

CAPITAL DEVELOPMENT AUTHORITY
(SECRETARIAT)

No.CDA-1041/BM-Coord/2006/

Islamabad, May 2006

Subject:- MINUTES OF THE 7TH MEETING OF CDA BOARD FOR
THE YEAR 2006

The 7th meeting of CDA Board for the year 2006 was held on Friday, the 28th April, 2006 at 08.30 a.m. in the Conference Room, Executive Block, CDA Headquarters, Islamabad.

2. The following attended:-

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|----|------------------------------------------------------|-----------|
| 1) | Mr. Kamran Lashari,
Chairman, CDA. | In Chair. |
| 2) | Mr. Kamran Ali Qureshi,
F.A / Member. | |
| 3) | Mr. Shaukat Ali Mohmand,
Member (Administration). | |
| 5) | Brig. Nusrat Ullah,
Member (P & D). | |
| 6) | Mr. Nadeem Akbar Malik,
Secretary, CDA Board. | |

3. The following officers of the CDA were in attendance and participated when items pertaining to their Directorates were discussed:-

- i) Mr. Shahid Murtaza Bukhari,
D.D.G (Estate).

- ii) Mr. Ashiq Ali Ghor, Director (R.P).
- iii) Mr. Mumtaz Ali Bhatti, Dy. Financial Advisor.
- iv) Mr. Khaliq-ur-Rehman, Director (R.P).
- v) Mr. Habib-ur-Rehman, Director (Law).

4. Commissioner, ICT, Islamabad and DCO, Rawalpindi could not attend the meeting due to some other official assignments.

5. Meeting commenced with the recitation from the Holy Quran by Brig. Nusrat Ullah Member (P & D).

6. Before the start of the agenda items the letter of Mr. Pervaiz Khan, Chief Executive Officer of Uch Power Limited, Islamabad about confirmation of Bird flu reached in Islamabad was discussed in detail and decided that Director Estate Management-II will discuss the matter with the stake holders, Dr. Amjad, President Pakistan Muslim League and Mr. Pervaiz Chief Executive Officer of Uch Power Limited and put up a summary to the Board for consideration. In the summary, number of poultry farm plots and statement regarding expiry and renewal of lease and other aspects will be explained.

7. Then agenda items were taken up for discussion and following decisions were taken:-

7.1 **ALLOTMENT OF A PLOT BY CDA FOR CENTRAL
POLICE OFFICE IN MAUVE AREA, ISLAMABAD.**

8396/1041/06

737/BF

DECISION

The Board approved the allotment of two modular plots measuring 100 X 150 in Sector G-11/1 @ Rs. 4500/- per sq. yd to National Highway and Motorway Police subject to approval of Prime Minister of Pakistan.

Action: Director (U.P)

7.2

DEVELOPMENT OF PARKING PLAZAS IN BLUE AREA ISLAMABAD.

8397/1041/06

737/BF

28-4-06

DECISION

The Board approved both the sites for construction/development of Multi-Storey Parking Plazas in Blue Area F-6/G-6 and F-7/G-7, Fazal-e-Haq Road, Islamabad as per proposed bye-laws.

Action: Director (U.P)

7.3 RESTORATION OF SHOP-CUM-FLAT NO. 9-B, SUPER MARKET F-6 MARKAZ, ISLAMABAD.

The above item was deferred.

7.4 ALLOTMENT OF PLOT FOR CONSTRUCTION OF FEDERAL COURTS COMPLEX.

8398/1041/06
737/BF
28-4-06

DECISION

The Board approved the allotment of four modular plots measuring 100' X 150' = 1666.67 i.e. total area 6666.67 square yards in Mauve Area, Sector G-11/1, Islamabad to Ministry of Law, Justice and Human Rights for construction of Federal Courts Complex @ Rs. 4500/- per square yard subject to the approval of the Prime Minister of Pakistan.

Action: Director (U.P)

7.5

FIXATION OF LAND USE CONVERSION FEE FOR PETROL PUMPS.

3399/1041/06

728/BF

28-4-06

DECISION

The Board decided that 2% of the Market value as conversion fee to establish petrol pumps / CNG stations be charged.

**Action: Dy. Financial Advisor.
Director (R.P)**

7.6

**ALLOTMENT OF ADDITIONAL LAND TO PAKISTAN
NUCLEAR REGULATORY AUTHORITY.**

8400/1041/06
737/BF
28-4-06

DECISION

The Board approved the allotment of plot measuring 100' X 140' = 1555.55 square yards in Mauve Area, G-8/1, Islamabad to Pakistan Nuclear Regulatory Authority @ Rs. 4500/- per square yard subject to approval of Prime Minister of Pakistan. They will also pay the cost of service lines (if any) falling in the proposed plot.

