

Capital Development Authority
(Secretary CDA Board Office)

CONFIDENTIAL



O. CDA-1362/BM-SCB/2020/

Islamabad April 28, 2020

Subject: **MINUTES OF 5TH CDA BOARD MEETING FOR THE YEAR 2020.**

5th CDA Board meeting for the year 2020 was held on **April 28, 2020 (Tuesday) at 11:00 A.M.** in the Conference Room of Executive Block, CDA Headquarter, Islamabad under the Chairmanship of Chairman, CDA.

2. Following attended the meeting:

1. Mr. Amer Ali Ahmed, (In Chair)
Chairman, CDA-
(Additional Charge),
Chief Commissioner ICT
2. Rana Shakeel Asghar,
FA/Member ,CDA/
Member (Admin),CDA.
(Look after charge)
3. Dr. Shahid Mehmood,
Member (P&D), CDA
Member (Engg.), CDA
(Look after charge)
4. Mr. Naveed Ilahi,
Member (Estate),CDA.
(Look after charge)
5. Syed Safdar Ali,
Secretary CDA Board.

3. Commissioner Rawalpindi as ex-officio member of the Board could not attend the meeting, while Chief Commissioner, ICT in addition to the assignment of Chairman, CDA and Board Members attended the meeting.

4. Meeting commenced with the recitation of "Holy Quran" by Syed Safdar Ali, Secretary CDA Board. Thereafter agenda items were taken up for discussion and made following decisions:-

5.1 PROPOSED AMENDMENTS IN CDA ORDINANCE 1960.

11148/1362/BM/'20
28-04-'20/5th

DECISION

The summary was presented by Member Administration, CDA. After due deliberation, Board approved the proposal contained at para 3 of the summary and further directed that Law Wing be prepared a proposed draft ordinance / bill comprising the proposed changes in the existing Sections and Sub-Section of the CDA Ordinance, 1960 CDA and same will be communicated to the Ministry of Law and Justice through Ministry of interior, accordingly.

Action By: Member (Admin)

5.2 REHABILITATION CLAIM OF MUHAMMAD SHAFIQ KHAN S/O MUHAMMAD HAYAT KHAN (SUPREME COURT CIVIL APPEAL NO. 1124/07 Dated 04-12-2015)

11149/1362/BM/'20
28-04-'20/5th

DECISION

The summary was considered by the Board in the light of the instructions of the Honorable Supreme Court with regards to Civil Appeal No 1124/07 on 04.12.2015. Under the above mentioned judgment the authority was directed to consider the claim of the applicants in terms of Section 4 of West Pakistan Land Revenue Assessment Rules, 1968. The request of the applicant was examined on following two parameters: -

- i) The applicants request for allotment of agro farms was examined. Out of 105 Kanals 16 Marlas of land acquired, 37 Kanals 17 Marlas was found cultivable and the remaining 67 Kanals 19 Marlas was non-cultivable in terms of Section 4 of West Pakistan Land Revenue Assessment Rules, 1968. Under Section 6 of Islamabad Displaced Persons Rehabilitation Policy, 1996 allotment of agro farm is only allowed against acquisition of cultivable land measuring more than 100 kanals.
- ii) As regards denotification of DC CDA's awards dated 27.01.1968 and 20.01.1991, it was observed that 443 acres, 5 kanals and 8 Marlas of land was acquired under award dated 27.01.1968, while 712 acres and 4 kanals of land was acquired under the award of 20.01.1991. The applicants total land acquired under the above mentioned awards was 105 Kanals and 16 Marlas. The Board observed that denotification of the awards, therefore, may not be possible on following grounds: -
 - a. DC CDA's award is a judicial order announced under Section 25 of the CDA Ordinance 1960. There is no provision for denotification of the award under the Ordinance.
 - b. Secondly the applicants land was only a small part of the two awards. Denotifying the awards may have legal complications in this regard.

