

CONFIDENTIAL

**CAPITAL DEVELOPMENT AUTHORITY
(SECRETARIAT)**

No. CDA-887/BM-Coord/98

Islamabad, November 7, 1998.

Subject:- MINUTES OF THE 18TH MEETING OF THE CDA BOARD FOR
THE YEAR 1998.

The 18th meeting of the CDA Board for the year 1998 was held on Monday, October 26, 1998 at 01.30 P.M. in the Conference Room, Executive Block, CDA Headquarters, Islamabad.

2. The following attended:-

1. Ch. Qamar Zaman,
Chairman, CDA/Chief Commissioner ICT. In Chair
2. Mr. Mohammad Bashir,
F.A/Member, CDA.
3. Mr. Mohammad Ashraf Khan
Member (A), CDA.
4. Mr. Anwar Said
Member (Design, CDA.
5. Mr. Abdus Salam Khan Wazir
Member (E), CDA.
6. Mr. Maqbool Elahi,
Member (Planning), CDA.
7. Mr. S.A.T. Wasti
Secretary to the Board.

3. The following were also present:-

1. Mr. S.A.M. Wahidi,
Consultant (Law), CDA.
 2. Mr. Imtiaz Inayat Elahi
DG (Environment)
 3. Dr. Manzoor Ahmad,
Exec. Director Capital Hospital
- Item 13

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| 4. | Mr. Shafiq Ali Siddiqui,
Director (UP) | Items 5 & 6 |
| 5. | Mr. Akram-uz-Zaman
Director (RP) | Item 7 |
| 6. | Mr. Babar Warriach
Dy. Director Lands & Rehab. | Item 8 |
| 7. | Mr. Nadeem Akbar Malik,
Director Estate Management-I | Items 12 |
| 8. | Mr. Muhammad Suleman Sahito
Director Estate Management-II | Items 9, 10 & 11 |
| 9. | Mr. Faiz Muhammad Chaudhry,
Director Law | Non Agenda Item |
| 10. | Mr. Tariq Faqir,
Deputy Director (BCS) | Items 1, 2, 3 & 4 |

4. Commissioner Rawalpindi Division, Rawalpindi could not attend the meeting due to other official engagements.

5. The Meeting started with recitation from the Holy Quran.

6. Minutes of the 17th Meeting of the CDA Board were confirmed.

Review of implementation of previous decisions taken in the 16th Board Meeting Held on 15-9-1998

7. The Board reviewed the implementation status of the decision taken in the 16th Board Meeting held on 15-9-1998. Secretary to the Board explained the implementation status. Further observations made by the Board are as under:-

6.2 **Islamabad Zoning (Building Control) Regulation 1998 for Non-Residential Buildings.**

739/BF
26-10-98

Member (Design) informed that the Committee has held 3 meetings already and it will take 6 to 8 weeks to finalize the issue before putting up to the Board.

Action: Member (Design)

6.3 Permission for construction of Kiosks with pre-fabricated construction.

739/BF

26-10-98

Member (Design) put up the photographs of the Kiosks to the Board. The Board approved the pre-fabricated structure. The Chairman directed the Director General (Env) to finalize the Khokha Policy at an early date.

Action: Member (Design)

DG (Env).

6.4 Approval of action to be taken against Developers of the Tower Buildings (Luxury Flats) on Plot No. 1 & 3, F-10 Markaz.

739/BF

26-10-98

Secretary to the Board informed that summaries for plot No. 1 & 3, F-10 Markaz have been received and would be put up in the next Meeting. Member (A) informed that the Managing Directors of the two companies were called for a meeting. While the MD of M/s CCC Associates did not respond, Chief Executive of M/s Minawa informed that they had paid all the premium. Detailed proposal in respect of two sites have been incorporated in separate summaries which would be put up in the next meeting.

Action: Secretary Board.

6.5 Permission to construct additional storey on existing buildings in Marakaz (Super and Jinnah Super Markets) F-6 and F-7.

