

CAPITAL DEVELOPMENT AUTHORITY
(SECRETARIAT)

No.CDA-1090/BM-Coord/2007/

Islamabad,

Oct: 2007.

Subject:- **MINUTES OF THE 23RD MEETING OF CDA BOARD**
FOR THE YEAR 2007.

The 23rd meeting of CDA Board for the year 2007 was held on Monday, the 24th September, 2007 at 9.00 a.m. and on Monday, the 1st October, 2007 at 9.30 a.m in the Conference Room of Executive Block, CDA Headquarters, Islamabad.

2. Following attended:-

- 1) Mr. Kamran Lashari, In Chair
Chairman, CDA.
- 2) Mr. Shaukat Ali Mohmand,
Member Administration /
Acting F.A /Member.
- 3) Brig. Nusrat Ullah,
Member (P & D).
- 4) Brig. Asad Munir,
Member (Estate).
- 5) Mian Moeen-ud-Din Kakakhel,
Member (Engineering).
- 6) Mr. Nadeem Akbar Malik,
Secretary, CDA Board.

3. The following officers of the CDA were in attendance and participated when items pertaining to their Directorates were discussed:-

- (1) Dr. Faisal Awan,
Director Project Management Office.
- (2) Khalid Mehmood Mirza,
Director Estate Management-II.
- (3) Mr. Ghulam Sarwar Sandhu,
Director Urban Planning &
Housing Societies.
- (4) Mr. Ayub Tariq,
Director Regional Planning.

(5) Ch. Asadullah Faiz,
Director Lands & Rehabilitation

(6) Mr. Ali Anwar Gopang,
Director Roads (South).

4. Chief Commissioner, ICT could not attend the meeting and Mr. Mumtaz Hussain Zahid, District Officer (Coordination) attended meeting on behalf of DCO, Rawalpindi.

5. Meeting commenced with the recitation from the Holy Quran by Brig. Nusratullah, Member (P&D).

6. Then the agenda items were taken up for discussion and following decisions were taken:-

6.1 **APPROVAL OF THE MINUTES OF MEETING OF ASC
HELD ON 30-07-2007 AND 07-08-2007.**

8803/1090/07
750/BF
24-9-07

DECISION

ASC deliberated the case in detail and found the applicants eligible under Rehabilitation Policy 1996, for allotment of one agro farming plot measuring 2.5 acres in Orchard Scheme, subject to completion of all legal and codal formalities including retrieval of physical possession of acquired land to CDA.

- (2) **Karam Bakhsh S/o Muhammad Jee etc. Village Dhraik Mohri, Bhaker Akku, Bhaker Fateh Bakhsh.**

DECISION

ASC deliberated the case in detail and found that the Affectees have already been allotted residential plots in Sector I-14 and not covered under Rehabilitation Policy 1996, hence rejected by ASC.

- (3) **Mehmood S/o Barkhudar etc. Village Jaba Teli.**

DECISION

ASC deliberated the case in detail and found the applicant's eligible under Rehabilitation Policy 1996, for allotment of one agro farming plot measuring 2.5 acres in Orchard Scheme, but as the CDA Board has imposed a restriction on allotment of agro farms to un-prioritized (un-stalled) sectors. Therefore, the case may be brought before ASC after withdrawal of condition of prioritization by the Board.

- (4) **Ghazanfar Ali S/o Faqir etc. Village Mera Beri, Korak.**

DECISION

ASC deliberated the case in detail and found that the Affectees have lost less then 100 kanals in acquisition to CDA and not covered under Rehabilitation Policy 1996, hence rejected by ASC.

- (5) Sardar S/o Jehandad etc. Village Bohan.

DECISION

ASC deliberated the case in detail and found the applicant's eligible under Rehabilitation Policy 1996, for allotment of one agro farming plot measuring 2.5 acres in Orchard Scheme, but as the CDA Board has imposed a restriction on allotment of agro farms to un-prioritized (un-stalled) sectors. Therefore, the case may be brought before ASC after withdrawal of condition of prioritization by the Board.

