

CAPITAL DEVELOPMENT AUTHORITY
(SECRETARIAT)

CONFIDENTIAL

No. CDA-848/BM-Coord/96

Islamabad, February 14 , 1995.

Subject:- MINUTES OF THE 1ST MEETING OF THE CDA BOARD FOR THE
YEAR 1996, HELD ON 31ST JANUARY, 1996 (WEDNESDAY)
AT 01.00 P.M.

The 1st meeting of the CDA Board for the year 1996 was held on 31st January, 1996 (Wednesday) at 01.00 P.M. in the Conference Room of the Authority.

2. The following attended the meeting:-

1. Mr. M. Zafar Iqbal, In Chair
Chairman, CDA.
2. Mr. M. Afzal Kahut,
Chief Commissioner, ICT.
3. Mr. M. Hamid Hasan,
Member (A), CDA.
4. Mr. Jaffar Raza,
Member(E), CDA.
5. Mr. Shabbir Ahmad Dahar,
F.A/Member, CDA.
6. Mr. Anwar Said,
Member(Design), CDA.
7. Mr. S.A.T. Wasti,
Secretary to the Board.

3. Commissioner, Rawalpindi Division, Ex-Officio Member of the Board of the Authority, could not attend the meeting due to his pre-occupation in other official assignments.

4. The meeting started with recitation from the Holy Quran.

5. The minutes of the last meeting (22nd meeting) were presented before the Board for confirmation. Member (Design), referring to item No. 5.16 regarding change of discipline/status of plot No. 5, National Park Area from "Automatic Brick Kiln" to "Orchard" pointed out that the decision required some modification in order to ensure that no cluster housing is undertaken by M/s Kaghan Bricks. The Board agreed to modify the decision as follows:-

Decision

The Board decided to allow conversion in this case as well as to Kaghan Brick Kiln from Brick Kiln to Orchard on payment of conversion charges and clearance of all outstanding dues subject to the condition that cluster housing will not be permitted and the area will only be developed as an orchard.

6. With the above modification the minutes were confirmed. Thereafter the Board took items on the agenda for discussion and decision. Discussion/deliberations held and decisions taken are summarised below:-

- 6.1 Grant of free extension - Plot No. 2-A, Bazar No. 3, Class-III Shopping Centre, Humak Zimni, Islamabad.

6220/848/96
723/RF
dt: 31.1.96

the file was misplaced. The allottee took possession of the plot on 26-2-1992. The allottee has requested for free extension in construction period and also for waiving the delayed payment charges on the plea that the file was misplaced and infrastructure facilities were also not available at site.

Decision

The Board decided that Member(A) may hold an inquiry into the loss of the file before a decision in the matter is taken.

Action: Member(A)
Dir. Pers.
DEM-II

- 6.2 Waiving of delayed payment charges in respect of Plot No. 207, Industrial Triangle Kahuta Road, Islamabad.

6221/848/96
724/BF
dt: 31.1.96

Decision

The Board decided to waive the delayed payment charges amounting to Rs. 88,686.00 on the basis of policy decision of the Board that the delayed payment charges shall not be demanded where the CDA failed to hand over possession of the plot due to technical/administrative reasons.

Action: DEM-II

- 6.3 Issuance of NOC for a housing scheme named Soan Garden floated by M/s Civilian Employees Cooperative Housing Society.
- 6.4 Preliminary scrutiny clearance for the housing scheme named Fatima Villa sponsored by Roman Catholic Christian Cooperative Housing Society in Zone-5, Islamabad.
- 6.5 Issuance of NOC in respect of Margalla View Housing Scheme sponsored by M/s Twin City Housing (Pvt) Ltd. in Zone-2, Islamabad.
- 6.6 Preliminary scrutiny clearance for the Housing Scheme in Zone 2 & 5.
- 6.7 Grant of permission for provision of additional facility of service station at the existing Petrol Pump site (Club Filling Station near Dhokery Chowk, Islamabad).

The Board decided to defer the consideration of these items till such time as consultations with CLA on the mechanism of such schemes were concluded.

Action: Addl. Dir.(RP)
Director (UP)

- 6.8 Waiving of delayed payment charges against plot No. 22-E, Sector F-11/1, Islamabad.

6227/848/96
723/BF
dt:31.1.96

Decision

The Board decided to allow 50% remission of the delayed payment charges.

Action: DEM-I

6.9 Resort Restaurant at Daman-e-Koh, Islamabad.

6222/848/96
37/PF
dt:31.1.96

Decision

The Board decided to examine the case in the light of Islamabad Green Area (Protection and Conservation) Ordinance, 1995 and Margalla Hill National Park Ordinance already in force and if it offended against either the Bill or the MHNP Ordinance, then to refer the matter back to the Wafaqi Mohtasib's Sectt. regretting CDA's inability to Implement the recommendations under para 11(2) of President's Order No. 1 of 1983

Action: Director Master Plan Secretary.

