

MINUTES OF THE 7TH BOARD MEETING OF 1992
HELD ON APRIL 22, 1992

The meeting of the CDA Board was held on Wednesday the 22nd April, 1992 at 1300 hours in the Conference Room of the Capital Development Authority.

The following attended:

- (1) Mr. Farid-ud-Din Ahmad, - In chair
Chairman
- (2) Mr. Muhammad Rafiq Ahmad,
Member (Engineering)
- (3) Mr. Ahmad Waqar,
Financial Adviser/Member
- (4) Mr. S. Bilal Ahmed,
Member (Administration)
- (5) Mr. Sabir P. Chohan,
Member (Planning)
- (6) Mr. Muhammad Zubair Osmani,
Secretary to the Board.

2. Commissioner Rawalpindi Mr. Shahid Rafi could not attend the meeting and sent his regrets.

3. The following were also present:

- (1) Director General (Design)
- (2) Director General (Services)
- (3) Director Public Relations
- (4) P.S.D to the Chairman

4. Mr. Maqbool Ellahi, D.D.G (Planning) attended the Board meeting on special invitation.

5. The meeting started with a recitation from the Holy Quran.

6. Minutes of the 5th and 6th Board meeting were presented which were confirmed.

7. Progress on implementation of decisions taken in 6th Board meeting was reviewed and the following decisions were taken:

7.1 Increase in water charges

F.A/Member informed that the matter relating to bringing flat rates of water supply, in case of residential use, at par with metered rates had been processed and put up to the Chairman for approval after which it would be referred to the Cabinet Division.

Action: F.A/Member

Dir. Revenue

18/789/92

4/DF

7.2 **Imposition of Tax on annual value
of buildings and lands (sub para g)**

19/789/92
710/18F

F.A/Member informed that summary with regard to the levy of property tax in case of residential buildings owned by Government servants/semi-Government servants which was circulated on 12-4-1992 had been approved by the Board and that it was being processed for further action.

Action: F.A/Member

Dir.Revenue

7.3 **Allotment of land in Sector H-B
for establishment of School by
Convent of Jesus and Mary Islamabad**

789/92

Decision

1/25/72
7/2/72
CDA Board agreed that Convent of Jesus and Mary Islamabad may be offered a plot measuring 400'x400 in Sector H-8 at a price of Rs.400/- per square yard to establish their School. The Board further agreed that the schools in the "private sector" may also be located in the

sectoral areas alongwith schools in
the "public sector".

Action: Member (P)

D.D.G (P)

Dir. E/M-II

1/789/92
696/87

7.4 Guidelines for grant of NOC to
residential schemes proposed out-
side ICT in Specified Areas of
Islamabad

Member (Planning) informed that a
fresh summary on the proposed guidelines
had been prepared and is being sent to
the Members to seek their approval
through circulation.

Action: Member (P)

D.D.G (P)

2/789/92
637/87

7.5 Allotment of plot to State Life
Insurance Corporation of Pakistan

D.D.G (Planning) informed that in
deference to the Board decision
Directorate of Estate Management had been
asked to issue allotment letter to the
State Life Insurance Corporation.

(b) Lay out plans and the sky line of

the Jinnah Avenue between 6 and 7 series was presented to the Board. The Board was briefly informed about the heights of buildings in various reaches and the open spaces provided along the entire length in the two sectors. Keeping in view the prestigious location, the land needs and the present and future requirements, it was desired by the Board that the Planning and Design Wings should hold detailed discussions, review the needs and develop the sky-line and the plans for the entire length of Jinnah Avenue in Sectors of 6, 7 & 8 series. The Board also desired that the Planning and Design Wings should also review the possibility of locating higher-rise buildings/Towers on the southern side of Jinnah Avenue in 8 series and beyond.

(c) It was agreed that D.M.A should issue notices to the owners to white wash their buildings on Jinnah Avenue at least once every three years. Further more the owners should be asked to have their signboards/display boards properly designed. Also the putting of signboards etc on overhead tanks atop the buildings

and plazas should be avoided and discouraged.

Action: Member (P)

D.G. (Design)

D.G (Services)

D.D.G. (Plg)

D.M.A

8. The Board then took up items included in the agenda for consideration. Brief account of the discussions and the decisions taken was as follows:

8.1 Islamabad in the 21st Century -
a pine city - with sports and
culture as its objectives -
Development control guidelines

789/92

Decision

- i) The Board approved the zoning proposals presented. However, it suggested that the number of zones should be reduced to five as the proposed usage and guidelines in Zone No.4, 6 and 7 were practically the same. The ICT shall now be divided in the following five zones:

- Zone-1 - Sectoral areas upto 16 series.
- Zone-2 - Sectoral areas beyond 16 series.
- Zone-3 - Margalla Hills National Park and other protected ranges and forest areas.
- Zone-4 - Islamabad Park Area west of Islamabad Park and area south of Islamabad Park. This zone comprises of the following zones:
 - 4-A - Islamabad Park
 - 4-B - Mountaineous Areas east of Simly Dam Road.
 - 4-C - Southern Rural Periphery.
- Zone-5 - Subsidiary Urban Zone - Areas of Kahuta Industrial Triange and South of Soan River.