- (6) Lal S/o Saida Village Mera Beri.

DECISION

ASC deliberated the case in detail and found that the Affectees have already been issued EC and they have utilized the E.C. and got state land allotted in concerned colony district, hence rejected by ASC being not covered under Rehabilitation Policy 1996.

- (7) Lah S/o Daden Village Sheikhpur.

DECISION

ASC deliberated the case in detail and found that the Affectees have already been issued EC and they have utilized the E.C. and got state land allotted in concerned colony district, hence rejected by ASC being not covered under Rehabilitation Policy 1996.

- (8) Muhammad Azeem S/o Muhammad Khan Village Bhaker Akku, Bhaker Fateh Bukhsh.

DECISION

ASC deliberated the case in detail and found that the case is being processed by attorney and not by Affectees themselves, hence ASC rejected the case being not covered under the rules.

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- (9) Ghulam Rasool S/o Elahi Bakhsh Village Bohan Jaba Teli and Sehana.

DECISION

ASC deliberated the case in detail and found the applicant's eligible under Rehabilitation Policy 1996, for allotment of one agro farming plot measuring 2.5 acres in Orchard Scheme, but as the CDA Board has imposed a restriction on allotment of agro farms to un-prioritized (un-stalled) sectors. Therefore, the case may

be brought before ASC after withdrawal of condition of prioritization by the Board.

- (10) Ghulam Rasool S/o Noor Alam and Badal S/o Gullo Village Mera Sumbal Jaffer and Koka.

ASC deliberated the case in detail and found the applicant's eligible under Rehabilitation Policy 1996, for allotment of one agro farming plot measuring 2.5 acres in Orchard Scheme, but as the CDA Board has imposed a restriction on allotment of agro farms to un-prioritized (un-stalled) sectors. Therefore, the case may be brought before ASC after withdrawal of condition of prioritization by the Board.

He proposed that allotment of Agro plot to Mr. Muhammad Ali S/o Qaim Din may be approved as he fulfills all the requirements.

DECISION

The Board approved the allotment of one agro farming plot measuring 2.5 acres in Orchard Scheme to Mr. Muhammad Ali S/o Qaim Din subject to completion of all codal formalities and merits.

Action: Director (L&R)

8804/1090/07
739/BF
24-9-07

6.2 REGULARIZATION OF FLATS IN OPEN BASEMENTS IN RESIDENTIAL APARTMENT BUILDINGS.

The Board decided that view point of Planning Wing regarding open basements may be obtained and included in the summary. The advantages and dis-advantages along with financial effects to be explained in the next Board meeting. It was further decided that design issues of back flow, services, parking, to be included in the summary and case to be submitted to the Board in the next Board meeting.

Action: Director Building Control

6.3 REQUEST FOR ALLOTMENT OF RESIDENTIAL PLOTS TO EMPLOYEES OF MINISTRY OF INTERIOR DEALING WITH CDA AFFAIRS.

The above item was deferred.

6.4 CHANGE IN THE PARAMETERS OF PLOT NO. 16-E,
MARKAZ F-8, ISLAMABAD.

1090/07

BF

9-07

DECISION

The Board approved the proposals of Director Urban Planning subject to submission of undertaking by the allottee and verification of parking by the Building Control and payment of CDA dues for the additional storey / FAR.

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

6.5 REQUEST FOR PERMISSION OF 100% AREA UTILIZATION OF PLOT NO. 18-A, 19-A, MAUVE AREA G-10/4, ISLAMABAD.

6.6 ABSORPTION OF MR. ABDUL MALIK SUB ENGINEER (E&M) ROADS DIVISION-II IN THE CAPITAL DEVELOPMENT AUTHORITY.

The above two items i.e. Item No. 6.5 to 6.6 were deferred.

