

CAPITAL DEVELOPMENT AUTHORITY
(SECRETARIAT)

No. CDA-860/BM-Coord/97

Islamabad, June 25 , 1997.

Subject - MINUTES OF THE 4TH MEETING OF THE CDA BOARD FOR THE YEAR 1997, HELD ON TUESDAY, 27TH MAY, 1997

The 4th meeting of the CDA Board for the year 1997 was held in the CDA Conference Room on 27th May, 1997 at 10.00 A.M.

2. The following attended -

1. Mr. M. Javed Masud,
Chairman, CDA In Chair
2. Mr. Javid Akram
Chief Commissioner, Islamabad
3. Mr. Anwar Saad
Member (Planning/Design), CDA
4. Mr. Mohammad Ashraf Khan
Member (A), CDA
5. Mr. Mohammad Bashir,
F.A/Member, CDA.
6. Mr. Abdus Salam Khan Wazir
Member (E), CDA
7. Malik Aitbar,
Additional Commissioner, Rawalpindi.
8. Mr. S.A.T. Wasti
Secretary to the Board.

3. The following attended the meeting, by special invitation -

1. Mr. Muhammad Rafiq Ahmad,
Consultant (Engineering)
2. Barrister A G Chaudhry,
Legal Adviser CDA.
3. Mr. Faridullah Khan,
DG (Environment)

4. Commissioner Rawalpindi, Ex-officio Member of the CDA Board, Mr. Qamar-uz-Zaman, could not attend the meeting being pre occupied with other official functions

5. The meeting started with the recitation from Holy Quran

6. Minutes of the 2nd Board meeting held on 22nd February 1997 and 3rd Board meeting (Special Board Meeting) held on 16th April, 1997 were confirmed by the Board

7. The agenda for the meeting was taken up. Since the Chief Commissioner was feeling unwell it was decided to take up item Nos. 19, 29, 15 and 27 of the agenda in the first instance to have the benefit of the presence of the Chief Commissioner. Salient points of discussion and decisions were as follows:-

7 19 Maximum limit of covered area of residence in planned P&V and Orchard Schemes of the CDA.

6518/860/97

737/BF

27-05-1997

Decision

It was accordingly decided that the Board decision of 22-2-1997 reversing the earlier Board decision of 04-9-1995 would have prospective effect and not retrospective effect. Owners of P&V and orchard plots as on 22-2-1997 would be permitted the benefits under the 04-9-1995 decision. To ensure that in the long run the rural character of P & V and orchard plots was not lost the Board decision of 22-2-1997 would apply to all new auctions/allotments/sales/transfer made after that date. The Board also considered and decided that since sub division of P & V and orchard plots measuring 5 acres or more had been permitted by the Board decision of 17-05-1994, a facility revoked by the Board decision of 22-2-1997 the sub division permission granted during the intervening period would not be withdrawn. Other than this no further sub division of P & V and orchard plots would be permitted. It was also decided that a suitable Press release would be issued by the Public Relations Directorate duly vetted by the Legal Adviser informing the public about the decision.

Action: Legal Adviser.
Dir. (RP)
Dir. (PR)

7.29 Acquisition of land in village Korak.

6521/860/97
760/BF
27-05-1997

Decision

Since the recommendation of accommodating the descedants of the affectees contravened the provisions of CDA Ordinance, 1960 with wide implications detrimental not only to the interest of the Authority but also to the development of Islamabad, it was decided to submit a summary to the Cabinet through the Cabinet Division for a decision in the matter.

Action: Member (A).

6516/86
741/BF
27-05-1

Decision

It was decided to initially license out 5 plots of 2.5 acres each through auction for a period of 5 years. No pucca structure will be allowed. Reserve price should be worked out by the Finance Wing before auction takes place. The Licence documents shall be submitted to the Legal Adviser for his approval.

Action: Legal Adviser.
D.G. Env.
D.F.A.

7 27 Plot No. 3-A street 58 Sector F-7/4, Islamabad -waiving of extension surcharge amounting to Rs. 2,18,707/-.

Decision

Before taking a decision the Board desired that the Estate Management Directorate-I should carry out an exercise to find out the number of cases and the amount recovered as extension surcharge on sub-divided plots and put up a case before the Board in the next meeting.

Action: DEM-I

- 7.1 Restoration of permission to construct stairs in circulation lanes of Shops No. 706 and 692 Aahpara market withdrawn vide Board's decision dated 29-9-1996.

6502/86
768/BF
27-05-1

Decision

The Board decided to rescind the withdrawal of permission communicated to the allottees vide letter dated 31-10-1996.