- ii) Detailed regulations should be prepared merging the recommendations and regulations resulting from early exercises conducted with regard to the land use policies and zonations.
- iii) Zonation should be done on the basis of clearly identifiable physical features as far as possible.

- iv) The salient features and guidelines as brought out for each zone in the working paper should be built into land use policy and zoning regulations.
- v) Penalties as proposed which are to be used as deterrent should be built into the zoning regulations.
- vi) Subject to the above observations and suggestions, the Board approved the Zonation Proposals for land use as described in para-6 of the Summary.

8.2 Review of Charges for conversion of use from flats to offices for Buildings on Jinnah Avenue, Islamabad

789/92

10-1

Decision

It was decided that the conversion charges in case of plot No.101 West, G-7, Jinnah Avenue may be worked out with reference to the date on which the conversion application was made. The rate of auction of plots near the said plot may also be kept in view.

Action: F.A/Member

D.G(Design)

9/92
8.3 Creation of residential plots in the unassigned open spaces in the developed Sectors F-6, G-6 and F-7

Decision

It was agreed that in any developed Sector wherever open spaces have not been assigned any use should be studied and utilized in a manner to serve the best interest of the community and in line with the objectives of the Authority.

Board approved creation of the following plots planned in Sectors G-6, F-6 and F-7 for which survey had been completed, subject to adjustments in sizes and number of plots after final verification of actual laid out position of various services:

Note: GH stands for Government Housing.
PH stands for Private Housing.

SECTOR	NO. OF PLOTS/ BLOCKS	PLOT SIZE
G-6/1	2 Blocks of Cat. III (16 H.H.U)	87'x41'
G-6/2	2 Blocks of Cat. III (16 HHU)	87'x41'

G-6/3	1	60'x280'
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G-6/4	2	60'x100'
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	1	60'x150'
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	3	50'x90'
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	3	40'x90'
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	2	40'x80'
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	54	20'x40'
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(or 4 blocks
comprising
64 H.H.U)

Total: 67 Plots +
4 Blocks
(32 H.H.U)

F-6/1	11	50'x75'
	2 Blocks of Cat. C & D	

2 Blocks of
Cat. D.

F-6/2	1	50'x120'
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	1	60'x180'
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	1	60'x160'
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	1	80'x170'
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F-6/3	1 (GH)	100'x70'
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	4 (GH)	50'x90'
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	2 (GH)	60'x90'
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	10 (GH)	50'x100'
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F-6/3	4 (GH)	60'x115'
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	12 (GH)	50'x115'
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	4 (GH)	60'x80'
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	2 (GH)	80'x150'
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	1 (GH)	50'x160'
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2 (GH)	65'x155'
4 (GH)	65'x77.5'
7 (GH)	50'x110'
1 (GH)	120'x120'
1	80'x170'
1	110'x170'
1	70'x150'

Total:
plots.

72

GH: 55 Plots +
4 Blocks

PH: 17 plots.

F-7/1

6

55'x80'

1

50'x120'

4

50'x100'

5

50'x90'

4

60'x90'

6

60'x100'

1

70'x100'

1

80'x120'

1

85'x105,

F-7/1

1

90'x180'

1

60'x110'

F-7/2

2

60'x110'

1

135'x60'

1

50'x90'

3

80'x120'

1

80'x160'

1

60'x90'

1	82.5'x100'
1	40'x84'
1	90'x110'
1	120'x110'
1	97.5'x130'
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Total:	110
plots	
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SUMMARY:

G-6	:	67 plots
F-6	:	72 plots
F-7	:	110 plots
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Grand total	:	249 plots

Action: Member (P)

D.G. (Design)

D.D.G (P)

9. Others

Finalisation of consultancy agreement
regarding Prime Minister's Secretariat
with M/S NESPAK.

/789/92
0120

Decision

Member (Administration) would check whether it was within the law to permit incorporation of Arbitration Clause in the contract agreement. If permitted under law, the Board agreed that Arbitration Clauses should be provided for in all future contract agreements of CDA.

Action: Member (A)

D.G (Design)