

**CAPITAL DEVELOPMENT AUTHORITY  
(SECRETARIAT)**

No. CDA-1005/BM-Coord/2005

Islamabad, Jan. 2005.

Subject: **MINUTES OF THE 2nd MEETING OF THE CDA BOARD FOR  
THE YEAR 2005.**

The 2nd meeting of the CDA Board for the year 2005 was held on Wednesday the 26th January 2005 instead of 25<sup>th</sup> Jan. 2005 at 10.00 A.M. in the Conference Room, Executive Block, CDA Headquarters, Islamabad.

2. The following attended:-

- 1) Mr. Kamran Lashari,  
Chairman - In Chair
- 2) Brig. Syed Ghulam Akbar Bukhari,  
Member (E)
- 3) Brig. Nusrat Ullah  
Member (P&D)
- 4) Mr. Kamran Ali Qureshi,  
F.A/Member/Member(A)
- 5) Brig.(R) Asad Munir,  
Member (Admin)
- 6) Mr. Tariq Viqar Bakhshi,  
Secretary, CDA Board.

3. The following attended the meeting on special invitation:-

- 1) Mr. Maqbool Ilahi,  
Adviser to the Chairman for Planning & Design.
- 2) Mr. Muhammad Hayat Khan,  
Director (Public Relations)
- 3) Mrs. Najma Azhar,  
Dy. Director (Law).

4. The following officers of the CDA were in attendance and participated when items pertaining to their Directorates were discussed:-

- 1) Mr. Mazhar Hussain  
DG (Environment)
- 3) Maj. (R) M. Baqir Khakwani,  
Director (Revenue)
- 4) Mr. Abdul Jabbar Malanoo,  
Director Roads (South)
- 4) Mr. Sanaullah Aman,  
Director (SC&PF)
- 5) Mr. Tahir Banuri,  
Director (Arch).
- 6) Mr. Khaliq-ur-Rehman,  
Dy. Director (RP)

5. Chief Commissioner, ICT and DCO, Rawalpindi could not attend the meeting due to other official assignments.

6. Meeting commenced with recitation of the Holy Quran by Member (P&D) Brig. Nusrat Ullah. Chairman, CDA welcomed the participants.

7. The items of agenda for the Board meeting were then taken up. Salient points of discussion and decisions are as follows:-

7.1 **Provision of utility connections in Zones-2, 3 & 4, Islamabad.**

8094/1005/2005

27/11

26-1-2005

**Decision:**

Overall decision will be taken after submission of consultants report on the Master Plan and present Cabinet decision be given vide publicity clarifying position for existing Deh Abadies.

**Action: Director (RP)**

7.2.

**Development of Entertainment Sports.**

The above item was discussed/debated but deferred next time for decision.

**Action: DG (Env)  
Dir. (SC&FC)**

7.3

**Condonation of upper age appointment.**

**Decision:**

Board approved the relaxation of upper age of 10 years 9 months 13 days to Sultan Muhammad (late) S/o Muzaffar Khan, Beldar, of Roads Directorate (South).

**Action: Dir.Roads(South)**

7.4

**Revision of Toll rates at CDA's Toll Plazas.**

8095/1005/2005  
741/BF  
26-1-2005

8096/1005/2005  
745/BF  
26-1-2005

8097/1005/2005  
730/BF  
26-1-2005

**Decision:**

Board decided that:-

- i) New rates will be applicable after completion of codal formalities.
- ii) Next bidding will be held through "Open Bidding Process".

**Action: Dir. (Revenue)**

7.5

**Revision of Islamabad Residential Sector Zoning (Building Control) Regulations.**

3098/1005/2005

739/BF

26-1-2005

### Decision:

The Board approved the new regulations as proposed by the Directorate of Architecture with some minor changes. The changes from the proposed Regulations are as follows:-

- i) CDs may be prepared to disseminate the new Bye-Laws.
- ii) Size of Mumty will be as follows:-
  - a) Plot having upto 200 square yards - 200 sq.ft.
  - b) Plot having area more than 200 sq.yds. - As per Schedule-I
- iii) Generalized guidelines should be made for high-rise. High-rise buildings should have two categories (Up to 8 storeys & up to 12 storeys).
- iv) Elevators/lifts should be mandatory, on all high-rise buildings.
- v) Maximum height of buildings in Marakaz will be upto 8 storeys, rest should be 12 storeys or else not higher than 150ft as per approval of Planning Wing.
- vi) Basement setback should be 10ft all around for apartment buildings.
- vii) If the owner/resident is throwing refuse (into nullah) from basement, they will be charged Rs.50, 000/- as a fine and they will have to rectify the problem at their own expenses.
- viii) Leak proof treatment /RCC walls shall be mandatory for retaining walls.
- ix) Retaining Walls at plot lines shall be mandatory, in case the side/rear yards are lowered.
- x) Entry to basement shall only be made from back or sides subject to re-check.
- xi) Any commercial usage of a open roof- top should be authorized by the CDA, including mobile phone towers, signboards etc. (In addition to propose).
- xii) Para-11 deleted – Pertaining to Chamfer Boundary Wall.
- xiii) Creepers or a Climbers or other such green plants on boundary wall (such as Bougainvillea or such plants, ivy etc.).

**Action: Director (Arch)**

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