Action: Legal Adviser
DEM-II
DMA
DD(BCS)

- 7.2 Allotment of Plot No. 216 measuring 25' x 40' in lieu of plot No. 498-B (measuring 25' X 40') in model village Margalla Town, Phase-I, Islamabad.

60/95

1997

Decision

Plot No. 216 measuring 25' x 40' in model village Margalla Town Phase-I be allotted to Mst. Najma Sultana in lieu of plot No. 498-B, Margalla Town to rectify the mistake as it was not a case of exchange of plot which is prohibited by the CDA Ordinance.

Action: Director Rehab.

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- 7.3 Issuance of allotment letter in respect of Plot No. 9-A/2, Markaz I-10, Islamabad.

Consideration of the summary was deferred

- 7.4 Regularization of absence as leave without pay in respect of Mr. Inayat Hussain S/O Mehar Hussain (Work Mistry).
- 0/07

Decision

Director Roads-II to re-submit the case quoting the rule position to the Personnel Directorate for regularization.

Action: Dir. Roads-II
Director Personnel

- 7.5 Disposal of representations made by petitioners in writ petitions No. 631/1993 etc.

6/860/97
/BF
05-1997

Decision

It was decided to make a reference to the Law & Justice Division explaining the current legal position that we cannot allot or place at their disposal for allotment any plot under the CDA (Amendment) Ordinance, XXX of 1997.

Action: Legal Adviser

7.6 Change of trade on industrial plots.

6507/860/97
138/EP
27-05-1997

Decision

It was decided that subject to the negative list, updated from time to time, licensees may be allowed to change from one type of industry to another type on payment of fee as prescribed by the Authority from time to time.

All requests for change will, however, be submitted to the Board.

Action Director MPC.

7.7 Construction of multi storeyed residential buildings in PAF Sector E-9,
Islamabad.

0/97

997

Decision.

The Board decided to allow construction of only 4-storey residential buildings by the PAF in Sector E-9.

Action: Director (UP)

- 78 Issuance of NOC for a housing scheme named Soan Garden floated by M/s Civilian Employees Cooperative Housing Society in Zone-5, Islamabad.

9/860/97
/BF
05-1997

Decision

The Board decided that the NOC may be granted subject to security clearance by the Security Agencies as they have made certain observations against private housing in Zone-5

Action Director (RP).

7.9 Allotment of a residential plot

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Decision

The CDA Board did not agree to grant relaxation in one case on humanitarian grounds as it will create a wrong precedent and will open a pandora's box for more requests.

Action Director Rehab.

860/97
BF
05-1997

- 7.10 Development of a parking lot south of the US Embassy

Consideration of this item was deferred.

2/860/97
BF
05-1997

- 7.11 Provision of mini markets for mutton, beef and fish.

The case was not considered in view of prohibitions imposed in the CDA (Amendment) Ordinance, XXX of 1997.

Action: Dir. (UP)

13/860/97
BF
05-1997

- 7.12 Site for Children Amusement Arcade.

The case was not considered in view of prohibitions imposed in the CDA (Amendment) Ordinance, XXX of 1997.

Action: Dir. MPC

514/860/97
24/BF
07-05-1997

- 7.13 Restoration of bid in respect of Plot No. 4 Class-III Shopping Centre, Sector G-8-1/4, Islamabad.

Member (A) informed that Plot No. 4, Class-III Shopping Centre G-8/1-4

Decision

The Board did not approve the restoration of bid and decided to re-auction the plot during the next auction.

Action:DEM-II

7.11 Appointment of Consultant, Water Quality Control - Extension.

515/860/97
26/BF
7-05-1997

Decision

The Board decided to extend the contract period of Mr. Muhammad Aslam for one year. It was also decided to move the Government for the grant of NOC to advertise the post of Assistant Director (WQC).

Action: Director Personnel

7.17 Preparation of duplicate Contract Agreement.

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Decision

The Board approved the preparation of duplicate contract agreement but decided to pass strictures on responsible persons which should be placed in their ACR Dossiers.

Action: Director W&S (Dev)
Director Personnel

- 7.22 Approval of the Building plan for additional block in respect of Plot No. 12, Sector H-9, Islamabad.

860/97
DF
5-1997

Decision

The Board decided that since the Girl Guides Association was a non profit organisation with limited funds, performing an important social function the rate of Rs. 7,000/- per floor may apply subject to Association providing some proof (Foundation Stone, photograph etc) which would show that the building had been constructed before 1993.

Action. DD(B.C.S).

Remaining items were deferred for consideration in the next Board Meeting.

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