

**CONFIDENTIAL**

**CAPITAL DEVELOPMENT AUTHORITY**  
**(Directorate of Coordination)**

**No.CDA-1240/BM-Coord/2012/**

**Islamabad    October    2012**

**Subject: - MINUTES OF THE 17<sup>TH</sup> MEETING OF THE CDA BOARD FOR THE YEAR 2012.**

The 17<sup>th</sup> meeting of CDA Board was convened on Tuesday, the 23<sup>rd</sup> October, 2012 at 10:00 A.M. in the Conference Room of CDA Headquarter, Executive Block No. V, Khayaban-e-Suhrawardy, Sector G-7/4, Islamabad presided by the Chairman, CDA.

2. Following attended the meeting:-

- 1). Syed Tahir Shahbaz  
Chairman, CDA. In Chair
- 2). Mr. Azher Ali Choudhry,  
F.A/Member.
- 3). Mr. Munir Chaudhary,  
Member (Admin).
- 4). Dr. Kazim Niaz,  
Member (Environment)
- 5). Mst. Shaista Sohail,  
Member Estate
- 6). S.M. Mustafain Kazmi,  
Member (P & D).
- 7). Mr. Sanaullah Aman,  
Member (Engineering).
- 8). Mr. Aftab Alam,  
Secretary CDA Board.

3. The following officers also participated:-

- 1) Mr. Tanveer Hussain Shah,  
D.G (Works).
- 2) Mr. Najeeb-ur-Rehman,  
Director (Works).
- 3) Mr. Mehboob Ali Khan,  
Director (U.P).
- 4) Mr. Shafi Marwat,  
Dy. Director (BCS).

4. Mr. Tariq Pirzada, Chief Commissioner (ICT), Islamabad attended the meeting as ex-officio Member. Commissioner, Rawalpindi could not attend the meeting.

5. Meeting commenced with the recitation of “Holy Quran” by Syed Tahir Shahbaz, Chairman, CDA.

6. Before the discussion of agenda items, on the recommendations of Chief Commissioner, Islamabad, the Chairman, CDA directed that;

- i) In future Secretary should finalize the agenda items, to be included in the Board meetings, till Friday and meeting should be convened the following Tuesday.
- ii) Only those items be brought before the Board for decision which are essential and the rest may be presented as information.
- iii) The approved agenda may be sequenced in a manner that issues concerning Chief Commissioner Islamabad and Commissioner Rawalpindi be presented prior to other agenda items. Furthermore agenda items may be prioritized as per their importance.
- v) Every Board meeting to commence with a review / confirmation of last meeting minutes.

7. Agenda items were taken up for discussion and following decisions were taken:

**7.1 REQUEST FOR ALLOTMENT OF PLOT FOR MODEL CHILDREN LIBRARY / WOMEN READING HALL, MARKAZ I-8, ISLAMABAD.**

The above item was withdrawn.

**7.2 REQUEST FOR ENHANCEMENT OF NUMBER OF STOREY, COVERED AREA AND CHANGE OF USE OF THE PLOT NO. 10 LEASED OUT FOR TEA HOUSE QADRIA MARKET, G-7/3-4, ISLAMABAD**

The above item was deferred.

**7.3 REVIEW OF POLICY FOR ISSUANCE OF NOC FOR 'D' TYPE AIR CONDITIONED COACH STAND AT FAIZABAD (EXEMPTED POCKET) I-8, ISLAMABAD (M/S SKYWAYS).**

10182/1240/BM /'12  
23-10-'12/17TH

**DECISION**

The Board decided that the above item be presented in the next Board meeting in a comprehensive manner and also directed that Secretary (Transport), Islamabad, Secretary (Transport), Rawalpindi, SSP (Traffic), Islamabad and Deputy Commissioner, Islamabad may also be invited for giving their input.

**Action: Director (U.P)**

**7.4 NAMING OF ROAD IN ISLAMABAD (CHAUDHARY GHULAM ABBAS).**

10183/1240/BM /'12  
23-10-'12/17TH

**DECISION**

The above item was approved by the Board.

**Action: Director (TE&TP)**

**7.5      RESTORATION OF SHOP-CUM-FLAT NO.2 BLOCK-B, F-6, MARKAZ ISLAMABAD – IMPLEMENTATION OF FINDINGS OF HON. WAFaqI MOHTASIB.**

10184/1240/BM /'12  
23-10-'12/17TH

**7.6      RESTORATION OF SHOP-CUM-FLAT NO.3, BLOCK-B, F-6, MARKAZ, ISLAMABAD.**

10185/1240/BM /'12  
23-10-'12/17TH

**DECISION**

Regarding above 02 items i.e. **Item No. 7.5 and 7.6**, the Board decided that no extension be given. Only restoration endorsed by the Board as per policy in vogue.

