

CONFIDENTIAL

CAPITAL DEVELOPMENT AUTHORITY
(SECRETARIAT)

No. CDA-877/BM-Coord/98

Islamabad, May 26, 1998.

Subject:- MINUTES OF THE 8TH MEETING OF THE CDA BOARD FOR THE YEAR 1998.

The 8th meeting of the CDA Board for the year 1998 was held on Monday, May 18, 1998 at 12.30 P.M. in the Conference Room, Executive Block, CDA Headquarters, Islamabad.

2. The following attended:-

1. Ch. Qamar Zaman, In Chair
Chairman, CDA/Chief Commissioner ICT.
2. Mr. Mohammad Bashir,
F.A/Member, CDA
3. Mr. Mohammad Ashraf Khan
Member (A), CDA
4. Mr. Anwar Said,
Member (Design), CDA
5. Mr. Abdus Salam Khan Wazir
Member (E), CDA
6. Mr. Maqbool Elahi,
Member (Planning), CDA
7. Mr. S.A.T. Wasti
Secretary to the Board

3. The following were also present:-

1. Mr. Muhammad Rafiq Ahnrad,
Consultant (Engineering), CDA
2. Mr. S.A.M. Wahidi,
Consultant (Law), CDA
3. Mr. Imtiaz Inayat Elahi,
Director General (Environment), CDA

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| 4. | Mr. Qinsait Ali,
Director Personnel. | Item 3 |
| 5. | Malik Zafar Iqbal,
Addl. Director Security, CDA | Item 5 |
| 6. | Major (Retd) Tayyeb Iqbal,
Director Enforcement, CDA | Item 18 |
| 7. | Mr. A. Junaid Karim,
Director Roads-II | Item 19 |

4. Commissioner, Rawalpindi Division, Rawalpindi could not attend the meeting due to other official engagements. He was, however, represented by Sardar Muhammad Akram, Additional Commissioner (Coord), Commissioner's Office, Rawalpindi.

5. The Meeting started with recitation from the Holy Quran.

6. Minutes of the 7th meeting of the CDA Board (Special Board Meeting) were confirmed.

7. At the outset the Chairman welcomed the participants of the meeting which was held after his assumption of office as Chairman, CDA. He said that he had some observations on the agenda of the meeting which included some items that could be disposed of at our respective positions. He said that only such issues should be placed before the Board which really require a policy decision. The rest of the items can be disposed of at respective levels. He said that an effort would be made to meet regularly to dispose of the important issues which require consideration at Board level. The agenda for the meeting was then taken up. Salient points of discussion and decisions were as follows:-

7.1 Demand No. 1 - Allotment of residential plots to CDA employees.

6646/877/98
761/BF
dt; 18-5-98

Decision

After lengthy discussion the Board decided that since the Authority had no powers to allot plots, also because the matter was sub judice, Hence no action was possible. However, if CBA so desire they may pursue the amendment.

Action: Consultant Law.
DDLRL

- 7.2 Demand No. 2 - Regularization of services of daily wages employees working in CDA.

6647/877/98
726/BF
dt; 18-5-98

Decision

After the examination by F.A/Member the case be brought back before the Board.

Action: F.A/Member
Director Pers.

- 7.3 Grant of status of regular employees to regular (P) employees.

6648/877/98
726/BF
dt; 18-5-98

Decision

The Board constituted a committee with Director Personnel as Convener and Director Audit & Accounts, Director Environment and a representative of DG (Services) as members, to deliberate the issue and bring their suggestions before the Board. It was also decided that spot checking of attendance should be under taken by the concerned Member /DGs to check the number of employees on ground.

Action: All Members.

DG(S)

D.G. (Env)

Director Personnel

Director A&A

Director Env.

7.4 Rehabilitation of Katchi Abadi G-8/1, Islamabad.

6649/877/98
738/BF
dt; 18-5-98

Decision

Following decisions were taken:-

- 1) The proposal to provide an additional vehicular access to the Katchi Abadi scheme was dropped.

