



No. CDA-1350/BM-SCB/2019/

Islamabad July 08, 2019

Subject: **MINUTES OF 8<sup>TH</sup> CDA BOARD MEETING FOR THE YEAR 2019.**

8<sup>th</sup> CDA Board meeting for the year 2019 was held on **July 8, 2019 (Monday)** at **09:30 A.M**, in the Conference Room of Executive Block, CDA Headquarter, Islamabad under the Chairmanship of Chairman, CDA.

2. Following attended the meeting:

1. Amir Ali Ahmed, (In Chair)  
Chairman, CDA-  
(Additional Charge),  
Chief Commissioner ICT
2. Dr. Fahad Haroon Aziz  
FA/Member ,CDA.
3. Mr. Khushal Khan,  
Member (Estate), CDA/  
Member (Admin),CDA.  
(look after charge)
4. Mr. Hafiz M. Ehsan Ul Haq,  
Member (Engineering), CDA.
5. Dr. Shahid Mehmood,  
Member (P&D), CDA  
(look after charge)
6. Syed Safdar Ali,  
Secretary CDA Board.  
(Temporary charge).

3. Commissioner Rawalpindi as members of the Board could not attend the meeting, whereas Director (Dev. & Fin.) Commissioner Office Rawalpindi attended the meeting as representative of Commissioner Rawalpindi. In addition to the Chairman and Board Members, Director Urban Planning, Director Arch.-I and Director Building Control attended the meeting.

4. Meeting commenced with the recitation of "Holy Quran" by Mr. Hafiz M. Ehsan Ul Haq, Member Engineering. Thereafter agenda items were taken up for discussion and made following decisions:-

8.1  
11072/1350/BM/'19  
08-07-'19/8<sup>th</sup>

**REVISION OF PAYMENT PLAN FOR INSTALLMENTS OF PARK ENCLAVE SCHEME, PHASE-II, BLOCK –A, ISLAMABAD.**

**DECISION**

The Board observed that during the discussions there are certain complications such as compensation and possession issues that are badly effecting development of Park Enclave – II and handing over plots to the allottees.

After due deliberation, Board decided that development work of Park Enclave – II should be started within three months and approved the revised payment schedule proportionately by extending it for one year and transfer of plots will be made on last payable amount and as per existing rules.

**Action By: Member (Estate)  
Member (Engg)  
Director EM-I**

8.2  
11073/1350/BM/'19  
08-07-'19/8<sup>th</sup>

**REGULATION OF AMENDMENTS IN LAYOUT PLAN 2019.**

**DECISION**

Board considered the revised summary of Planning Wing duly endorsed and approved by the Member P&D. After due deliberation, the Board approved the proposal made at Para 3 along with annexure "B" of the summary and addition of the following two items be incorporated in the preamble of Regulation and head of the concerned Wing will also ensure that Notification must be vetted from law Wing before issuance for publication in the extra ordinary gazette of Pakistan.

- "Under this Regulations of Amendment in Layout Plans, 2019, any new action taken shall be considered as violation of Master Plan and Zoning Regulation".
- "Regulations of Amendment in Layout Plans, 2019 will be subject to approved Master Plan and existing bye laws"

**Action By: Member (P&D)**

8.3  
11074/1350/BM/'19  
08-07-'19/8<sup>th</sup>

**REVISION OF CDA BUILDING BYE LAWS (REVISION OF EXISTING BUILDING BYE LAWS / PARAMETERS / REGULATIONS FOR BUILDINGS WITHIN ICT LIMITS)**

**DECISION**

The Board acknowledged the efforts of the committee and observed that some of the matters required deeper appreciation and analysis before concluding the same.

The board in the instant case made the following decisions:

- a) The proposals at pages 57,58,59,65 and 66 of annexure –C are approved for CBD and on declared commercial strips on existing roads having at least 300 feet right of way.
- b) The proposals for class three areas are rejected.
- c) Regarding residence houses / apartments the revised bye laws will be as given at page 101 of annexure – C.

It is further observed that the above decisions when being implemented should conform with existing Master Plan of CDA. It will not be construed as a regularization mechanism for existing violations being applied to new structures in accordance with rules. Moreover, building bye laws already applicable shall

continue across Islamabad till there is a decision duly approved by the competent forum. The other recommendations and suggestions are not being discussed at this forum (only FAR was discussed) and they should be first explored by the commission before any decision is taken

**Action By: Member (P&D)**

**8.4** **DISCUSSION ON POLICY, WAY FORWARD REGARDING CANCELLATION OF PLOTS ON NON- CONFORMING USE ONLY. (CANCELLATION / RESTORATION POLICY IN NON- CONFORMING USE FOR RESIDENTIAL PLOT / PROPERTIES.**  
11075/1350/BM/'19  
08-07-'19/8<sup>th</sup>

**DECISION**

Board discussed that single cases for Non Conforming Use (NCU) are put up before Board. Cases should not be taken on pick and chose basis. Planning and Estate Wing will prepare a list of all such cases which have been cancelled on the basis of Non Conforming Use (NCU). So that quantum of all such case could be ascertained that how many cases are pended. Board unanimously agreed that there should be a policy.