6.10 Non-Conforming use of residential plots/buildings

6222/848/96
39/PF
dt:31.1.96

Decision

The Board agreed to the proposal contained in the summary that phased action may be taken against the defaulters. In phase-I notices should be issued to all commercial activities including shops, commercial stores, show-rooms, bonded ware-houses by giving them 90 (ninety) days notice through press as well as individually. In Phase-II private offices, Government offices, Diplomatic offices, Banks, Hospitals, Beauty Parlours and Guest Houses etc. may be given six months grace period to shift from the residential accommodation to the area designated for such activities. In Phase-III Educational institutions (excepting Nurseries, Primary Schools & Kinder Gartens and Residence cum offices without signboards may be given one year's grace period to arrange for vacating the residential buildings. It was also decided that a summary may be moved for realistically re-assessing the rate for allotment of land for schools

Action: DEM-II
DFA
DD(BCS)

Contd...P/7

6.11 Pakistan Youth Hostels Association

6230/348/96
737/BF
dt:31.1.96

Decision

Having considered the pros & cons of the proposal the Board decided to ^{re}submit a summary to the Cabinet Division for consideration of the request for allotment of additional land.

Action: Director (UP)

6.12 Change of Plot No. 2-B, Markaz I-9 with Plot No. 39, Markaz G-9, Islamabad.

6231/348/96
724/BF
dt:31.1.96

Decision

It was decided to allow change of plot No. 2-B, Markaz I-9 with Plot No. 39, Markaz G-9 subject to payment of price at the rate of Rs. 10,500.00 per sq. yard.

Action: DEM-II

Contd...P/8

- 6.13 Restoration of Plot Nos. 405-406, Industrial Area I-9, Islamabad.

6232/848/96

724/BF

dt: 31.1.96

Decision

After brief discussion on the point at issue it was decided to restore the plot without any penalty or restoration charges.

Action DEM-II

- 6.14 Regularization of break in service-case of Sheikh Abdul Qadir, Chief Landscape Architect.

6233/848/96

725/BF

dt: 31.1.96

Decision

The Board decided to condone the break in service as

E.O.L. without pay from 1-4-1975 to 11-11-1975

(7 months and 11 days) in the case of Sheikh Abdul Qadir, Chief Landscape Architect in order to enable him to earn pension benefits.

Action: Director Pers.

6.15 Allotment of Plot No. 24, I-16/I, Islamabad.

6234/848/06
23/RF
dt: 31.1.06

Decision

The Board decided to allot Plot No. 24, Sector I-16, Islamabad to Mr. Muhammad Farhad S/O Siraj Din, as already offered to him.

Action: DEM-I

6.16 Issues related to Marriage Hall Plot in Markaz G-6, Islamabad.

6235/848/06
737/RF
dt: 31.1.06

Decision

The Board decided modification in the shape of plot from odd shape to rectangular measuring 72'-11½" X 370' in such a way that the total area remains the same. The Board also allowed construction of Mezannine floor, free of charge or construction of one storey, on payment. It was also decided that set backs should be observed, and the front set back should be at least 27' for constructing a car park along the full length of the building on Eastern side within the plot.

Action: Director (UP)

- 6.17 Land requirement in Islamabad for the development of resorts by the Tourism Development Corporation of Punjab.

The summary was explained by the Member(Design) and following decision was taken:-

6236/848/96
737/BF
dt: 31.1.96

Decision

The Board decided to send the case to the Government seeking relaxation in the Islamabad Land Disposal Regulation 1993 for allotment of a 20 kanal Motel plot without auction at a price to be assessed at par with the latest auction price, to the Tourism Development Corporation of Punjab. Rest of the items should be taken care of by the Pakistan Tourism Development Corporation.

Action: Addl. Dir. (RP)

- 6.18 Payment of outstanding dues and waiving of delayed payment charges against Plot No. 3-E, Markaz I-10, and Plot No. 4-D, Markaz I-10, Islamabad.

6237/348/96
724/BF
dt:31.1.96

Decision

The Board decided to consider condoning delayed payment charges from the dates plots were handed free from all incumbrances/dates from which last infrastructure was provided on case to case basis.

Action: DEM-II

- 6.19 Extension of Quaid-e-Azam Avenue "9" series Blue Area, Islamabad.

6238/348/96
745/BF
dt:31.1.96

Decision

The Board decided to increase the agreement quantities and approved the revised estimate amounting to Rs. 2,54,07,268.00

Action: Director Roads-I

6.20 Issue related to Plot No. 9, Markaz G-9, Islamabad.

6239/848/96
737/BF
dt:31.1.96

Member (Design) explained the case to the Board.

The following decisions were taken:-

Decision

- i) To shift the existing plot of Library site and convert it into a Green area. The Public Library site be shifted to the north of the planned Police Station site subject to clearance of laid lines. The size of plot for Library be reduced from 100' X 120' to 60' X 50'.
- ii) To maintain the already constructed approach road (to block No. 9 and other commercial blocks). The right of way of this approach will be 60 feet.

