M/s Malik Rehmat Din and Sons for delay in completion of work.

5806/809/94
743/BF
5-5-1994

Decision

It was decided to reduce the penalty already imposed to 1% of the total contract cost, on humanitarian grounds, as a special case.

Action: Director Works
D.F.A.
Director A&A.

- 9.7 Provision of land in residential sector to Pakistan Navy for Naval Housing schemes.

5807/809/94
729/BF
5-5-1994.

Decision

1. A revised rate of Rs. 1,500.00 per sq. yard as proposed in para 5 of the summary for the land already allotted to the Naval authorities, was approved.
2. It was also decided to shift the site to the adjacent site as requested by their representatives.

Action: DEM-II
Addl. Dir.(PE&C).

- 9.8 Mutation of record of properties on the basis of oral gift.

5808/809/94
723/BF
5-5-1994

Decision

- a) The transfer of properties through oral gift amongst the first relatives (wife, husband, sons, daughters, fathers, mothers, direct grand children, brothers, sisters only and vice versa) without execution of conveyance/ lease deed may be allowed by the CDA.
- b) Existing nominal transfer fee, fixed for transfer of plots within families, will be charged in such cases.
- c) If a donor expires during the process of transfer of properties through oral gift, the property will be transferrred in the normal course under the procedure as already prescribed for the transfer of property to the legal heirs.

Action: DEM-I
DEM-II
Director Rehab.
DMA
Addl.Dir.(PE&C).

9.9

Naming/Re-naming of Roads in Islamabad.

5809/809/94
731/BF
5-5-1994

Decision

- a) Garden Road was re-named as "Shaheed-e-Millat Road".
- b) The east-west major road in Sector H-8 was named as "Faiz Ahmad Faiz Road".
- c) The north-south major road in Sector H-8 was named as "Pitras Bokhari Road".
- d) The north service road of G-6 & G-7 be called "Luqman Hakeem Road".
- e) North service road of Sector G-8, G-9, G-10 and G-11 was named as "Ibne Seena Road".
- f) The existing Jinnah Avenue (Blue Area) between G & F series will be henceforth called by its original name "Khayaban-e-Quaid-e-Azam".
- g) Appropriate sign boards containing the names of various roads be installed at appropriate locations of the roads.

Action: D.D.G(P)
Director(Training)
Directors Roads-I & II
Director (UP).
Addl. Director (P.R)
Traffic Engineer.

Contd...P/11

- 9.10 Allotment of an Agro-farming plot
against acquired land.

5810/809/94
750/BF
5-5-1994

The summary could not be discussed due to paucity of time. Shall be taken up in a separate meeting of the Board to be called shortly for this purpose/ item.

Action: Director Rehab.
Secretary, CDA.

- 9.11 Covered area of houses on sub-divided plots.

5811/809/94
739/BF
5-5-1994

Decision

- a) The transferee of the sub-divided plot will furnish an affidavit to the effect that he will accept the covered area permissible of sub-divided plots under building bye-laws and Zoning Regulations 1993 and will have no objection on any ground.
- b) Time period required to complete the construction on sub-divided plot will also

be specifically given by the CDA in the CDA's letter conveying the approval of the sub-division of the plot.

- c) The sub-division proposal shall also be routed through the Design Wing.

Action: D.G.(Design)
DEM-I
DD(BCS)
DD (Land Survey).

- 9.12 Deletion of Section 23 & 24 of the Modalities and Procedure framed under ICT (Zoning) Regulation 1992 for development of private housing schemes in Zone 2 & 5 and for framing schemes in zone 4 & 5 of ICT zoning plan; pertaining to the permission to advertise schemes prior to NOC.

5812/809/94
737/BF
5-5-1994

Decision

- a) It was decided to dispense with the existing practice to issue permission to advertise the scheme prior to the issuance of formal NOC.
- b) The relevant section in the "Modalities and Procedure" framed under ICT (Zoning) Regulation 1992 for the advertisement of private housing schemes in zone 2 & 5 and for framing schemes in zone 4 & 5 of the ICT Zoning Plan, may be considered for deletion.
- c) In cases where such permissions have already been issued, the terms and conditions under which such permissions have been allowed will be strictly monitored and in case of any lapse by the sponsors, the permission will be withdrawn and notified in the press for information of the general public.

