



**Capital Development Authority  
(Secretary CDA Board Office)**

**CONFIDENTIAL**

No. CDA-1301/BM-SCB/2016/

Islamabad

June 17, 2016

Subject: **Minutes of 7<sup>TH</sup> CDA Board Meeting for the Year 2016.**

7<sup>th</sup> CDA Board meeting for the year 2016 was held on **June 17, 2016 (Friday) at 09:30 A.M.** in the Jinnah Convention Centre, Islamabad.

2. Following attended the meeting:

- 1) Mr. Shahrukh Nusrat, (In Chair)  
Chairman, CDA  
(Also work of FA/Member is directly-supervised by Chairman, CDA)
- 2) Mr. Waseem Ahmed Khan,  
Member (P & D).  
Also look after charge of Member Estate
- 3) Mr. Sana ullah Aman  
Member (Environment)  
(Look after charge)
- 4) Mr. Amer Ali Ahmed  
Member (Admin.)
- 5) Mr. Shahid Sohail,  
Member (Engineering)
- 6) Mr. Asif J Shahjahan (T.I.)  
Secretary CDA Board.

3. Chief Commissioner ICT and Commissioner Rawalpindi as members of the Board could not attend the meeting. In addition to the Chairman/ Members, DDG (L&E) (for item No. 2, 3) and PD (BRT) (for item No. 1) also attended. Meeting commenced with the recitation of "Holy Quran" by Mr. Shahrukh Nusrat, Chairman, CDA. Thereafter agenda items were taken up for discussion and the following decisions were made:-

10754/1301/BM/'16    **7.1**    **ISLAMABAD BUS SERVICE (IBS) PROJECT ISLAMABAD.**  
17-06-'16/7<sup>TH</sup>

*Discussion:*

*Project Director (BRT) apprised the Board on the project. Basic concept of the project was to facilitate general public by connecting them from various routes and important landmarks to Metro Bus Service. On the contrary, it revealed that the proposal lacks in a number of areas and planning parameters and therefore needs additional effort to formulate a comprehensive proposal.*

*During presentation, following points were discussed by the Board to be incorporated while preparing the final proposal:*

- *The project may be designed as a self sustained project with minimum or zero liability on the part of CDA. Revenue generation through branding of shelters, terminals, buses or other avenues may be explored.*
- *The project may further be deliberated in the light of current bifurcation of CDA which is underway. It is accordingly suggested that the project be given a separate identity working under the administrative control of CDA.*
- *Exact bus stops on each route be earmarked denoting time frame of the arrival of each bus. Also it should have a stop at all important places and closer to Metro Station, so that it is comfortable for commuters to avail metro services. This bus service will also act as tributary to Metro service.*
- *Concept of modern bus stop with all facilities including rest room and tuck shop be prepared which will also be an added source of considerable revenue.*
- *To cater for maximum number of passengers on route No. 6, it may start from Daewoo Bus Service Terminal, Peshawar Road to Chaman Metro Station.*

### **DECISION**

The Board approved to undertake the project in principal however, it was directed to prepare the financial model of the project in consultation with Infrastructure Project Development Facility (IPDF) in accordance with discussions made during the Board meeting.

**Action By: PD (BRT)**

10755/1301/BM/'16    **7.2**    **DECISION DATED MARCH 08, 2016 "SUBMISSION OF**  
17-06-'16/7<sup>TH</sup>                    **INQUIRY REPORT AND FOLLOW UP"**

### **DECISION**

Deputy Director (L&E) explained that Building Control Directorate (BC) had constituted an internal committee who after physical inspection of the site has just submitted a report to Member Planning & Design. Further proceeding cannot attain its finality until this initial report is brought to the committee.

The Board emphasized on quick disposal of the case and directed that the inquiry committee constituted vide Board decision dated March 8, 2016 may conclude this report in accordance with decision of the court and PAC directives and put up by Thursday, 23 June 2016 for decision of the Board.

**Action By: DDG(L&E)**

### DECISION

The Board observed that the list had not been prepared after due scrutiny and information put up in prior meetings were not correct. Therefore following actions must be taken immediately:

- DDG (L&E) and Director UP shall personally inspect all the proposed plots and shall prepare a final list with brochure for auction and shall submit to the Board on forth coming meeting scheduled on Monday, June 20, 2016.
- The following 10 plots stand cleared for inclusion in the auction list:

Plot No.	18-A
Plot No.	10-A
Plot No.	14-A
Plot No.	17-A
Plot No.	19-A
Plot No.	20-A
Plot No.	9-B
Plot No.	9-C
Plot No.	5-A
Plot No.	5-B

- All other sites may be revisited as now removal exercise will consume time therefore, the same may be taken up under the law following due process subsequently. However, immediately replacement plots may be identified within three days for forthcoming auction that are free from all encumbrances.
- Simultaneously, all such plots be identified in all sectors of Islamabad and a comprehensive list be prepared for approval of the Board for future auction. Moreover in future auctions, a combination of plots from different Sectors be considered for auction, so that expensive land bank is not exhausted earlier than other plots.

**Action By: DDG(L&E)**  
**Director (UP)**

### NON AGENDA ITEM:

Discussion:

In continuation of the decision made on 28th April 2016, the Board deliberated on para "C" of the decision that says:

"As far as proposed clause 2(2.12.8-iii) is concerned, the Board approves regularization only to the extent of 20% of violation of mandatory space of buildable block/covered area in setback after imposing fine as per rates notified vide gazette notification dated 27, 02, 2003, clause 4 of schedule as mentioned in the summary".

The Board was of the view that the matter requires further deliberation.

It was proposed that the word "violation" is inappropriate and be substituted with the word "composition".

If the applicant needs to avail the opportunity as described in para C of the decision as quoted above, he/she will deposit composition fee as per notified rates at the level of submission of layout plan. Approval of such cases shall be sought from Member Planning.

This offer shall only be applicable to the setback of backyard of residential plots.

List of old cases of similar nature be prepared with recommendations and to be put up to the Board for decision for an early disposal.

A fool proof mechanism be devised to avoid nepotism, financial corruption and negligence in issuance of completion certificates in shortest possible time.

### **DECISION**

After due deliberation, the Board advised Member (P&D) to prepare a comprehensive proposal in the light of discussion and recommendations made as above for submission in forth coming Board meeting scheduled on Monday, June 20, 2016.

**Action By: Member Planning & Design**

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



**7<sup>TH</sup>BOARD MEETING FOR THE YEAR-2016 HELD ON 17-06-2016**

**AGENDA ITEMS**

<b>S.No</b>	<b>Items</b>	<b>Presenter</b>
<b>1.</b>	Islamabad Bus Service (IBS) Project Islamabad.	PD BRT
<b>2.</b>	Decision dated March 08, 2016 "Submission of Inquiry report and follow up"	DDG(L&E)
<b>3.</b>	Auction of Residential Plots – 30 <sup>th</sup> June 2016	DDG(L&E)