

**CAPITAL DEVELOPMENT AUTHORITY  
(Coordination Directorate)**

No. CDA-1264/BM-Coord/2014/

Islamabad March 05 2014

Subject: **Minutes of 4<sup>th</sup> CDA Board Meeting for the Year 2014.**

4<sup>th</sup> CDA Board meeting for the year 2014 was held on **March 05, (Wednesday) at 09:30 A.M** in the Conference Room of CDA Headquarter, Executive Block No. V, Khayaban-e-Suhrawardy, Sector G-7/4, Islamabad.

2. Following attended the meeting:

- 1) Maroof Afzal, (In Chair)  
Chairman, CDA
- 2) Mr Jawad Paul  
Chief Commissioner ICT
- 3) Mr. Sher Bahadar Arbab,  
F.A/Member.
- 4) Mr. Waseem Ahmed Khan,  
Member (P & D).
- 5) Mrs. Shaista Sohail,  
Member (Estate)
- 6) Mr. Sanaullah Aman,  
Member (Engineering) / Member (Environment)
- 7) Mr. Amer Ali Ahmed  
Member (Administration)
- 8) Mr. Muhammad Wishaq,  
Secretary CDA Board.

3. Mr. Sanaullah Aman, Member(Engineering/ Environment) left the meeting during consideration of item No.4.3, due to some other pressing assignment and did not attend the remaining Board meeting. Chief Commissioner ICT and Commissioner Rawalpindi as member of the Board could not attend the meeting. Capt. Mushtaq, Director Development & Finance, ICT and Mst. Noreen Bashir, Director Development & Finance attended the meeting as observers on behalf of Chief Commissioner ICT & Commissioner Rawalpindi respectively. Meeting was also attended by DDG(Law) and Director Staff to Chairman.

4. Meeting commenced with the recitation of "Holy Quran" by Mr. Muhammad Wishaq, Secretary CDA Board. Thereafter agenda items were taken up for

discussion and the following decisions were made:-

10419/1264/BM/'14  
05-03-'14/4<sup>TH</sup>

**4.1 AUCTION OF COMMERCIAL PLOTS ON 25-26 MARCH-2014**

**DECISION**

The Board approved the proposal at para-3 of the summary and also approved the following:-

- i) The draft brochure (Annex-D to the summary).
- ii) The Auction will now be conducted on 2<sup>nd</sup> and 3<sup>rd</sup> of April, 2014.
- iii) Change in planning parameters of plot No.6 F-10 Markaz as per following details:-  
Ground coverage: 50%  
No. of stories: upto 3 stories commercial  
3<sup>rd</sup> to 9<sup>th</sup> apartments  
FAR: 1:5  
Remaining planning parameters will remain the same.
- iv) Plot No.1-a & 1-b Bazar No.1 Tarlai Kalan was taken out from the list of plots to be auctioned due non-availability of amenities at the site.
- v) Plot No. A-3, F-9/G-9 Blue area and Plot No. 5, I-8 Markaz for Hospital was added in the list. The planning parameters for Plot No.5, I-8 Markaz are as follows:  
No. of storeys with FAR 1:3 5(G+4)  
Set back:  
Front: 35'  
Sides: 15'  
Rear: 15'  
Ground coverage: 60% of plot area  
Parking in the basement: According to parking standards in the hospital
- vi) Law Directorate will check the legal status of the plots to be auctioned and submit the report within two days.
- vii) Sign Boards will be installed at the sites of the demarcated plots approved to be auctioned.
- viii) Member Estate will explore the possibility of depositing Token Money in all branches of a Bank and acceptance of bid during the auction.

**Action By:- Member Estate  
Member(P&D)  
DDG(Law)**

10420/1264/BM/'14  
05-03-'14/4<sup>TH</sup>

**4.2 WITHDRAWAL OF THE CANCELLATION OF PLOT NO.4 LUXURY APARTMENTS MARKAZ F.10, ISLAMABAD.**

**DECISION**

Keeping in view the recommendation of the committee constituted for this purpose, the Board approved the withdrawal of flawed cancellation of plot No.4 Markaz F.10 allotted to M/s Azad Kashmir Logging & Saw Mills Corporation (AKLASC).

**Action By:- Member (Estate)**

10421/1264/BM/'14  
05-03-'14/4<sup>TH</sup>

**4.3 RESTORATION OF PLOT NO.28 HILL ROAD SECTOR F-6/3 ISLAMABAD.**

**DECISION**

The Board noted that the non conforming use of the plot has been removed several years ago, therefore, Board approved restoration of plot No. 28 Hill Road Sector F-6/3 subject to payment of restoration charges.

