

Minutes of the 3rd meeting of 1991  
of C.D.A. Board.

1. Mr.F.I. Malik, - In chair.  
Chairman.
2. Mr.Shamsher Ali Khan,  
Chief Commissioner, ICT  
Ex-Officio Member.
3. Mr.Muhammad Rafiq Ahmad,  
Member Engineering.
4. Mr.Ahmad Waqar,  
Financial Adviser/Member.
5. Mr. S. Bilal Ahmed,  
Member Administration.
6. Mr.Shafi M. Sewhani,  
Member Planning.
7. Mr.Ajaz A. Khan,  
Secretary.

3. The following were also present:-

1. Director General, Services.
2. Director General, Design.
3. Director, Public Relations.
4. Director, Estate Management-I.
5. Director, Estate Management-II.
6. Director, Personnel.
7. Director, Urban Planning.
8. Director, Regional Planning.
9. Director, W&S Development.

4. The meeting started with the recitation from the  
Contd....p/2

Holy Quran.

5. The minutes of the 2nd meeting were presented and confirmed by the Board.

6. The Board then took up consideration of the items included in the agenda. Brief account of the discussion and the decisions taken is as follows:-

- 76/91
1. Waiver of extension surcharge in respect of plot No. 717, G-10/4, allotted to Mr. Iqbal Hadi Zaidi.
- 372

Decision.

The allottees of plots who returned from Kuwait due to war should be allowed extension in construction period for one year from 1.7.1990 to 30.6.1991 without surcharge.

- 76/91
2. Allotment of Land to Pakistan Boy Scouts Association in National Park Area.
- 16

Decision.

The allotment of additional 10 acres should be withdrawn, because the 25 acres land originally allotted to the Association has not been fully utilized. The Association should also be asked to arrange immediate payment of outstanding ground rent and delayed charges thereon.

- 776/91  
187
3. Acquisition and Development of land in Sectors C-16, D-16, E-16, F-16 & G-16 by Housing Societies.



Decisions:

- i. A study should be carried out to determine the availability of sub-soil water in 16 & 17 series, ~~and the 16th 17th areas.~~
- ii. If sub-soil water is available in these areas, a comprehensive proposal for development of these sectors/areas by Private Developers may be prepared and submitted to the Govt. for approval in principle.

- iii. The proposal for revision/amendment in the Master Plan for development of 17 series and Lohi Bhir areas should be expedited. Member(P) agreed to put up proposal in one week.

4. Approval of Building Bye-Laws for various Wholesale Markets in Sector I-11, Islamabad.

Decisions:

- i. Roads should be provided on both sides i.e. front and rear of the plots.

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- 6 -

ii) Following bye-laws were approved.

Sect. Trade	No. of Stories	Covered area		Use of plot		Set backs		
		Ground	1st Floor	Ground	1st Floor	Front	Rear	Side
	Basement+2	75 %	60 %	Commercial as per plan	Residence.	10'	20'	-
	"	75 %	60 %	"	"	10'	20'	-
General	"	75 %	60 %	"	"	10'	20'	-
Business.	"	75 %	60 %	"	"	10'	20'	-
& Veget-	"	75 %	60 %	"	"	10'	20'	-
able shops.	"	75 %	60 %	"	"	20'	20'	-
Library	"	75 %	60 %	"	"	20'	20'	-
Hotel.	"	75 %	60 %	"	"	30'	30'	-
	Single (Max. height 20' with basement)	50 %	-	Timber shop.	Residence <del>not allowed</del> <i>Office/Reside</i>	15'	40'	15'
					<i>Office/</i>			
Bus	2	60 %	40 %	Commercial as per plan	Residence <del>not allowed</del> <i>Office/</i>	20'	20'	10'
								Previously approved.
Shop	2	Previously approved as follows:-			<i>Office/</i> Residence <del>not allowed</del> .			

- The front half of the plot would be kept free of structure except boundary wall and would be used for storage of material and fabrication purposes.

*met on 29.7.*

Contd...P/7...



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2 ) Structure would be permitted only on the rear half of the plot after leaving 10 ft. setback on rear-most and setback of 10 ft. portion each on left & right of the plot. Ground floor and 1st floor would be used for workshops, offices, equipment and store.

3) Construction of basement would be permissible only on plots situated in a depression, as per prevailing rules.

1226/91 5.

Allocation of 200 plots for refugees of Azad Jammu & Kashmir in suburban centre Fresh.

Contd...P/8..

Decision.

As the matter has already been considered in 1988 and the request could not be acceded to, and also that the CDA does not have discretionary powers for allotment of plots, the decision already taken may not be changed.

- 6/91
6. Second appeal by Mr. Muhammad Riaz Accounts Officer, Directorate of Audit and Accounts, CDA.

Decision.

As the appeal does not have any new grounds, and some consideration has already been shown while awarding the lowest major penalty the appeal was rejected. The major penalty already



1770/91  
182  
7. Establishment of Guest Houses in the Residential premises of Islamabad.

Director General, Design explained the background of the case. After some discussion, following decision was taken:-

Decision.

The following proposal, reproduced in para 5 of Cabinet Division's "Summary For the Prime Minister" dated 18.2.1991 which stands approved, be implemented.

"It is therefore proposed to examine the issue in depth in consultation with the Ministry of Tourism and other agencies to decide whether such Guest Houses should be allowed and if so that regulatory measures should be prescribed in order to control their activities and at the same time safeguard the interest of residents of the area. It may eventually be necessary to frame a new law".

Member Planning was advised to contact

the Ministry of Tourism and other agencies and ask them to nominate their representatives. Meetings should be held with them for detailed examination of the issue and recommendations.

1776/91  
8. Maintenance of Sewerage System in Islamabad.

Decisions:

- i. Short streets should be provided only collecting sewer lines on both sides.
- ii. Long streets should be provided main sewer line on one side and collecting sewer line on the other side.
- iii. Separate drawings should be issued for short streets and long streets, as above, so as to avoid errors in implementation.

- 5503/776/41
9. Relaxation of rule 18-A of revised leave rule, 1980 with regard to encashment of L.P.R. contained in CDA Service Regulation, 1985.

- 1/776/41
10. Parameters and rates for allotment of Additional Land for Residential plots located along nallahs.
- 4/1312



Decision.

A revised Summary should be prepared and sent to the Cabinet Division seeking fresh decision from the Prime Minister, because the present decision is not workable for two reasons, viz.

- (1) the determination of the Market rates and
- (2) the possible malafide intentions of the allottees to subsequently convert the land use.

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