Action: D.D.G(P).

9.13 Allotment of land for Private Schools.

5813/809/94
737/BF
5-5-1994

Decision

1. A suitable summary for seeking permission for the allotment of land to the sixteen (16) private schools in Sectoral area as per enclosed list may be prepared and sent to the Cabinet Division for approval.
2. The cost of land for schools be charged @ Rs. 1000.00 per sq. yard.

Action: D.D.G(P).

- 9.14 Rate of charges to be levied for regularization of the plot No. 261, Chak Shahzad.

5814/809/94
729/BF
5-5-1994

Decision

A revised presumptive market rate of Rs. 370.00 per sq. yard was approved to regularize the allotment of Plot No. 261, Model village Chak Shahzad.

Action: Director Rehab.
Addl. Dir (PE&C).

9.15 Re-allotment of Plot No. 138 in whole sale Fruit and Vegetable Market, Sector I-11/4, Islamabad in the name of M/s M. Yousaf and M. Javed.

5815/809/94

724/BF

5-5-1994.

Decision

The Board was convinced that injustice had been done to Mr. Muhammad Yousaf but observed that in the presence of status quo order of the court, it could not restore the plot to him. The Board decided that in the court the CDA should pursue the case seriously and try to get the suit decided as early as possible.

The Board also decided that Director Security & Enforcement should get the plot cleared of the unauthorised occupants, subject to the legal position.

Action: DEM-II
DD(Litigation)

Contd...P/16.

9.16

Allotment of Housing Units/Plots to CDA employees under Housing Foundation Scheme Phase-I and Extension 1988.

5816/809/94

758/BF

5-5-1994

Decision

- i) Seizure imposed on all actions pertaining to the plots allotted to CDA employees in I-8/3, be lifted.
- ii) An additional amount of Rs. 50.00 per sq.yard shall be charged from the 45 allottees, who fall in Priority II(a) as per compliance report given to the Honourable Wafaqi Mohtasib.
- iii) An additional amount of Rs. 100.00 per sq.yard shall be charged from the four allottees, who fall in Priority II(b) as per compliance report given to the Honourable Wafaqi Mohtasib.
- iv) Since discretionary quota of all types of residential plots, including that of CDA and Housing Foundation, has been abolished under the latest Land Disposal Policy of the

Government, the Authority is not competent to make any allotment against discretionary quota. However, those complainants falling in this list who are otherwise entitled to allotment of plots on merit, their cases shall be considered by the Allotment Committee comprising the following officers who will scrutinize each and every individual request of the complainants and submit their recommendations to the Chairman, CDA for a decision:-

- | | | |
|----|------------------------|------------|
| 1. | Vice Chairman, CDA. | Convenor |
| 2. | F.A/Member, CDA. | |
| 3. | Member(A), CDA. | |
| 4. | Secretary to the Board | Secretary. |

The Committee will function till further orders.

v & vi)

The seniority lists prepared for allotment of the remaining plots on merit will be considered by the above Allotment Committee and its recommendations put up to the Chairman for approval before submission to the Housing Foundation for allotment of the plots.

Any case of anomaly or dispute arising out of the allotments made shall also be placed before

the said Allotment Committee which will consider such cases and submit their recommendations to the Chairman for final decision.

- vii) As already decided by the Wafaqi Mohtasib, deputationists/non-CDA employees shall not be entitled to allotment of plots out of CDA quota.
- viii) The minimum CDA service for entitlement and eligibility for allotment of plots shall be 10 years and allotments on the availability shall be made on the basis of length of service.
- ix) Category and entitlement at the time of allotment will not be altered subsequently as it is a continuous, unending process and as such cases cannot be continued to be re-opened time and again. Therefore, the plots already allotted to various individuals cannot be subsequently changed with bigger plots of their current entitlement.

Action: Vice Chairman
F.A/Member.
Member(A).
DEM-I
Secretary, CDA.