

MOST IMMEDIATE

**CAPITAL DEVELOPMENT AUTHORITY
(SECRETARIAT)**

No. CDA-903/BM-Coord/99

Islamabad, May 03, 1999.

Subject:- MINUTES OF THE 11TH MEETING OF THE CDA BOARD FOR
THE YEAR 1999.

The 11th meeting of the CDA Board for the year 1999 was held on Saturday, April, 24, 1999 at 01.00 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. Abdul Ghafoor Dogar,
Secretary CDA Board.

3. The following were also present:-

1. Mr. Muhammad Rafiq Ahmad,
Consultant (Engineering), CDA.
2. Mr. S.A.M. Wahidi,
Consultant (Law).
3. Mr. Shafique Ali Siddiqui,
Director (UP).

4. Nadeem Akbar Malik
DEM-I
5. Mr. Javed Iqbal,
Architect.

4. Commissioner Rawalpindi Division, Rawalpindi could not attend the meeting due to other official engagements. He was, however, represented by Sardar Muhammad Akram, Addl. Commissioner (Coord) Commissioner's Office, Rawalpindi.

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

6. The minutes of the 9th & 10th Meeting of the CDA Board were confirmed.

Implementation of previous decisions taken in the 8th Board Meeting held on 1-4-1999 and the remaining items of previous meetings of 1999.

7. The Board reviewed the implementation status of the decisions taken in the previous Board Meetings held in 1999. Secretary to the Board explained the implementation status. Further observations made by the Board are as under:-

Review of Implementation of previous decisions taken in 4th Board Meeting held on 24-2-1999

732/05
8.5 **Licensing of site at Gokina View Point Pir Sohawa Road Islamabad.**

732/BF
24-4-99
Member (Design) explained that the previous report sent to Coordination relating to preparation of design by Director Architecture is not based on facts. He further explained that the case will be got withdrawn from the court by the DMA in the first instance before preparation of design.

Ex-licensee has been asked to withdraw the case from court, as informed by DMA vide Memo. dated 27-3-1999. Counsel of the licensee has intimated on 14-4-1999 that application of his client may be considered sympathetically then the case will automatically be come inoperative.

Chairman desired that exlicensee should withdraw the case uconditionally in the first instance.

Action: DMA.

Review of Implementation of previous decisions taken in 5th Board Meeting held on 15-3-1999

8.2 Temporary Flower Market F-7, Islamabad.

737/BF
24-4-99

The proposal for construction of ten shops was approved, in principle. A Committee comprising Member (Design), DG(Env), Director (UP) and Director Works was constituted to examine all aspects of the proposed scheme and submit report within 15 days.

Report of the Committee is awaited regarding selection of one site out of three.

Member (P) is also nominated as Member of the Committee.

Action: Member (D), Member (P),
DG(Env), DDG(P), Director (UP),
Director Works

Review of Implementation of previous decisions taken in 7th Board Meeting Special Board Meeting) held on 20-3-1999

NON-AGENDA ITEM

Banni Gala Case

750/BF
24-4-99

It was decided that Legal Adviser should file an appeal before the Honourable Supreme Court of Pakistan within the period of limitation prescribed under the law and in the meanwhile an Intra Court Appeal may also be lodged before the Learned High Court in one case as an abundant precautions. Stay order may also be obtained.

DD Litigation informed telephonically on 22-4-1999 that appeals in 16 cases before Apex court and Intra court appeal before High Court has been filed. The appeal in the remaining one case has not been lodged so far as the CTC of judgement has not been received.

Chairman desired that Legal Adviser and Director Law should take a special care and diligence to personally pursue the case and arrange to get the CTC of judgement and file appeal on top priority basis.

Action: Legal Adviser, Director Law, Director (L&R).

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

8.1 Re-organization of Engineering Wing.

6921/903/99
770/BF
dt.24-4-99

Decision.

The recommendations of the Committee under para 3 (a), (b) and (d) of the summary were approved. In para 3(c) the additional work load of Roads Dte.I and Roads Dte. II in the new sectors shall be entrusted/allocated to Special Projects Dte.

Chairman desired that a proper tree of organization with details be got prepared and procedural streamlining instructions at annexure 'A' may be circulated amongst all concerned for strict compliance.

Action: Consultant (Engineering)
Member (E)
Director Personnel.