After careful deliberations, the Board did not find any merit in the request of the applicant in terms of CDA Ordinance 1960 and relevant regulations thereof. As there is no provision for de-notification of land under CDA Ordinance, the applicant may however prefer to approach any legal fora for claiming any legal remedy in this regard.

Action By: Member (Estate)

5.3 APPROVAL OF CDA OWNED REST AREA / SITES IN HIGHWAYS FOR PERMANENT REVENUE STREAM OF CDA.

11150/1362/BM/'20
28-04-'20/5th

DECISION

The summary presented by the Director Regional Planning, CDA. After due deliberation, board approved the following fourteen (14) sites strictly based on the terms and conditions that this would be a CDA owned project for revenue generation / rental income, the approved sites will also be non-transferable, non-leasable and will only be used for rental purposes. The modalities will be subsequently, decided on merits and as per CDA ordinance.

Kashmir Highway			
S. No.	Rest Area Code	Location	area
1	KHW1	East Bound Carriage way opposite lake view park	200'x160'
2	KHW2	West Bound Carriage way H-9 opposite G-9, access road.	200'x160'
3	KHW3	East Bound Carriage way opposite Chief Commissioner office, G-11/4	200'x160'
4	KHW4	East Bound Carriage way opposite G-13	200'x160'
Islamabad Highway			
1	IHW1	North Bound Carriage way opposite Iqbal Town	200'x160'
2	IHW2	South bound carriage way opposite Iqbal Town	200'x160'
3	IHW3	North Bound Carriage way opposite Bilal Town short of Lehtrar Interchange	200'x160'
4	IHW4	South bound carriage way opposite Shakrial Town near Lehtrar Road	200'x160'
5	IHW5	North Bound Carriage way opposite Gangal East	200'x160'
6	IHW6	South bound carriage way Gangal Town near Quaid portrait	200'x160'
7	IHW7	North Bound Carriage way opposite Swan Garden	200'x160'
8	IHW8	South bound carriage way opposite Swan Garden	200'x160'
9	IHW9	North Bound Carriage way opposite DHA H Block	200'x160'
10	IHW10	South bound carriage way opposite DHA H Block	200'x160'

Action By: Member (P&D)

5.4

11151/1362/BM/'20
28-04-'20/5th

LAND USE PERMISSION IN HIGH RISE APARTMENTS PROJECTS IN ZONE 4 {LAND USE PERMISSION FOR PRIVATE HOUSING/HIGH RISE APARTMENT PROJECTS IN ZONE-4, ISLAMABAD (AMENDMENTS IN REGULATIONS FOR PRIVATE HOUSING SCHEMES AND PROJECTS IN THE DESIGNATED SUB-ZONES OF ZONE-4, ICT, ISLAMABAD)}.

DECISION

The summary presented by the Director Regional Planning, CDA. After due deliberation, board approved the proposal contained at para 3 of the summary and further directed that the matter be referred to the Federal Cabinet for approval to amend the zoning regulations/land use of master plan of the area to the extent of sub-zone A of Zone-IV.

Action By: Member (P&D)

5.5 11152/1362/BM/'20
28-04-'20/5th **REVIEW OF DEVELOPMENT WITHOUT APPROVAL / NOC BY PRIVATE HOUSING SCHEMES.{REVIEW OF RATE OF PENALTIES FOR DEVELOPMENT WITHOUT NOC BY PRIVATE HOUSING SCHEMES}**

DECISION

The summary presented by the Director Regional Planning, CDA. After due deliberation on the issue, Being policy matter which should be applicable across the board to the all housing projects, Board decided that approved penalty fee would be charged to the extent of the developed area of the scheme instead of the entire area. Amendment made in the relevant place would also be notified in the extra ordinary gazette of Pakistan, concerned wing will ensure that draft must be vetted from law Wing before issuance for publication through PCP.