Board agreed that there should be two scrutiny committees. One committee should deal with the case of restoration of plots on removal of NCU and second committee should deal with cases of cancellation on Non Conforming Use. The aspect of suspension of plot should be also considered so that allottee would restrain from transfer of his plot to someone; hence, one more step should also be added for punishment of defaulter to avoid the practice of non conforming use. Board directed that a revised comprehensive summary be presented to Board along with Terms of Reference (TORs) for the committees keeping in view the above discussion and subject to law and CDA regulation.

**Action By: Member (P&D)**  
**Member (Estate)**

**8.5** **NAMING OF ROAD AFTER JOSH MALIH ABADI, JAMEEL-UD-DIN AALI, HAFEEZ JALANDHRI IN ISLAMABAD.**  
11076/1350/BM/'19  
08-07-'19/8<sup>th</sup>

**DECISION**

Board was briefed that suggestions were made by the than Advisor to the Prime Minister on National History and literary Heritage Division to consider the naming of suitable roads / places on these personalities. After due consideration Board realized that there is no debate on the subject issue. Josh Malihabadi, Jameel-ud-Din Aali, and Hafeez Jalandhri are eminent legend personalities and assets of the Pakistan; therefore, the Board unanimously approved the proposal at Para 6 & 7 of the summary.

**Action By: Member (P&D)**

**8.6** **LAYOUT PLAN OF SECTOR I-9, (IJP ROAD) RESIDENTIAL & COMMERCIAL STRIP.**  
11077/1350/BM/'19  
08-07-'19/8<sup>th</sup>

**DECISION**

After due deliberation, Board considered and approved the proposal made at Para 3 along with annexure "B".

**Action By: Member (P&D)**

8.7 **IMPLEMENTATION OF CABINET DECISION REGARDING LAND IN RAWALPINDI. (MUTATION OF 508 KANALS OF CDA'S LAND IN FAVOUR OF FGEHF FOR NAYA PAKISTAN HOUSING PROGRAM.**  
11078/1350/BM/'19  
08-07-'19/8<sup>th</sup>

**DECISION**

On the basis of Cabinet decision reproduced as under, CDA board on 5th CDA Board meeting dated 16-4-2019 approved transfer of land.

"The cabinet considered the summary dated 8<sup>th</sup> April, 2019 submitted by Housing and Works Division and in accordance with the proposal at its para 5, granted approval for mutation of 508 kanals of CDA's land located next to Askari-VI in Mauza Chaklala, District Rawalpindi, in favour of FGEHF through the Deputy Commissioner, Rawalpindi on acquisition rate for utilization under NPHP. "

later vide letter No.CDA/EM-II/27(3097)/19/1640 dated 19-6-2019, CDA conveyed a price other than land acquisition cost as approved by cabinet. Aggrieved by this decision of CDA, Ministry of Housing and Works presented the matter before the cabinet again on 02-7-2019 which was presented by the Secretary Housing and Works. Later the cabinet again reiterated its earlier decision whereby land acquisition cost was ascribed. Since the matter of a requirement of higher price was discussed before the Cabinet and for a second time earlier decision is reiterated therefore, the CDA is required to endorse the same. In this regard the compliance of the reiterated Cabinet decision may be communicated to Cabinet Division for apprising the Cabinet and consequently communicating to Ministry of Housing and Works since matter has originated thorough them.

**Action By: Member (Estate)**

8.8 **SETTLEMENT OF ISSUES OF CONSULTANT 'M/S DESIGNMEN' FOR DEVELOPMENT OF SECTOR I-15.**  
11079/1350/BM/'19  
08-07-'19/8<sup>th</sup>  
**Brief of the Project**

**DECISION**

Board deferred the summary and directed Director General (Works) / PD I-15 that a complete and comprehensive summary would be presented in the next Board meeting with the approval of Member Engineering.

**Action By: Member (Engg.)**

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



**8<sup>TH</sup> CDA BOARD MEETING FOR THE YEAR-2019 HELD ON 08-07-2019**

**AGENDA ITEMS**

| S.No | Items                                                                                            | Presenter                        |
|------|--------------------------------------------------------------------------------------------------|----------------------------------|
| 1.   | Revision of payment plan for installments of Park enclave Scheme, Phase-II, Block –A, Islamabad. | Member Estate<br>Director EM-I   |
| 2.   | Regulation of Amendments in Layout Plan 2019.                                                    | Member (P&D)<br>Director UP      |
| 3.   | Revision of CDA Building Bye Laws.                                                               | Member (P&D)<br>Director BC      |
| 4.   | Discussion on Policy, way forward regarding cancellation of Plots on non-conforming use only     | Member (P&D)<br>Member Estate    |
| 5.   | Naming of Road after Josh Malih Abadi, Jameel-Ud-Din Aali, Hafeez Jalandhri in Islamabad.        | Member (P&D)<br>Director (TE&TP) |
| 6.   | Layout plan of Sector I-9, (IJP Road) Residential & Commercial Strip.                            | Member (P&D)<br>Director UP      |
| 7.   | Implementation of Cabinet decision regarding Land in Rawalpindi.                                 | Member Estate                    |
| 8.   | Settlement of Issues of Consultant 'M/s Designmen' for Development of Sector I-15.               | Member Engg.<br>PD I-15          |