**Action By: Member (Estate)**

10422/1264/BM/'14  
05-03-'14/4<sup>TH</sup>

**4.4 SUPREME COURT CASE**  
**IMPLEMENTATION OF SUPREME COURT ORDERS IN CRP.NO.249/2012**  
**IN CP.NO.1583/2012 TITLE "CDA THROUGH ITS CHAIRMAN & OTHERS**  
**VS MUHAMMAD HUSSAIN & OTHERS".**

**DECISION**

The Board noted that Para-5 of the summary reproduces following judgment of Islamabad High Court in appeal No. 72/2011:

*".....The appellant in ICA No 72 of 2011 obtained plots in sector G-10/4 Islamabad, but the said plots were not allotted to the appellants as employees of CDA and under any beneficial scheme of the CDA or FGEHF meant for the employees of CDA. It is noteworthy that the appellant had applied for allotment of plots in the said scheme advertised for general public wherein no quota was reserved for employees of CDA nor the said plots were allotted to the appellants out of any such reserved quota meant for employees of CDA. According to the decision of the Board, CDA employees as defined in the CDA Land disposal Regulation 2005, who are not allotted a plot / flat in Islamabad by FGEHF or CDA employees housing scheme either in their names or in the name of their spouses or dependent children were eligible to the allotment of plot under the scheme. Since the earlier plots were not allotted by the CDA to the appellants under any of its scheme launched and meant for its employees as such the appellant were with in their right to claim allotment of plots in their names as employees of CDA under the scheme of CDA and as such the impugned show cause notices issued by the respondents for cancellation of disputed plots allotted under the scheme are void, illegal and as such liable to be set a side.*

*We would, therefore set a side the impugned judgment and orders of the Honorable Judge in chamber dated 21-03-2011 and would , consequently, declare that the show cause notices issued to the appellant in respect of cancellation of plots allotted to them under the scheme are void and of no legal effects. The ICAs are accepted in the above terms with no orders as to costs"*

The Board also noted that review petition filed by CDA in the Supreme Court of Pakistan against the judgment of Islamabad High Court in Intra Court appeal No.72/2011 has been dismissed and the said judgment has attained finality. The Board

1.	Muhammad Hussain
2.	Mr. Ghulzar Ahmed
3.	Mr. Qazi Fazal-e-Haq
4.	Mr. Abdul Rasheed

## 4.5 SUPREME COURT CASE

**IMPLEMENTATION OF SUPREME COURT ORDERS IN CRP.NO.248/2012  
IN CP.NO.1582/2012 TITLE "CDA THROUGH ITS CHAIRMAN & OTHERS  
VS RAJA ALTAF HUSSAIN & OTHERS"**

The Board noted that Para-5 of the summary reproduces following judgment of Islamabad High Court in appeal No. 66/2011:

*".....Perusal of record would reveal that appellants in ICA No 66 of 2011 were allotted plots in the scheme of CDA in Model village Humak in the year 1980-81. The appellant in ICA No 72 of 2011 obtained plots in sector G-10/4 Islamabad, but the said plots were not allotted to the appellants as employees of CDA and under any beneficial scheme of the CDA or FGEHF meant for the employees of CDA. It is noteworthy that the appellant had applied for allotment of plots in the said scheme advertised for general public wherein no quota was reserved for employees of CDA nor the said plots were allotted to the appellants out of any such reserved quota meant for employees of CDA. According to the decision of the Board, CDA employees as defined in the CDA Land disposal Regulation 2005, who are not allotted a plot / flat in Islamabad by FGEHF or CDA employees housing scheme either in their names or in the name of their spouses or dependent children were eligible to the allotment of plot under the scheme. Since the earlier plots were not allotted by the CDA to the appellants under any of its scheme launched and meant for its employees as such the appellants were within their right to claim allotment of plots in their names as employees of CDA under the scheme of CDA and as such the impugned show cause notices issued by the respondents for cancellation of disputed plots allotted under the scheme are void, illegal and as such liable to be set aside.*

*We would, therefore set a side the impugned judgment and orders of the Honorable Judge in chamber dated 21-03-2011 and would , consequently, declare that the show cause notices issued to the appellant in respect of cancellation of plots allotted to them under the scheme are void and of no legal effects. The ICAs are accepted in the above terms with no orders as to costs”*

The Board also noted that review petition filed by CDA in the Supreme Court of Pakistan against the judgment of Islamabad High Court in Intra Court appeal

No.66/2011 has been dismissed and the said judgment has attained finality. The Board approved withdrawal of Show Cause Notices and issue the allotment letters of plots to following five (05) officers/ officials:-

1.	Mr. Raja Altaf Hussain
2.	Mr. Muhammad Yaqoob Malik
3.	Mr. Naveed Akhtar
4.	Mr. Muhammad Ehsan
5.	Mr. Muhammad Yousaf

**Action By:-Member (Estate)**

10424/1264/BM/'14  
05-03-'14/4<sup>TH</sup>

4.6

**DEVELOPMENT OF SECTOR I-15, ISLAMABAD.**

**DECISION**

The Board approved the revised layout plan of sector I-15 reverting from vertical to horizontal by planning of 4604 plots each measuring 138 Sq. Yard (25'x50'). The Board also approved that 25 Kanals of land available in the sector will be utilized for construction of flats/ apartments as official residences for CDA employees.