8.2 Restoration of bid in respect of Plot, No. 2-I, Class-III, Shopping Centre, in Sector F-11/3, Islamabad.

6922/903/99
724/BF
dt.24-4-99

Decision

The allotment of plot may be restored subject to payment of all outstanding dues including restoration/delayed payment charges as required under the prevailing policy.

Action: DEM-II

6923/90³/99
723/BF
dt.24-4-99

- 8.3 Restoration of allotment of quarter No. 2403-A, Sector I-10/1-4, Islamabad.

Decision

The allotment of quarter may be restored subject to payment of all outstanding dues including restoration/delayed payment charges as required under the prevailing policy.

Action: DEM-I

- 8.4 Restoration of allotment of plot No. 18, Khayabane-e-Margalla, Sector F-6/3

6924/90³/99
723/BF
dt.24-4-99

Decision

The allotment of plot may be restored subject to payment of all outstanding dues including restoration/delayed payment charges as required under the prevailing policy.

Action: DEM-II

- 8.5 Restoration of allotment of quarter No. 2405, Sector I-10/1-4, Islamabad.

6925/90³/99
723/BF
dt.24-4-99

Decision

The allotment of quarter may be restored subject to payment of all outstanding dues including restoration/delayed payment charges as required under the prevailing policy.

Action: DEM-I

- 8.6 Restoration of allotment of quarter No. 2397-A, Sector I-10/1-4, Islamabad.

6926/903/99
723/BF
dt. 24-4-99

Decision

The allotment of quarter may be restored subject to payment of all outstanding dues including restoration/delayed payment charges as required under the prevailing policy.

Action: DEM-I

- 8.7 Restoration of allotment of quarter No. 2407-A, Sector I-10/1-4, Islamabad.

6927/903/99
723/BF
dt. 24-4-99

conforming use has been stopped which has been confirmed by Surveyor Estate Management-I on 15-7-1998.

Decision

The allotment of quarter may be restored subject to payment of all outstanding dues including restoration/delayed payment charges as required under the prevailing policy.

Action: DEM-I

- 8.8 Restoration of allotment of plot No. 42, in Sector G-10/1, Islamabad.

6928/902/99
723/BF
dt. 24-4-99.

Decision

The allotment of Plot may be restored subject to payment of all outstanding dues including restoration/delayed payment charges as required under the prevailing policy.

Action: DEM-I

- 8.9 Restoration of allotment of Quarter No. 2390-A, in Sector I-10/1-4, Islamabad.

6929/902/99
723/BF
dt. 24-4-99

DEM-I
Plot No. 2390-A in Sector I-10/1-4

Decision

The proposal was agreed to.

Action: DEM-I

- 8.10 Permission for construction of additional basements in non-residential buildings in Islamabad.

6930/903/99
739/BF
dt.24-4-99

Decision

The case was deliberated at length and it was decided that habitable use of any of the basements provided in the Annexures to the summary should not be allowed. The proposal as contained in the attached chart was approved subject to fulfilment of the following conditions:-

- a) Prior approval of plans will be necessary. Basements constructed, otherwise shall only be regularized on payment of 100% charges (equivalent to additional floor charges applicable for the area)
- b) No services shall be allowed in the basements with exception of cases where site conditions/levels of main sewer permit for the same (duly certified by the concerned formation of CDA).
- c) In case of plots with set backs where only one basement is provided, only 70% of the basement would be allowed to house, HVAC plant while remaining part of the basement and other basements shall house only parking facilities.
- d) These basements shall be planned in such a manner that all necessary measures have been taken for rescues in case of disasters i.e. provision of adequate alternative means of escape.
- e) The level of ground floors shall not be more than 3'-6" feet above the front approach road.

Action Member (D), DD(BCS)

8.11 Permission to develop CNG Stations in Islamabad.

6931/903/99
737/BF
dt. 24-4-99

Decision

It was decided to charge a sum of Rs. 70,000/- in lumpsum as charges for grant of permission to install CNG outlet facility on existing petrol pumps sites.

Action: DDG(P)
Director (UP)
DEM-II

- 8.12 Permission to install service station within plot allotted for petrol pumps in Islamabad.

6932/903/99
737/BF
dt. 24-4-99

Decision

It was decided that Rs. 70,000/- may be realized for grant of permission to open service station at the petrol pump sites. In order to regularize existing encroachment of service station an additional amount of Rs. 50,000/- may also be charged from the concerned allottees.

Action: DDG(P)
Director (UP)
DEM-II

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