Action: Director (U.P)

- 7.7 **WAIVER OF OUTSTANDING DUES IN RESPECT OF PLOT NO. 32, F-7 / G-7 OLYMPIA INN (PVT) LTD FOR THE PERIOD FROM 24-03-1994 TO 30-06-2006 DURING WHICH THE PROPERTY REMAINED ATTACHED WITH MEHRAN BANK. LTD.**

8401/1041/06

724/BF

28-4-06

DECISION

The Board did not accede to the request for exemption of extension charges for the period 24-03-1994 to 30-06-2006 i.e. period of attachment / litigation. The allottee be directed to complete the project within three years subject to payment of delayed construction charges.

Action: D.D.G (Estate)

7.8 REVISION OF CRITERIA FOR CHARGING PRICE OF ADDITIONAL LAND.

3402/1041/06
728/BF
28-4-06

DECISION

The Board directed that prevalent market rate be charged for the permission / allotment of nominal additional area.

Action: Dy. Financial Advisor

- 7.9 **REGULARIZATION / RETRIEVAL OF EXCESS LAND
MEASURING 1.82 ACRES FROM THE ALLOTTEES OF
PLOT NO. 40 AND 40-A, P & V SCHEME NO. II,
SEHANA EXTENSION, ISLAMABAD.**

3403/1041/06

724/BF

28-4-06

DECISION

The Board decided that an amount of Rs. 12,28,500/- i.e. reserved price of the plot (as being charged to the Affectees) may be charged for additional area of 1.82 acres of land from the present allottees.

Action: D.G.G (Estate)

7.10

**INCLUSION OF MODEL VILLAGE CHAK SHAHZAD
IN MUNICIPAL LIMITS OF ISLAMABAD.****DECISION**

Before taking any decision about the inclusion of Model Village Chak Shahzad in Municipal Limits of Islamabad the Board directed Director Regional Planning to examine the inclusion of all Model Villages in the Minicipal Limits of Islamabad.

Action: Director (R.P)

7.11

**REGULAR PROMOTION OF MR. MUHAMMAD ARIF,
ASSISTANT DIRECTOR (ENVIRONMENT) AS
DEPUTY DIRECTOR (HORTICULATUE) IN BPS-18.**

The above item was deferred.

7.12

**REQUEST FOR ALLOTMENT OF LAND TO PAEC,
SES DIRECTORATE ADJACENT TO PLOT NO. 234,
SECTOR I-9, INDUSTRIAL AREA, ISLAMABAD.**

8405/1041/06

737/BF

28-4-06

DECISION

The Board decided that additional land be allotted to Pakistan Atomic Energy Commission @ Rs. 4500/- per square yard for open storage and for improvement of security subject to the approval of the Prime Minister of Pakistan.

Action: Director (R.P)

**7.13 REQUEST OF PAK TURK INTERNATIONAL CATG
EDUCATIONAL FOUNDATION FOR ALLOTMENT OF
EDUCATIONAL PLOT ALONG PARK ROAD, CHAK
SHAHZAD, ISLAMABAD.**

The above item was withdrawn.

7.14

**REQUEST FOR THE ALLOTMENT OF PIECE OF
LAND NEXT TO THE REGIONAL TRAINING
INSTITUTE (RIT) ISLAMABAD.**

10/11/06
BF
8-4-06

DECISION

The Board approved the allotment of Plot No. 49, Sector H-8 @ Rs. 4500/- per square yard subject to approval of Prime Minister of Pakistan.

Action: Director (U.P)

7.15 REGULARIZATION OF AMOUNT OF RS. 18.391 (M) PAID TO REGULAR (P) STAFF OF CDA ON ACCOUNT OF OVERTIME.

7.16 FINANCIAL RE-VALIDATION / ADMIN APPROVAL FOR THE AMOUNT BALANCE / UNPAID ON ACCOUNT OF LAND 7 BUP ACQUIRED FROM SECTOR E-12, ISLAMABAD.

The above two items were deferred.

7.17 PLOT FOR THE OFFICE OF PRIVATE POWER AND INFRASTRUCTURE BOARD (PPIB) OF THE MINISTRY OF WATER AND POWER.

8407/1041/06

737/BF

28-4-06

DECISION

The Board approved the allotment two modular plots each measuring 100' X 150' square yards = 1666.6 square yards. The total area is equivalent to 3333.33 square yards in Mauve Area, Sector G-11/1, Islamabad @ Rs. 4500/- per square yard subject to approval of the Prime Minister of Pakistan.