- 2) Demarcation work around existing Katchi Abadi by way of pillars be completed within 15 days whereafter Director Enforcement shall ensure that no expansion occurs beyond demarcation.
- 3) The Katchi Abadies Cell recently approved in the Planning Wing should be established and work on the pilot project of G-8/1 be completed quickly.
- 4) The Katchi Abadies Cell in the Planning Wing should carry out survey of existing Katchi Abadies and suggest programme for their upgradation.

Action: DDG(P).
DDG (W)

7.5 Grant of extension in Contract-Security Guards.

6650/877/98
767/BF
dt; 18-5-98

Decision

The Board decided that Deputy Secretary National Assembly should be requested to get the arrangements for the security of Parliament Lodges made on the pattern of Parliament House. The extension in contract for 100 security guards for the year 1998-99 was approved. Their deployment should be worked out in a manner so that useful work is taken from the large force.

Action: Addl. Dir. Security

7.6 Appointment of Consultant Planning (Katchi Abadies) Planning Wing, CDA.

6651/877/98
726/BF
dt; 18-5-98

Katchi Abadies Cell in the Planning Wing, further retention of Mr. Parvez Akram was no longer justified.

Decision

The Board did not approve further engagement of the Consultant Planning (Katchi Abadies).

Action: Director Pers.

- 7.7 Policy to control unplanned development of settlements possibilities to retain the existing villages under planned schemes within the catchment area of Rawal Lake of the ICT.

6652/877/98
737/BF
dt; 18-5-98

Decision

The Board decided that the matter may be deliberated by a Committee comprising Member(A), Member (P), DC, Islamabad and Consultant Law. TOR for the Committee will be formulated by Member (P). A self contained summary thereafter be submitted for consideration of the Board within 20 days.

Action: DDG(P)
Addl. Dir. RP

- 7.8 Improvement of service structure of Health Services Personnel.

6653/877/98
726/BF
dt; 18-5-98

Decision

The Board approved the incorporation of the adopted provisions as given in the summary in the CDA Employees (Service) Regulation 1992 at appropriate place

Action: Director Pers.

- 7.9 Construction of road to provide access to residential plots bearing No. 89 to 138, Model Village Noorpur Shahan, Islamabad.

6654/877/98
737/BF
dt; 18-5-98

Decision

The Board observed that since the estimates were prepared during 1996-97, revised estimates may be prepared and case brought back before the Board.

Action: Addl. Dir. RP
Director Roads-I

- 7.10 Waiver of Penalty and approval of submission plans for residential accommodation on Plot No. 4-A Chak Shahzad Scheme-II (Poultry and Vegetable Farms).

6655/877/98
739/BF
dt; 18-5-98

Decision

The Board did not accept the plea of the allottee and decided that the allottee should pay the penalty of Rs. 70,000/- already imposed.

Action: DD(BCS)

- 7.11 Promotion of leading fireman (BPS-6) and fire control supervisor (BPS-8).

6656/877/98
732/BF
dt; 18-5-98

1992.

Decision

The Board did not approve the relaxation/condonation.

Action: DMA

- 7.12 Request of inhabitants of village JABA TELL for declaration of the village as Model Village of CDA and subsequently allotment of residential plots to the residents of JABA TELL.

6657/877/98
737/BF
dt; 18-5-98

Decision

The Board decided that since the village stands acquired it cannot be declared as a model village. DC, CDA, was also asked to settle the land dispute and initiate action towards eviction of illegal occupants from CDA's lands.

Action: DDG(P)
Addl. Dir. RP
DC, CDA.

- 7.13 Approval of Building Plan in respect of Plot No. 6 & 7 Sector H-II.
Islamabad allotted to AL-HUDA INTERNATIONAL FOUNDATION.

6658/877/98
739/BF
dt; 18-5-98

Decision

The Board decided to follow the terms and conditions of allotment and did not approve separate residences for teachers/staff. Enhancement in the covered area of the Hostel was also not agreed to.

Action: DD(BCS)

- 7.14 Allocation of Mosque sites in Islamabad.

6659/877/98
737/BF
dt; 18-5-98

Decision

The Board approved the above proposals of Planning Wing.

Action: DDG(P)
Dir. UP.