739/BF

26-10-98

Member (Design) informed that the preparation of the draft summary is in hand and the summary would be submitted in the next meeting.

Action: Member (Design)

6.6 Privatisation of Water Supply System.

756/BF

26-10-98

No report has been received from the Director Water Supply (Maint). Chairman directed that report be obtained immediately.

Secretary Board

Action: Director WS(Maint)

Non-Agenda Item

739/BF

26-10-98

On a query by the Chairman regarding flower market, Member (Design) informed that the Chairman had given certain instructions on the file which are being followed by all concerned. The Chairman desired that the facade

of the market should be attractive. The vendors should be advised about the design and pattern of setting up the shop.

Action: Member (Design)

8. The agenda for the meeting was then taken up. Salient points of discussion and decisions were as follows:-

8.13 Revision of Hospital Charges for the non-entitled patients.

6827/887/98

733/BF

26-10-98

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- 8.1 Demolition of House without approval of the Authority and clearance of Rev. Dte.

6815/887/98
739/BF
26-10-98

Decision

- i) The Board decided that in addition to fulfilling the conditions at (a), (b) & (c) above the following reconstruction fee (including the scrutiny fee for different plot sizes) would be charged:-

<u>Plot Size</u>	<u>Reconstruction fee.</u>
Terraced houses upto 200 Sq.yards.	Rs. 3,000/-
Terraced houses more than 200 sq. yards.	Rs. 5,000/-
Detached houses/semi detached houses	Rs. 7,000/-
Non-residential buildings.	Rs. 10,000/-

- ii) The construction period of 2 years would be allowed for reconstruction and thereafter delayed construction charges would be levied.

- iii) The amended Regulation should be notified in the Gazette.

Action: DD(BCS)

- 8.2 Issuance of completion certificate in respect of House No. 4, Street No. 14-A, Sector F-7/2, Islamabad.

6816/887/98
739/BF
26-10-98

Decision

The Board decided that in view of the fact that the aggrieved party has no objection and is willing to give an affidavit that he will not claim any damages from CDA or from the owner of the adjacent plot No. 3, St. 14-A, F-7/2, completion certificate be issued subject to the condition that

required minimum set-back of both plots is not less than 20' which is the required minimum between the two buildings under the rules.

Action DD(BCS)

- 8.3 Issuance of completion certificate of House No. 248-B, F-10/1, Islamabad.

6817/887/98
739/BF
26-10-98

Decision

The Board did not agree to compound the violation and decided that the allottee may be asked to refill the excavated area.

Action: DD(BCS)

- 8.4 Creation of a second Building Control Section to distribute the work load for better working and for convenience of the public.

6818/887/98
739/BF
26-10-98

Decision

The Board agreed to the proposals made in the summary which were briefly as follows:-

- i) The proposed distribution of work amongst Building Control Section-I and Building Control Section-II.
- ii) The duties and responsibilities of each of the staff and officers as defined at para-5 i.e. Building Inspectors, Asstt. Directors, two Deputy Directors and Member (Design).
- iii) The two Building Control Sections should, for the time being, work directly under the control of the Member (Design) and not under Director Architecture or an Addl. Director.
- iv) For the time being Deputy Director Arch-I who is already dealing with this subject be posted as Dy. Director (BCS-II) and the shifting of the remaining staff as proposed should be under-taken and in case of shortage of any particular post, the senior most members of staff presently working shall be given acting charge for a period of three to six months after which time, normal postings can be reverted to.
- v) All transfers and posting orders of the Building Control Section, officers and staff within and outside the Design Wing shall be issued by Personnel Directorate as per normal procedure.
- vi) Deputy Director (BCS-I) and DD(BCS-II) could either be an Architect or a Civil Engineer depending on the suitability of the person for the job.
- vii) The Personnel Directorate shall fill the vacant posts of Deputy Director (Arch) by promotion.
- viii) The Deputy Directors will be responsible for all affairs of the section including approval of drawings, issuance of completion certificate, signing and issuance of notices for violation, challans and removal of violations and all court cases related to the department.