Action: Director (R.P)

7.18 SUMMARY FOR THE BOARD -COORDINATION DIRECTORATE, PARLIAMENT HOUSE IS RESPONSIBLE FOR THE OPERRATION / MAINTENANCE OF THE (I) PARLIAMENT HOUSE (II) CABINET BLOCK BUILDING (III) JINNAH CONVENTION CENTRE.

7.19 PERMISSION TO ENGAGE CONSULTANTS FOR THE DESIGN OF OFFICIAL RESIDENCE OF CHAIRMAN SENATE IN MINISTER'S ENCLAVE ISLAMABAD.

The above two items were deferred.

7.20 PLACEMENT OF ADVOCATES ON THE PANEL OF CDA.

8408/1041/06
763/BF
28-4-06

DECISION

The Board recommended that the case for appointment of Syed Masroor Shah, Bar at Law as Addl. Legal Advisor in CDA be submitted to the Law Division through Ministry of Interior. The Board also approved the placing of following advocates on the panel of CDA:-

- | | | |
|------|----------------------------------------------------|------------------------------------------|
| i) | Sardar Farhat Abbas Baloch. | District Court |
| ii) | Syed Wajid Ali Shah. | District Court |
| iii) | Ch. Haseeb Muhammad. | District Court |
| iv) | Syed Masroor Shah,
LLB (Hons), PGD, Bar at Law. | High Court |
| v) | Abdus Salam Qureshi. | District Court |
| vi) | Javed Ullah Khan Khattak. | District Court
(Ex-facto
approval) |

Action: Director (Law)

**7.21 REQUEST FOR WAIVER OF FINE, PLOT NO. 215,
INDUSTRIAL AREA, SECTOR I-9, ISLAMABAD.**

9/1041/06
/BF
4-06

DECISION

The Board observed that the trade of Lime and Tiles has similarity with the trade of Marble and decided not to charge trade change fee and fine from the allottee of Plot No. 215, Industrial Area, Sector I-9, Islamabad.

Action: Director (R.P)

7.22 ABSORPTION / INDUCTION OF MR. MUHAMMAD ALI DEPUTY PROJECT MANAGER IN CDA.

7.22 REPATRIATION OF DEPUTATIONISTS WHO ARE HOLDING THE POSTS OF BPS-19 AGAINST THE PROMOTION QUOTA.

The above two items were deferred.

7.24 REQUEST FOR RESTORATION OF BID / REFUND OF DEPOSITED AMOUNT – PLOT NO. 15, MARKAZ F- 11, ISLAMABAD.

DECISION

The case was discussed in detail and Board observed that the codal formalities for cancellation of bid have not been completed. As per brochure the Director was required to issue the offer letter on receipt of 25% premium of the plot but in this case the letter had not been issued. Therefore, Board decided to restore the bid of Plot No.15, Sector F-11

subject to payment of restoration charges, delayed charges and all other allied charges payable in such case.

Action: D.D.G (Estate)

7.25 REGULARIZATION OF EXPENDITURE IN COMPLIANCE OF DAC DIRECTIVE.

The above item was deferred.

7.26 OFFER OF ALLOTMENT TO M/S SIZZA FOOD PVT LTD FOR ESTABLISHMENT OF MACDONALD'S RESTAURANT IN F-9 PARK.

The above item was also withdrawn.

7.27 ORCHARD PLOTS IN SECTOR H-9, ISLAMABAD.

/1041/06

BF

-06

DECISION

Land use for Nurseries is just like orchard/ agriculture and therefore fall in the same category. The Board further decided to:-

- (a) Allow the sub division of plots on revised terms and conditions so long as it was for Nursery / Orchard.
- (b) The possession of Plot No. 4 and 4-A be taken over and disposed off through open auction within one month.
- (c) The cases of lessees whose lease period has expired shall be reviewed..
- (d) Right of way of 9th Avenue / other roads should be got cleared.
- (e) Unauthorized use of water from the water supply lines of CDA be stopped immediately.

Action: D.G (Environment)

D.D.G (Estate)

Director(Enforcement)

Director Water Supply

7.28 DELAYED PAYMENT REGARDING AFFECTEES PLOTS.

**7.29 ADOPTION OF NEW BUILDING CODES, (PROCEDURAL
FRAME WORK AND BUILDING REGULATION).**

The above two items were deferred.

8. The meeting concluded with a word of thanks to and from the Chair.