**Action: Director (E.M-II)**

**7.7      RETURN OF LAND IN SECTOR G-9/2, ISLAMABAD FROM PHA TO AGPR. DY. 5259 ONLY FORWARD LETTER NO FILE.**

The above item was deferred.

**7.8      RESTORATION OF ALLOTMENT OF UNIT NO. 8 & 10 BLOCK-A, F-6 MARKAZ, ISLAMABAD.**

10186/1240/BM /'12  
23-10-'12/17TH

**DECISION**

The case was deferred by the Board with the instructions that due to lack of complete information, all pending summaries prior to nomination of the present Board, be sent back to concerned Members for their re-verification and recommendations. The Board observed that old summaries are being presented before the forum for approval, lacking complete and up to date information for making decisions.

**Action: All Board Members**  
**Director (E.M-II)**

**7.9**

10187/1240/BM /' 12  
23-10-'12/17TH

**DEVELOPMENT OF PARK ENCLAVE HOUSING SCHEME**  
**ISLAMABAD (DECISION OF ISSUES PERTAINING TO**  
**CONSULTANCY SERVICES).**

**DECISION**

- The Board was of the opinion that Option No. 1 would be a better way forward for timely execution of the project. However, Member (Engineering) would apprise the Chairman about the pros and cons of the options recommended, so that the same can be discussed with Secretary Cabinet and Principal Secretary to the Prime Minister before formal submission of the case to the Office of the Prime Minister. Furthermore, the Board directed Member (Engineering) to study a similar project initiated / started by Bahria Enclave and make a case study whereby comparing both the projects i.e. initiated by CDA and Bahria Town, pointing out best practices. It was also decided that Member (Engineering) would present the case with all details in a meeting under the chairmanship of Chairman, CDA and to be attended by Member (Env't), Member (Finance) and Member (Admin) to further discuss the issue threadbare and check
- Whether sufficient capacity other than NESPAK exists.
- Delays in going for a tender.
- Relevance of emergency provisions.
- Nature of NESPAK and its public sector status.

**Action: F.A / Member**  
**Member (Engineering)**  
**Project Director (Park Enclave)**

**7.10 INQUIRY REPORT REGARDING PAYMENT OF ESCALATION TO M/S RAJA MUHAMMAD ZAMAN KHAN AGAINST WORK CONSTRUCTIO NOF 224-C TYPE FLATS IN SECTOR I-8/1, ISLAMABAD.**

10188/1240/BM /'12  
23-10-'12/17TH

**DECISION**

Only due amount i.e. Rs. 218,356/- be paid to the contractor subject to the condition that assurance regarding resting their case is taken from the claimants. The concerned formation should obtain a No Claim certificate as Pre-Condition.

**Action: Director (Works)**

**7.11 REVISION OF PREMIUM/RESERVE PRICES FOR DIFFERENT LAND USES, ANNUAL GROUND RENT AND FIXATIO OF PRESENT MARKET PRICES.**

The above item was deferred.

**7.12 ESTABLISHMENT OF BOARD OF TRUSTEE FOR MANAGEMENT & CREATION OF G.P. FUND TRUST ACCOUNT AND APPROVAL OF RULES/PROCEDURES AND TORs.**

10189/1240/BM /'12  
23-10-'12/17TH

**DECISION**

The Board approved the case in principle subject to vetting of rules by Law Directorate. The Board also instructed that the Board of Trustees Membership may be revisited and ensure that;

- i) At least one Member of the CDA Board who is a permanent employee of CDA.
- ii) One Member is from Law Wing.
- iii) Chairman, CDA to chair the Board of Trustees.

The Board instructed to bring forward the instant case before the next Board meeting with the suggested changes, for approval. The Board also decided that to safeguarding the financial rights of

employees and making G.P. Fund payments as per Govt. Policy a separate account as recommended, be opened.

**Action: F.A / Member  
Head of Treasury**

**7.13      WAFaqI MOHTASIB CASE NO. H/7140/2009 ALLOTMENT OF KHOKHA TO MR. KALEEM AZIZ KHAN.**

The above item was deferred.