The Board desired that the Member (Design) should implement the decision by 15th November, 1998.

Action: Member (Design)
Director Personnel.

- 8.5 Proposed permissible uses in the buildings of Blue Area and Marakaz in Islamabad.

6819/887/98
737/BF
26-10-98

Decision

The Board accepted the recommendations of the Committee and allowed the uses listed at (a) to (d) above in the southern part of the Blue Area subject to payment of prescribed fee. The fee structure for different uses such as hotels, restaurants, institutions etc. should be worked out by the Finance Wing.

DDG(P)
Action: Director (UP)
DFA.

- 8.6 Review of Plan for Economy Flat Sites No. 11, 12, 13, 18, 19 & 20 in Sub Sector F-11/1, Islamabad.

6820/887/98
737/BF
26-10-98

Decision

The Board approved the proposed marginal adjustment in Flat Sites No. 11 and 20.

Action:DDG(P)
Director (UP).

- 8.7 Construction of road to provide access to residential plots bearing No. 89 to 138, Model village Noorpur Shahan, Islamabad.

6821/887/98
737/BF
26-10-98

Decision

The Board desired that it should be found out if clear right of way for the construction of road is available.

Action:DDG(P)
Director Roads
Addl. Director (RP)

- 8.8 Handing over possession of Plot No. 284, Chak Shahzad allotted to Mst. Shahnaz Akhtar Widow of Mr. Zia-ur-Rehman, a CDA Employee.

6822/887/98
750/BF
26-10-98

Decision

The Board decided that a case be registered against Abdul Majeed for obtaining fraudulent allotment. Mr. Sher Afzal, the then dealing Assistant should be proceeded against while detailed enquiry may be held by Director Lands and a report submitted within one month. Meanwhile, Plot No. 418 measuring 30'x70', Chak Shahzad which is lying vacant and is unallotted be allotted to Mst. Shahnaz Akhtar in lieu of Plot No. 284.

Action: Director Land & Rehab.
Director Personnel

- 8.9 Restoration of cancelled Plot Nos. 16 & 17, Multi Storey Economy Flats F-11/1, Islamabad.

6823/887/98
724/BF
26-10-98

Decision

The Board decided that the attorney should be asked to make full payment of all outstanding dues including delayed charges and restoration fee within 15 days where after his case for restoration would be considered.

Action: DEM-II

8.10. Restoration & possession of Motel Plot in National Park Area, Islamabad.

6824/887/98
724/BF
26-10-98

The consideration of the summary was deferred.

Action: DEM-II

8.11 Condonation of extension Charges in respect of Plot No. B, Industrial Triangle Kahuta Road.

6825/887/98
724/BF
26-10-98

Decision

The Board decided to wait for the court's judgement. It was also decided that Member (A) will pursue the case.

Action: DEM-II

- 8.12 Restoration of allotment of Plot No. 56, Khyaban-e-Iqbal Sector F-7/2, Islamabad.

6826/887/98
723/BF
26-10-98

DEM-I informed that Plot No. 56, Khyaban-e-Iqbal Sector F-7/2, was cancelled on 7-10-1996 as the house constructed thereon was being used as Diplomatic Bonded Ware House. The allottee vide his application dated 24-8-1998 has requested for restoration of plot as the building is under conforming use.

Decision

The Board decided to restore the allotment subject to payment of restoration charges.

Action: DEM-I

NON-AGENDA ITEM

6828/887/98
768/BF
26-10-98

the CDA/respondent, if so needed, may proceed afresh for acquisition of the property in question under the Scheme as envisaged under Chapter IV of Capital Development Authority Ordinance, 1960."

The reasons would be recorded later in detailed judgement. The Board considered the judgement and desired that a reference be sent to the Cabinet Division saying that CDA would like to be advised in the matter. The Board also desired that Consultant (Law) and Member (P) to draft a Press note reiterating that no new construction is allowed in the area. Meanwhile the Enforcement Directorate should keep a vigil and regularly visit the area.

Action: Member (P)
Consultant (Law)
Director Enforcement

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