

Minutes of the 9th meeting of 1991  
of C.D.A. Board.

The Board meeting was held on Monday the 30th December, 1991 at 1.30 P.M. in the Conference Room of the Capital Development Authority. The following attended:-

1. Mr. Farid ud Din Ahmad,  
Chairman.
2. Mr. Muhammad Rafiq Ahmad,  
Member Engineering.
3. Mr. Ahmad Waqar,  
Financial Adviser/Member.
4. Mr. S. Bilal Ahmed,  
Member Administration.
5. Mr. Mohammad Zubair Osmani,  
Secretary.

2. Mr. Shahid Rafi, Commissioner, Rawalpindi could not attend and sent his regrets.

3. The following were also present:-

1. Director General(Design).
2. Director General(Services).
3. DDG(Planning).
4. Director Public Relations.
5. Director Lands & Rehabilitation.
6. Director Audit & Accounts.
7. P.S.O. to the Chairman.

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

5. The minutes of the 8th meeting were presented and confirmed

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by the Board.

6. Progress on implementation of the decisions taken in the 8th meeting was reviewed, and the following decisions were taken:-

Decisions.

- 1) Member(P) gave the latest position with regard to non issue of the NOC by Dir.R.P. The matter was deliberated upon and it was decided that the decision may be implemented when necessary formalities by the party concerned are completed.

Action: Member(P).  
Dir. R.P.

- 11) Member(E) reported that the Summary about the construction of M.R.II in G-10 could ~~not~~ be prepared and included for discussion in the present meeting because of changes/ transfers in the Directorate. It was decided that the Summary should be put up for consideration in the next Board meeting.

Action: Member(E).  
Dir. Roads.

- 111) Member(E) informed the Board that the

Vice President of NESPAK Mr. Sabir P. Chohan was unable to appear before the Board because of prior engagements. He was to justify the recommendations of NESPAK for payment for the construction of Prime Minister's House Complex (Package 1411) and also produce before the Board documents to show whether such provisions existed in other contracts.

It was decided that the matter remain pending till the next Board meeting.

710/BF

- iv) Member(P) informed the Board that action had been initiated for the acquisition of the Revenue Estate of Mohra Noor. He was requested to expedite.

Action: D.D.G.(P).  
Dir. L&R.

- v) D.G.(Design) informed the Board that decisions taken in the last meeting were being implemented.

681/BF

It was decided that the amendments and additions in the existing rules should cyclostyled and issued to the Architects/ Architectural firms registered with CDA.

Action: D.G.(Design)  
Dir. Architecture.



- 681/BF
- vi) D.G.(Design) stated that the design for the construction of 96 Category-V flats in Sector G-9/2 had been prepared but needed some alterations to bring it in conformity with the site plan. He was asked to expedite.

Action: D.G.(Design).

- 782/BM
- vii) Consideration of the Summary on construction of SR(N)(S) Jinnah Avenue F-8/G-8 was deferred till the next Board meeting.

Action: Dir. Roads.

- 681/BF
- viii) Member(P) and FA/Member informed the Board about further development on the allotment of plots to N.I.C. and stated that the National Insurance Corporation had made a payment of approx. Rs.50 million towards the said allotment.

It was decided that the possession of the land in question should be given the N.I.C.without

Contd.....P/5

further delay.

Action: Member(P).  
D.D.G.(P).  
D.E.M.-II.

68/18F  
D.D.G(P) presented before the Board a development plan of Sector I-16 for small and low cost housing units. After detailed deliberations it was decided that:-

- a. The smaller Green areas shown in the plan should be consolidated and converted to larger play grounds/parks.
- b. The number of mosques in each sub-sector should be increased to two.
- c. The cost of development should be worked out & shown against the recovery from sale of plots to indicate the financial burden on CDA & to also facilitate fixation of sale price per Sq.Yd.
- d. The existing village in the sector should be integrated in the plan.

M(P) was requested to present a fresh Summary to the Board in its next meeting keeping the above observations in view.

Action: Member(P).  
D.D.G.(P).

7. The Board then took up items included in the agenda for

consideration. Brief accounts of the discussions and the decisions taken are produced:-

5562/782/91

1. Transfer of commercial plots.

Decision.