**7.14      SUMMARY FOR BUILDING CONTROL IN PRIVATE HOUSING SOCIETIES.**

10190/1240/BM /'12  
23-10-'12/17TH

**DECISION**

CDA Board directed to ensure that Housing Societies fulfill their responsibilities viz-a-viz development of various Sectors assigned to them. However, the Board observed that the instant agenda item do not require specific instructions / decision from the Board. The concerned formation may enforce the already existing Bye-Laws/ Rules & Regulations in this regard.

**Action: Director (Building Control)**

**7.15      REVISION OF RATES/CHARGES ON BUILDING AND ZONNING REGULATIONS-2005.**

The above item was deferred.

**NON AGENDA ITEMS**

10191/1240/BM /'12 (I) **POLICY FOR NURSERIES IN LIGHT OF PAC DIRECTIVES.**  
23-10-'12/17TH

**DECISION**

Policy approved by the Board in its meeting held in November, 2011 was considered and approved again with the following additions:-

- i) Provision for security money may be provided in the agreement document amounting to Rs. 500,000/-.
- ii) Security issues would also be given due consideration in the earmarking and creation of new plots for Nurseries.
- iii) Parties / persons with at least three years of relevant experience would be eligible for participation in the bidding process.
- iv) Environment Wing to spear head efforts to pursue cases in the different Courts of Law and PAC.
- v) Proper agreement on stamp paper would be executed with the licensee and registered.
- vi) Complete policy with additions would be presented in the next Board meeting, at the time of vetting of the minutes.

**Action: Member (Env't)**

**( II ) VILLAGE BHEKA SYEDAN FALLS IN SECTOR F-11.**

10192/1240/BM /' 12  
23-10-'12/17TH

**DECISION**

The above item was in principle approved subject to the condition that the affectees are willing to settle the issue with CDA. Furthermore, the Board observed that as taking over possession can prove to be a test case for CDA, therefore, a well chalked out strategy should be devised. The Board was of the view that operation in this regard be carried out after Muharram to avoid security / Law and order issues. Negotiations with encroachers may also be taken as an option.

**Action: Member (Estate)**



( III) **DECISION FOR HANDING OVER CONFISCATED MATERIAL / STEEL TO CONTRACTOR (SUPREME COURT ORDERS DATED 03-10-2012).**

10193/1240/BM /'12  
23-10-'12/17TH

**DECISION**

The Board decided that the matter may be presented before the next Board meeting with the views of Finance Wing and Law Wing incorporated in the Summary.

**Action: Member (Engineering)**

( IV ) **PAK CHINA FRIENDSHIP CENTER, CDA, ISLAMABAD.**

10194/1240/BM /'12  
23-10-'12/17TH

**DECISION**

The Board approved the proposals of Director (Coordination), Parliament House, CDA subject to the opinion / views of F.A / Member and Legal Adviser. Furthermore, the Board also directed that there should be no deviation from PC-I mandate in this regard. The Board was of the view that after consultation with F.A / Member booking rates for rooms and halls be categorized to accommodate / encourage various segments of society as well as business community.

**Action: Member (Engineering)**

(V) **OPENING OF ESCROW ACCOUNT BY CDA & M/S PAK GULF FOR ESTABLISHMENT OF GRID STATION FOR BLUE AREA.**

10195/1240/BM /'12  
23-10-'12/17TH

**DECISION**

The summary submitted by Director (PMO) stands approved.

**Action: Director (PMO)**

**( VI) STEPS FOR GENERATING RESOURCES FOR SUSTAINING CDA.**

10196/1240/BM /' 12  
23-10-'12/17TH

**DECISION**

In view of the recommendations given at Para-7 of the summary, the Board decided that Para 7-a, b and c stands approved. F.A / Member, as recommended, may start work on meeting the codal formalities involved in a transparent manner, while dealing with cases highlighted at 7(a), (b) and (c). As for 7-d, the Board directed that F.A / Member and Member (P&D) may chalk out a plan and start execution in the month of November. Regarding road map for opening of C-15 and C-16, the issue may be decided in consultation with Member (Estate) and Member (P&D) with the directions to start in the month of November, 2012.

**Action: F.A / Member  
Member (Estate)  
Member (P&D)  
Director (Revenue)**

**VII) PRESENTATION OF AGRO FARMS HOUSES EXCESS COVERED AREA / NON-CONFORMING USE.**

10197/1240/BM /' 12  
23-10-'12/17TH

A presentation to apprise the Board Members regarding status of Agro-farms in Islamabad was given by P&D Wing. Various aspects of the issue were highlighted with special reference to the case in the Honorable Supreme Court of Pakistan. The Board directed Member (P&D) to start campaign against illegal construction and non-conforming use of agro-farms after Eid and before the next Court hearing. The Board also instructed to strategize the whole operation, issue notices to violators with publication of notices in the Press also.