- iii) To reduce the size of blocks No. 40 E and 40 F (both unallotted) from 60' X 110' to 60' X 90' because of underground H.T. lines presently passing beneath Plot No. 40 F.
- iv) The Board also decided to allow change of use on payment of conversion charges only.
- v) The orders of cancellation may be withdrawn without any condition as per opinion of the Legal Adviser.
- Action: Director(UP)

6.21 Allotment of Agro-Farming Plot in lieu of acquired land.

6. 0/848/96
7. /BF
d. 31.1.96

Member(A) explained the case and the following decision was taken:-

Decision

It was decided that since the allottee was not entitled to 05 acres plot, the request could not be acceded to.

Action: Director Rehab.

6.22 Allotment of land for Ambrose Hall School in Sector H-8, Islamabad.

241/848/96
24/BF
t: 31.1.96

Member(A) explained the case and the following decision was taken:-

Contd...P/14

Decision

- i) Restoration fee amounting to Rs. 1,99,999.50 was waived.
- ii) The delayed payment charges amounting to Rs. 4,01,105.41 were waived.
- iii) The Board agreed to review the premium and decided that the allottee should pay the premium of 8888.89 Sq. yards at Rs. 100.00 per Sq. yard and the rate for additional land should be Rs. 300.00 per Sq. yard with no delayed & no restoration charges.

Action: DEM-II

- 6.23 Waiving of delayed payment charges due to non-provision of infrastructure to Plot No. 3-V, Markaz I-10 and restoration of the Plot.

6242/848/96
724/BF
dt: 31.1.96

Decision

The Board decided to levy the delayed payment charges from October, 1990 and, therefore, the charges may be re-calculated on this basis and recovered from the allottee before restoration with no restoration charges.

Action: DEM-II

243 348/96

72/BF

dt: 31.1.96

- 6.24 Waiving of delayed charges/free extension due to non-provision of facilities and missing of file.

Decision

The Board took note of the summary and decided to allow the extension in construction period upto 15-11-1997 without extension surcharge. However, it was further decided that Member(A) may hold an inquiry into the loss of the file.

Action: Member(A)
Director Personnel.
DEM-II.

6.25 Non-Agenda Items

6244/848/96
724/BF
dt: 31-1-96

a) Allotment of Alternate Plot.

Member(A) explained the case and the following decision was taken:-

Decision

The Board agreed to exchange Plot No. 3, G-6/1-1 with Plot No. 4, G-6/1 (Commercial Centre). Cost of extra land will have to be paid.

Action: DEM-II

b) Re-scheduling of premium - Plot No. 29-B, 11-E & 12-E, Industrial Triangle Kahuta Road, Islamabad.

6245/848/96
724/BF
dt: 31-1-96

Decision

The Board decided to re-schedule the balance amount into five half yearly instalments alongwith payment of delayed payment charges.

Action: DEM-II

- c) Allotment of 315 acres land to Pakistan Army in Sector D-11, Islamabad

Decision

The Board decided to refer the matter of converting the land allotted to Pakistan Army from lease to ownership basis to the Government. The Board did not agree to reduce the rate of Rs. 2,500.00 per sq. yard.

Action: DEM-II

- d) Request of Anjuman-e-Tajran Dalgaran, Niswari Bazar for restricted auction of Grain Market plots in Sector I-11, Islamabad.

6247/812/96
737/BF
dt:31.1.96

Decision

The Board approved restricted auction on the pattern of steel fabrication and automobile plots exclusively for grain merchants of Islamabad/Rawalpindi in association with Chamber of Commerce and Industry, Islamabad and Rawalpindi and the respective Association.

Action: Director (UP).

- e) Allotment of Agro-Farming Plots in lieu of acquired Land.

6248/848/96
760/BF
dt: 31.1.96

6. M/s Muhammad Ashraf S/o Fateh
Roshan Jan D/o Fateh
Karim Bux S/o Khuda Bux
Azram Sultan D/o Mohammad Siddique
Zulfiqar S/o Mohammad Siddique
Karim Jan D/o Khuda Bux
Seri Saral
7. M/s Ghulam Ahmed S/o Ali Akbar
Chanan Din S/o Ali Bux
Bashira S/o Shera
Pind Sangral
8. Mr. Ellahi
Village Barkhanzada
9. M/s Karam Ellahi S/o Fazal Ellahi &
Mohammad Miskeen S/o Fazal Ellahi
Pind Sangral
10. M/s Abdul Rehman S/o Amir Khan &
Dadu S/o Jehana.
Seri Saral

The Board also decided that the rate to be charged
would be revised on the base price to be given by the
Chief Commissioner ICT.

Action: Director Rehab.
DEM-II

7. The meeting concluded with a vote of "thanks" to
the Chair.
