

CONFIDENTIAL

CAPITAL DEVELOPMENT AUTHORITY
(SECRETARIAT)

Islamabad, Sept. 10, 1997.

No. CDA-862/BM-Coord/97

Subject:-

MINUTES OF THE 6TH MEETING OF THE CDA BOARD (SPECIAL BOARD MEETING) FOR THE YEAR 1997, HELD ON SATURDAY, 23RD AUGUST, 1997.

The 6th meeting of the CDA Board (Special Board Meeting) for the year 1997 was held in the CDA Conference Room on Saturday August 23, 1997 at 10.00 A.M. Mr. Javed Masud, Chairman CDA, presided.

2. The following attended:-

1. Mr. M. Javed Masud,
Chairman, CDA. In Chair
2. Mr. Anwar Said,
Member (Planning/Design), CDA
3. Mr. Mohammad Ashraf Khan
Member (A). CDA.
4. Mr. Mohammad Bashir,
F.A/Member, CDA.
5. Mr. Abdus Salam Khan Wazir
Member (E). CDA.
6. 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. Maqbool Elahi,
DDG(P).
4. Mr. M. Suleman Sahito,
DEM-II.

4.

The meeting started with the recitation from Holy Quran.

5.

The agenda for the meeting was taken up itemwise for discussion and decision by the Board. Salient points of discussion and decision were as follows:-

5.1

Approval of drawings for luxury apartments to be constructed on plot
No. 2, Markaz F-10, allotted to M/s 786 Enterprises.

6545/862/97
739/EM
dt; 23-08-97

Decision

Since the Authority had already decided that the consultants be asked to withdraw or dis associate from the project in case of Plot No. 1 & 3, imposing the condition on the allottees of Plot No. 2, would be discriminatory. The allottees of Plot No. 2 may be asked to engage a full time supervisory consultant, who should be a member of Pakistan Engineering Council and registered with CDA, to supervise the project to ensure quality standard and the panel of Architects whose duties included scrutiny and approval of drawings be dispensed with and instead the drawings scrutinized by the Building Control Cell and Directorate of Architecture and Planning Wing under normal procedure and the final design shown to the Board of CDA before final approval.

It was also decided that security deposit of 2% should be recovered from all the three allottees and show cause notices should be issued to the allottees of plots No. 1 and 3 on account of non-receipt of security deposit. In this regard opinion of the Legal Adviser may also be obtained whether CDA can demand the payment of interest on non receipt of 2% security deposit which amount is ultimately to be refunded to the developers. Lastly it was decided that since the Board had approved discontinuation of the supervision by the consultants the full 4% charges cannot be justifiably recovered, however charges at the rate of 4% for the period till the services of the consultants were discontinued should be recovered from M/s CCC Associates amounting to Rs. 25,92,761.9 and from M/s Minawa (Pvt. Ltd. amounting to Rs. 37,78,394.1.

Action: Legal Adviser.
DEM-II
DDG(P)
Dir. Arch.

5.2 Implementation of recommendations of Wafaqi Mohtasib-Repossession of Tea Stall (Plot No. 3, Class-III Shopping Centre Bazar No. 1, I-9/4) Islamabad

Decision

The Board after thorough discussion decided to return the allottee his money with profit as first two options made by the Wafaqi Mohtaub cannot be implemented in view of the CDA Amendment Ordinance of 1997. Although the CDA Amendment Ordinance of 1997 has lapsed yet the CDA is still bound by the Cabinet Decision which approved the Ordinance.

Action: Director UP
DEM-II

5.3 Privatisation of Convention Centre.

The consideration of the case was deferred.

5.4 Possession of Plot No. 301-H, G-10/3, allotted to Member of Hockey Team.

547/862/97
39/BF
dt: 23-08-1997

5548/862/97
737/BF
dt: 23-08-1997

Decision.

In view of the position explained, the Board agreed to reduce the width of Street No. 49 from 50 feet to 30 feet only in front of plot Nos. 329-A, 329-B, 301-H and 301-G, Sector G-10/3, Islamabad.

Action: Director(UP)
DEM-I

NON AGENDA ITEM

Change of Trade on industrial Plots.

1863/97

BF

3-08-1997

Decision

The Board considered each of the 17 cases and approved the recommendations of the Planning Wing for change of trade in respect of items 1, 2, 3, 9, 11 & 15 as given in Annexure 'A' to the summary with the remarks to get the views/clarification from Environment Protection Agency regarding Plot No. 212, I-10/3 (cultured marble products).

The Board felt that there is already a gross excess capacity of flour milling in Islamabad Territory. Therefore, the Board decided not to grant permission for change of trade to flour milling to any of the applicants.

The Board also decided, in principle, not to permit conversion of industrial plots into Ware House which is not a manufacturing activity.

The Board approved the rate of Rs. 10 per sq. yard in case of Kahuta Industrial Triangle and Rs. 25/- per sq. yard in case of industrial area I-9 and I-10 as fee for change of trade.

The Board also approved a fine @ Rs. 50/- per sq. yard for operating unauthorised trade and decided to cancel the allotment for operating unauthorized trade if permission is not granted for change of trade.

Action: DDG(P).
Director MPC
DEM-II

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