- i) It was decided that M(A) would study the case in consultation with the Legal Adviser combining tax and water billing etc. with the transfer issue in order to evolve a comprehensive approach. He should discuss it with the Chairman before it is brought to the next Board meeting.

Action: Member(A).  
Dir. Revenues  
Legal Adviser.



2. Establishment of guest houses in residential areas of Islamabad.

53/782/91

Decision.

- 1) It was decided that the Prime Minister's Sectt. be requested to grant permission to CDA to issue notices to the guest houses in Islamabad for non-conforming use of Buildings.
- 11) Guest houses should be established either

- 8 -  
in commercial areas or on land allocated for  
this specific purpose in special areas.

Action: D.G. (Design).  
D.D.G. (P).

66/782/51  
66/RE  
3) Enhancement of Fixed T.A.

A Summary was put up in the meeting. Its salient features  
were explained by M(A).

Decisions.

1). The following conditions recommended in the  
Summary were accepted with slight amendments.

a) The Fixed T.A. would be admissible  
only to those officers/officials who  
are maintaining their own conveyance  
for which they must provide the  
registration books of vehicles in their  
name.

b) Certificate to the effect that the  
officer/official has covered more  
than 300 miles in a month in the  
performance of official duties  
using his own transport.



- c) A certificate from the officer concerned that a CDA vehicle has neither been provided to nor used by the officer/official for that period. The certificate will be countersigned by the next higher officer.
  - d) The claim for Fixed T.A. would be made by the individual officer/official to the Directorate of Audit and Accounts who would issue the cheque after being satisfied that all conditions had been fulfilled.
  - e) Director Audit and Accounts to effect recoveries from officers/officials drawing Fixed T.A. as well as utilising CDA vehicles.
  - f) A list of recipients of Fixed T.A. to be provided to Director Enforcement & Security to ensure that such officers/officials are not found using CDA vehicles.
- ii) Enhancement of Fixed T.A. as proposed in the Summary was accepted by the Board.

- 567/782/91
- 68105
4. Revision of Building Bye-Laws set backs of plots measuring up to 200 Sq. Yds.

Decisions.

- i) The following front and rear set backs  
were approved for plot sizes given below:-

<u>Size of plots</u>	<u>Existing set backs.</u>		<u>Approved set backs.</u>	
	Front	Rear	Front	Rear.
1. 20'x40' (88.88 Sq.Yds)	5'	10'	5'	7'
2. 25'x50' (138.88 Sq.Yds)	5'	10'	5'	7'
3. 25'x60' (166.66 Sq.Yds)	8'	10'	6'	8'
4. 30'x60'	8'	10'	6'	8'

- ii) The decision would also be applicable to old cases  
which would be approved with retrospective dates  
subject to normal rules, for the purpose of

completion certificate,

Action: D.G. (Design),  
Dir. Architecture,  
Dir. R.P.,

5565/782/91

5. Delegation of Administrative and Financial Powers to Director General (Environment), CDA,

Decision.

It was decided that the Director General (Environment) should be delegated same Administrative and Financial Powers as delegated to the Director General (Services).

Action: Member (A).  
FA/Member.  
Dir. Personnel.

564/782/91

681/PBF

6. Applications moved by two affectees of village Siri Siral in the Court of District & Sessions Judge, Islamabad.



Decisions.

- 1) It was decided that the applicants should not be paid compensation and that their applications should be rejected as the alleged houses never existed on the ground and also not covered by the order of the Honourable High Court dated 30-9-1991, according to which compensation was to be paid on taking over possession of the houses.
- ii) It was decided that action should be initiated against the officials responsible for colluding in this fraud.
- iii) All similar applications should be disposed of by Director L&R on the same lines.

Action: Member(P).  
Dir. L&R.  
DC, CDA.

5568/782/91

7. House Building Advance to C.B.A. recommendees.

Decision.

It was decided that in deference to the request of C.B.A. the Board may approve a separate special allocation to tune of Rs.1.13 million over and above the normal allocation for House Building Advance as a one time affair.

Action: Member(A).  
FA/Member.  
Dir. Personnel.