7.15 Extension in appointment - Mr. Rehmat Ullah Naru, CDA Counsel.

6660/877/98
726/BF
dt; 18-5-98

Decision

The Board approved extension in appointment of Mr. Rehmat Ullah Naru under the provisions of Section 37 of the CDA Ordinance, 1960.

Action: Director Pers.

- 7.16. Allotment of additional land to 6 Aviation Squadron for the emergency relief Cell Heliport Cabinet Division.

6661/877/98
737/BF
dt; 18-5-98

Decision

The Board concurred allocation of additional land subject to disbursement of its price as per PC-I.

Action: Addl. Dir. RP.

- 7.17 Allotment of plot to an employee of "The Muslim" Newspaper.

6662/877/98
760/BF
dt; 18-5-98

Decision

The Board decided to have the matter of fraudulent allotment of the plot to Mr. Farooqi S/o Boota investigated before the case of allotment of plot to Syed Shabbir Hussain Shah is decided.

Action: Director Rehab.

7.18 Establishment of CDA Police Station.

6663/877/98
767/BF
dt; 18-5-98

Decision

While agreeing to the proposal, in principle, the Board desired the Senior Special Magistrate to study the working of the Police Station viz a viz the executive and judicial powers of the Senior Special Magistrate and other functionaries. He should also outline the procedure to be adopted for opening the Police Station. The pattern of Police Station of LDA and KDA be reported also.

Action: Director Enf.
Senior Spl Magistrate

7.19 Construction of Roads SR(North), SR(West) and VR'S in Sector G-10/2-3, Islamabad

6664/877/98
745/BF
dt; 18-5-98

Decision

The Board decided that Member (E) should have another look at the summary and bring a comprehensive revised summary before the Board.

Action: Dir Roads-II

7.20 Handing over possession of Plot No. 284, Chak Shahzad.

6665/877/98
760/BF
dt; 18-5-98

Decision

The Board decided to have an investigation into the allotment of plot to Mr. Abdul Majid on 29-4-1991 without cancelling it from the name of Mst. Shahnaz Akhtar. The Inquiry should be completed within 20 days and the case brought back to the Board for further Orders.

Action: Director Rehab.

7.21 CDA (Second Amendment) Act, 1998.

6666/877/98
768/BF
dt; 18-5-98

Decision

The Board decided to appoint a Committee with Consultant Law as convener and DDG (P), Director Land and Directors EM-I & II as members to study the bill and report within 15 days.

Action: Consultant Law.

7.22 Approval of Building Plans in respect of House No. 5, Street No. 62, F-6/3, Islamabad.

6667/877/98

739/BF

dt; 18-5-98

Decision

The Board took the following decisions:-

If the average height of the plot is 11 feet or above, the allottee be permitted additional height on the rear portion i.e. mid point to rear of the plot taking the average plot height as the plinth level provided the following conditions are met:-

- i) On the front half of the plot the storey height must not exceed the 30 feet height limit as per existing rules.
- ii) On the rear side where the plinth is taken as 11 feet or above. The height of the building will not exceed the average height of the plot plus 20 feet i.e. for an average plinth height of 11 feet the total height of the building will not exceed 31 feet etc.
- iii) In case of two houses being constructed the total height of the front house adjacent to the road will not exceed 30 feet as per present rules. The rear house may be permitted the additional height as per (ii) above.
- iv) In case only one house is being constructed the front portion upto mid point of plot shall remain within the 30 feet height limits and the rear portion beyond the mid point may be permitted the additional plinth height provided the house remains 2 storey for its entire length and does not overlap to form 3 storeys in any portion.

- v) Stair tower, however, will not be permitted for the rear portion i.e. on construction carried out from mid point to the rear of the plot for house or houses taking benefit of this rule".

Action: DD(BCS)

7.23 Property Tax in respect of "Avaries Plot" in the National Park Area.

6668/877/98

728/BF

dt: 18-5-98

Decision

The Board decided to charge the Avaries on the rates which are charged in the Commercial Zone.

Action: DFA
Director Revenues.

8. The meeting concluded with a word of "thanks" to the Chair.