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

10425/1264/BM/'14  
05-03-'14/4<sup>TH</sup>

4.7

**TRANSFER OF ADDITIONAL PLOT/LAND TO NESCOM/SPD IN SECTOR H-11/4, ISLAMABAD.**

**DECISION**

The Board deferred the case with the direction that NESCOM/SPD be requested to forward justification for additional plots with complete presentation/ layout plan.

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

10426/1264/BM/'14  
05-03-'14/4<sup>TH</sup>

4.8

**NAMING OF ROADS IN ISLAMABAD.**

**DECISION**

Regretted.

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

10427/1264/BM/'14  
05-03-'14/4<sup>TH</sup>

4.9

**REVIEW OF CDA BOARD DECISION (DATED 17-06-2013) REGARDING ADOPTION OF NOTIFICATION – GRAND OF AUDIT AND ACCOUNTS ALLOWANCE @ 20% OF BASIC PAY PER MONTH TO ALL OFFICERS/STAFF OF THE FINANCE, AUDIT & ACCOUNTS CADRE W.E.F 01-03-2013.**

**DECISION**

The Board approved the adoption of notification for grant of Audit & Accounts Allowance @20% of Basic Pay per month w.e.f. 01<sup>st</sup> March, 2013 to all the Officers and

10428/1264/BM/'14 4.10 REVIEW OF "LEVY OF LEASE EXTENSION FEE" APPROVED IN  
05-03-'14/4<sup>TH</sup> BOARD MEETING HELD ON 17-06-2013.

Owing to the price of Rs.25,000,000/- per acre declared by one allottee in sale deed was considered as prevalent market price , the Board approved the lease extension charges as proposed in column 5 of the above table.

10429/1264/BM/'14 (I) PERMISSION FOR CHANGE OF USE (COMMERCIALIZATION) IN  
05-03-'14/4<sup>TH</sup> THE BASEMENT OF COMMERCIAL BUILDINGS IN ISLAMABAD:  
ENHANCEMENT OF FEE.

The proposal was deferred for rationalizing the rates for the commercializing the basement.

10430/1264/BM/'14 (II) APPOINTMENT OF LEGAL ADVISOR, ADDITIONAL LEGAL  
05-03-'14/4<sup>TH</sup> ADVISOR, ASSTT. LEGAL ADVISOR.

The Board approved following legal team for the Authority:-

S.No.	Name	Appointed/ retained as
1.	Hafiz Hifz-ur-Rehman	Legal Advisor
2.	Raja Adnan Aslam	Additional Legal Advisor
3.	Mr. Kashif Malik	Additional Legal Advisor
4.	Sardar Mehtab Ahmed Khan	Additional Legal Advisor
5.	Ch. Ehtisham-ul-Haq	Additional Legal Advisor
6.	Muhammad Sajid Tareen	Additional Legal Advisor

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



**4<sup>TH</sup> BOARD MEETING FOR THE YEAR-2014 HELD ON 5<sup>th</sup> MARCH, 2014**

**AGENDA ITEMS**

<b>S.No</b>	<b>Agenda Items</b>	<b>Presenter</b>
4.1	Auction of commercial plots on 25-26 March, 2014.	Member Estate
4.2	Withdrawal of the cancellation of Plot No.4 Luxury apartments Markaz F.10, Islamabad.	Member Estate
4.3	Restoration of Plot No.28 Hill Road Sector F-6/3 Islamabad.	Member Estate
4.4	<b><u>SUPREME COURT CASE</u></b> Implementation of Supreme Court Orders in CRP No. 249/2012 in CP No. 1583/2012 Title "CDA through its Chairman & Others Vs Muhammad Hussain & Others".	Member Estate
4.5	<b><u>SUPREME COURT CASE</u></b> Implementation of Supreme Court Orders in CRP No. 248/2012 in CP No. 1582/2012 Title "CDA through its Chairman & Others Vs Raja Altaf Hussain & Others".	Member Estate
4.6	Development of Sector I-15, Islamabad.	Member (P&D)
4.7	Transfer of Additional Plot/ Land to <b>NESCOM / SPD</b> in Sector H-11/4, Islamabad.	Member (P&D)
4.8	Naming of Roads in Islamabad.	Member (P&D)
4.9	Review of CDA Board Decision (Dated 17-06-2013) regarding Adoption of Notification – Grant of Audit and Accounts Allowance @ <b>20%</b> of Basic Pay per month to all officers/ staff of the Finance, Audit & Accounts Cadre W.E.F 01-03-2013.	FA/ Member
4.10	Review of "Levy of Lease <b>Extension Fee</b> " Approved in Board Meeting held on 17-06-2013.	FA/ Member

**NON - AGENDA ITEMS**

<b>S.No</b>	<b>Non Agenda Items</b>	<b>Presenter</b>
NA-I	Permission for change of use (commercialization) in the basement of commercial buildings in Islamabad: Enhancement of fee.	Member P(&D)
NA-II	Appointment of Legal Advisor, Additional Legal Advisor, Asstt. Legal Advisor.	Member (Admin) DDG(Law)