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

Following points were also discussed by the Board:-

a) **VERIFICATION OF DEGREES.**

The Board decided and directed that degree verification of CDA employees be done within one month.

**Action: Member (Admin)  
D.G (Admin)  
Director (HRD)**

b) **HUMAN RESOURCE DEVELOPMENT POLICY.**

Administration Wing to come up with a comprehensive HR Policy regarding daily wages, promotion and recruitment etc.

c) **PRESENTATION BY BOARD MEMBERS.**

The Chairman directed that in future only Members will present their agenda items and other concerned officers may accompany them as a support.

d) **PRESENTATION BY LAW DEPARTMENT.**

The Board also directed Legal Wing to come up with a presentation before the Board regarding CDA's strategy for the cases before Wafaqi Mohtasib and other Judicial Forums.

**Action: Member (Admin)  
D.G (Admin)  
D.G (Law)  
Director (HRD)**

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

No.CDA-1240/BM-Coord/2012/

Islamabad October 19 , 2012

Subject: - **17<sup>TH</sup> BOARD MEETING FOR THE YEAR-2012.**

The 17<sup>TH</sup> Board Meeting is scheduled to be held on **Tuesday, October 23, 2012 at 10:00 A.M** in the Conference Room of Executive Block, CDA Headquarter, Islamabad under the Chairmanship of Chairman, CDA.

2- The agenda of the meeting is as under. You are requested to attend the meeting on the scheduled date, time and venue.

Sr. #	Items of Agenda	Presenter
15 <sup>th</sup> -13/ 2011	1. Request for allotment of plot for Model Children Library / Women Reading Hall , Markaz I-8, Islamabad.	DG(Plan)
	2. Request for enhancement of number of storey, covered area and change of use of the plot No. 10 leased out for Tea House Qadria Market, G-7/3-4, Islamabad.	DG(Plan)
	3. Review of Policy for Issuance of NOC for 'D' Type Air Conditioned Coach Stand at Faizabad (Exempted Pocket) I-8, Islamabad (M/s Skyways).	Director UP
15 <sup>th</sup> -8	4. Naming of road in Islamabad (Chaudhary Ghulam Abbas).	Director TE & TP
15 <sup>th</sup> Addl-1	5. Restoration of Shop-Cum-Flat No.2 Block-B, F-6, Markaz Islamabad-Implementation of Findings of <b>Hon. Wafaqi Mohtasib.</b>	Director EM-II
	6. Restoration of Shop-Cum-Flat No.3 Block-G, F-6 Markaz, Islamabad.	Director EM-II
	7. Return of Land in Sector G-9/2, Islamabad from PHA to AGPR. Dy 5259 ONLY FORWARD LETTER NO FILE	Director EM-II
	8. Restoration of allotment of unit No. 8 & 10 Block -A, F-6 Markaz, Islamabad.	Director EM-II
	9. Development of Park Enclave Housing Scheme Islamabad (Decision of issues pertaining to consultancy services).	PD (Park Enclave)
	10. Inquiry report regarding payment of escalation to M/s Raja Muhammad Zaman Khan against work construction of 224-C Type flats in Sector I-8/1, Islamabad.	Director Works
	11. Revision of premium / Reserve prices for different land uses, annual ground rent and fixation of present market prices.	DFA-II
	12. Establishment of Board of Trustee for Management & Creation of G.P.Fund Trust Account and Approval of Rules / Procedures and TORs.	Head of Treasury
	13. Wafaqi Mohtasib Case No.H/7140/2009 Allotment of Khokha to Mr. Kaleem Aziz Khan.	Director MA
	14. Summary for building control in private Housing Societies.	Director BC
	15. Revision of Rates/Charges on Building and Zoning Regulations 2005	Director BC

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- Member (Engg), CDA.
- Member (P & D), CDA.
- Member (Estate), CDA.
- Member (Env't), CDA

- DG Plan, CDA
- Dir Coord. Council, CDA
- Director Staff, CDA
- Director (UP), CDA.
- Director TE & TP, CDA.
- Director EM-II, CDA.
- Director Works, CDA.
- DFA-II, CDA.
- Director MA, CDA.
- Director BC, CDA.
- Head Of Treasury, CDA.
- PD Park Enclave, CDA.
- DD (Incharge) PR, CDA

**(NADEEM AKBAR MALIK)**  
**Secretary CDA Board**

**Secretary CDA Board**