6.7 ALLOTMENT OF LAND FOR COMMUNITY CENTRE IN I-8, ISLAMABAD.

8806/1090/07
724/BF
24-9-07

DECISION

The Board approved the allotment of alternate plot to Staff Welfare Organization, Establishment Division, for establishment of Community Centre subject to availability of site (to be re-confirmed by the Planning Wing) and approval of Prime Minister of Pakistan.

Action: Director (E.M-II)

8807/1090/07
737/BF
24-9-07

6.8

**PERMISSION FOR CONSTRUCTION OF MEDIUM RISE
RESIDENTIAL APARTMENTS IN ZONE-II & V,
ISLAMABAD.**

DECISION

The Board approved the recommendations of Director Housing Societies regarding construction of Medium Rise Residential Apartments in Zone-II and V, Islamabad.

Action: Director Housing Societies

- 6.9 ALLOTMENT OF LAND TO OGDCL ON KURI ROAD ZONE-V, ISLAMABAD.
- 6.10 ALLOTMENT OF PLOTS TO CATEGORY-V EMPLOYEES BPS-7-10.
- 6.11 PAYMENT OF COMPENSATION OF BUPs TO THE AFFECTEES OF SERVICE ROAD I-14, 15 AND 16 AND NEW GHQ WITHOUT PRODUCTION OF SURRENDER CERTIFICATE IN ADVANCE.
- The above three items i.e. Item No. 6.9 to 6.11 were deferred.
- 6.12 REQUIREMENT OF OFFICES FOR ISLAMABAD TRAFFIC POLICE, BACHELOR ACCOMMODATION AND ALLOCATION OF LAND.

8808/1090/07
737/BF
24-9-07

DECISION

The Board approved the recommendations of Director Urban Planning subject to cancellation of earlier plot.

Action: Director (U.P)

6.13 NAFDEC CINEMA PLOT IN SECTOR F-6 / G-6, BLUE AREA, ISLAMABAD.

The above item was deferred.

8809/1090/07
724/BF
24-9-07

6.14 PLOTS BIFURCATING THE BUILDING IN TO UNITS SHOPS IN RELAXATION OF TERMS OF ALLOTMENT / LEASE.

DECISION

The Board approved the proposals of Director Estate Management-II.

Action: Director (E.M-II)

6.15 EARMARKING OF SITES FOR RESCUE 915.

The above item was deferred.

6.16 PERMISSION FOR ADDITIONAL STOREY, REGULARIZATION OF ADDITIONAL STOREY CONSTRUCTED WITHOUT APPROVAL.

DECISION

The Board decided that Member (Estate) and Member (Planning & Designs) to hold a meeting with the Traders Welfare Association for uplifting of the face of the building and uniformity of sign boards, before consideration of grant of additional storey.

**Action Member (Estate)
Member (P&D)
Director (B.C)**

8810/1090/07
739/BF
24-9-07

6.17 PRESERVATION AND CONSERVATION OF HISTORICAL SITES IN ISLAMABAD.

6.18 UNJUSTIFIED DEDUCTYION OF 5% FROM THE SALARY OF THE EMPLOYEES ON ACCOUNT OF REPAIR / MAINTENANCE OF THE HIRED HOUSES.

6.19 ALLOTMENT OF RESIDENTIAL PLOT TO MR. ALTAF HUSSAIN, DIRECTOR (RETD) IN SECTOR I-8.

6.20 CREATION OF THE POST OF DEPUTY DIRECTOR GENERAL MUNICIPAL ADMINISTRATION, OR CIVIC FACILITIES, OR SOCIAL RESPONSIBILITIES.

The above four items i.e. Item No. 6.17 to 6.20 were deferred.