Action By: Member (P&D)

5.6 11153/1362/BM/'20
28-04-'20/5th **DELEGATION OF POWER FOR APPROVAL OF FIXATION OF CONVERSION FEE AS PER CLAUSE 6(3) OF ISLAMABAD LAND DISPOSAL REGULATION (ILDR) 2005.**

DECISION

The summary presented by the FA/Member, CDA. After due deliberation, Board decided to delegate the power to approve calculations of conversion charges of plots to FA/Member (DG Finance after proposed restructuring in CDA) being relevant officer in pursuance of Section-41 of the CDA Ordinance 1960 and on the analogy of CDA Board decision dated 06.04.2020 regarding delegation of powers to approve or disapprove the cases for conversion of land uses as per clause -6(3) of ILDR, 2005 to Member (P&D)/ DG (P&D). Board further directed that both delegation of powers must be incorporated in the Islamabad Land Disposal Regulation (ILDR) 2005 in shape of addendum and same would also be notified in the extra ordinary gazette of Pakistan. Concerned wings will ensure that draft must be vetted from law Wing before issuance for publication through PCP.

Action By: FA/Member

NA-I RESTORATION OF PLOT NO. 202, SECTOR G-10/2 ISLAMABAD.

11154/1362/BM/'20
28-04-'20/5th

DECISION

The summary presented by the Member Estate, CDA. After due deliberation, Board decided to restore the plot No.202, Sector G-10/2, Islamabad on completion of all pending codal formalities, applicable taxes and balance recoveries etc.

Action by: Member (Estate)

NA-II APPROVAL OF BYE-LAWS FOR CONVENIENCE STORE/SHOPS ON UN-ACQUIRED/ACQUIRED RIGHT OF WAY (ROW)/PRIVATE LAND ON ISLAMABAD HIGHWAY AND KASHMIR HIGHWAY, ISLAMABAD.

11155/1362/BM/'20
28-04-'20/5th

DECISION

The summary presented by the Member (P&D), CDA was not approved. After due deliberation, Board directed the Planning Wing, in the first instance a draft policy be prepared and presented in this regard before the Board for consideration.

Action by: Member (P&D)

NA-III PROVISION OF DOORSTEP SERVICE FOR THE TRANSFER OF
PROPERTY THROUGH NADRA.

11156/1362/BM/'20

28-04-'20/5th

DECISION

The summary presented by the Member Estate, CDA. After due deliberation, Board approved the proposals contained at paras 1 to 5 of the summary.

Action by: Member (Estate)

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



5th CDA BOARD MEETING FOR THE YEAR-2020 HELD ON 28-04-2020

AGENDA ITEMS

S.No	Items	Presenter
1.	Proposed Amendments in CDA Ordinance 1960	Member Admin.
2.	Rehabilitation claim of Muhammad Shafiq Khan S/o Muhammad Hayat Khan (Supreme Court Civil Appeal No. 1124/07 dated 04-12-2015)	Member Estate Director L&R
3.	Approval of CDA owned rest area / sites along with Highway for permanent revenue stream of CDA.	Member P&D
4.	Land use permission in High Rise Apartments Projects in Zone 4 {Land use permission for private housing/high rise apartment projects in zone-4, Islamabad (amendments in regulations for private housing schemes and projects in the designated sub-zones of zone-4, ICT, Islamabad)}.	Member P&D
5.	Review of development without approval / NOC by Private Housing Schemes. {Review Of Rate Of Penalties For Development Without NOC By Private Housing Schemes}	Member P&D
6.	Delegation of Power for approval of fixation of conversion fee as per clause 6(3) of Islamabad Land Disposal Regulation (ILDR) 2005	FA/Member
NON-AGENDA ITEMS		
NA-I	Restoration of Plot No. 202, Sector G-10/2 Islamabad.	Member(Estate)
NA-II	Approval Of Bye-Laws For Convenience Store/Shops On Un-Acquired/Acquired Right Of Way (Row)/Private Land On Islamabad Highway And Kashmir Highway, Islamabad.	Member (P&D)
NA-III	Provision Of Doorstep Service For The Transfer Of Property Through NADRA.	Member (Estate)