8811/1090/07
737/BF
24-9-07

6.21 SUB-DIVISION OF PLOT NO. 1, MEASURING 30.08 ACRES INTO 09 NOS. OF PLOTS, LEHTRAR ROAD, JHANGI SAYYEDAN, ISLAMABAD.

DECISION

The Board further approved and decided that the applicant should in the first instance apply for change of trade from Sheep farming to Orchard / Vegetable and thereafter for multiple subdivision would be allowed.

Action: Director (R.P)

6.22 CHANGE IN THE PARAMETERS OF PLOT NO. 56-F, BLUE AREA, F-6/G-6, ISLAMABAD.

The above item was deferred.

6.23 RESTORATION OF PLOT NO. 44, I&T CENTRE, SECTOR G-10, ISLAMABAD.

812/1090/07
724/BF
04-9-07

DECISION

The Board decided that the decision of the Court be awaited.

Action: Director (E.M-II)

6.24 REGULARIZATION OF PLOT NO. 273, MARGALLA TOWN RECOMMENDED BY THE SCRUTINY COMMITTEE REGARDING IRREGULAR ALLOTMENT.

DECISION

It was directed to Director Lands & Rehabilitation by the Board that the case to be re-scrutinized and also to confirm whether the plot has been transferred in the name of Mr. Nisar Ahmed Qureshi and to explain that how the completion was issued.

Action: Director (L&R)

6.25 ABSORPTION OF MR. AURANGZEB ASHRAF AWAN, SUB- DIVISIONAL FOREST OFFICER (BPS-17) LAHTRAR SUB DIVISION, MURREE, FORESTRY, WILD LIFE, FISHERIES AND TOURISM DEPARTMENT, GOVERNMENT OF PUNJAB, LAHORE AS A ASSISTANT DIRECTOR (BPS-17), ENVIRONMENT CADRE, CAPITAL DEVELOPMENT AUTHORITY, ISLAMABAD.

The above item was deferred.

6.26 ALLOTMENT OF PLOT TO MR. SHAFAT ALI AFFECTEE OF VILLAGE CHAK SHAHZAD.

8814/1090/07

750/BF

24-9-07

DECISION

The CDA Board approved the recommendations of Allotment Scrutiny Committee, dated 03-07-2006 and up-held the decision of the Board dated 17-07-2006, however decision will not be quoted as a precedent.

Action: Director (L&R)

- 6.27 **PROMOTION OF DR. HAIDER ALI SHAH ASSOCIATE DERMATOLOGIST (BPS-18) TO THE POST OF DERMATOLOGIST (BPS-19) IN RELAXATION OF TERMS & CONDITIONS OF SERVICES.**
- 6.28 **RESTORATION AND CHANGE OF PLOT IN LIEU OF PLOT NO. 1462, HUMAK, ISLAMABAD.**

The above two items i.e. Item No. 6.27 to 6.28 were deferred.

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NON-AGENDA ITEMS.

- Mr. 8816/1090/07
745/BF
24-9-07
- (I) CONSTRUCTION OF RECREATIONAL FACILITIES IN ISLAMABAD - CONSULTANCY SERVICES FOR CONSTRUCTION OF CITIZEN'S CLUB AT F-9 PARK.

DECISION

The Board decided that M/s Nayyar Ali Dada and Associates are already working as Consultants for the development of Fatima Jinnah Park, Sector F-9, Islamabad and there is no need of separate approval of said case. Member concerned may decide increase / addition in the scope of work on the previously approved rates.

Action: Director (PMO)

- 8816/1090/07
745/BF
24-9-07
- (II) CONSTRUCTION OF UNDERPASS AND FLY OVER AT THE INTER-SECTION OF FAISAL AVENUE AND JINNAH AVENUE, ISLAMABAD (REVISION OF DESIGN OF GIRDERS).

DECISION

The Board decided that in the first instance Engineering Wing and Consultant Engineer as well as the Consultants of the Project to examine the proposals / recommendations of contractor and put up their recommendations to the Board in the next Board meeting.

**Action: Member (Engineering)
Consultant Engineer
Director Roads (South)**

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