

CONFIDENTIAL

CAPITAL DEVELOPMENT AUTHORITY  
(SECRETARIAT)

No.CDA-1050/BM-Coord/2006/

Islamabad, July 2006

Subject:- MINUTES OF THE 16<sup>TH</sup> MEETING OF CDA BOARD FOR THE YEAR 2006.

The 16<sup>th</sup> meeting of CDA Board for the year 2006 was held on Friday, the 7th July, 2006 at 10.30 a.m. in the Conference Room, Executive Block, CDA Headquarters, Islamabad.

2. The following attended:-

- 1) Mr. Kamran Lashari,  
Chairman, CDA. In Chair.
- 2) Mr. Shaukat Ali Mohmand,  
Member Administration.
- 3) Brig. Nusrat Ullah,  
Member (P & D/Engg:).
- 4) Brig. Asad Munir,  
Member (Estate).
- 5) 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. Mustafain Kazmi,  
Sr. Director (Sanitation) /  
(Sports & Culture).

- ii) Mr. Ghulam Sarwar Sandhu,  
Director Regional Planning.
  - iii) Mr. Zafar Iqbal Zafar,  
Director Urban Planning.
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. Then agenda items were taken up for discussion and following decisions were taken:-

**6.1 MARGALLA TOWN PHASE-II, ISLAMABAD.**

8484/1050/06

737/BF

7-7-06

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### DECISION

The Board approved the proposal No.1 and also decided that an inquiry be conducted against the officials who allowed the removal of gravel from Margalla Town, Phase-II. The Board further decided that in future Director Regional Planning will issue NOC for the removal of gravel and earth from any land in Islamabad.

Action: D.G. (Envt.)  
Director(R.P)  
Director(HRD)

6.2 REVISION OF BUILDING BYE-LAWS OF PLOTS FOR  
EDUCATION AND HOTELS / MOTELS IN ZONE-III & IV OF  
ISLAMABAD.

8485/1050/06  
737/BF  
7-7-06

## **DECISION**

The Board approved the following Bye-Laws for educational institution plots in Zone-IV and Hotels / Motels in Sport Zones:-

### **BYE-LAWS FOR EDUCATIONAL INSTITUTION PLOTS IN ZONE-IV.**

#### **BYE LAWS FOR PLOT MEASURING 1.5 TO 3 ACRES.**

Maximum number of storey.	Ground + 5
Maximum FAR.	1:2.4
Maximum ground coverage.	40%
Setbacks.	

Front	Sides	Rear
100'	45' each	70'

#### **Basement**

Within the plot area leaving 10' setback all around from the plot and will be meant for parking only.

#### **BYE LAWS FOR PLOTS OF SIZE MORE THAN 3 ACRES.**

Maximum number of storey	Ground + 9
Maximum FAR	1:2.5
Permissible ground coverage	30%

**Setbacks**

Front	Sides	Rear
100'	80' each	80'

**Basement**

Within the plot area leaving 10' setback all around from the plot land and will be meant for parking only.

**BUILDING BYE-LAWS FOR HOTELS / MOTELS    PLOTS    IN**  
**SPORT ZONE.**

**I)    EXISTING BUILDINGS.**

- a)    **Number of storey.**                      **G+1+2**  
    **Presently G+2 is allowed**  
    **and another additional**  
    **storey is proposed.**

- b)    **Setbacks.**

Front	Rear	Side
40'	20'	20' each

- c)    **Covered area.**

Storey	Maximum covered area.	
Ground floor	60%	(36000 Sq. ft)
1 <sup>st</sup> floor	60%	(36000 Sq. ft)
2 <sup>nd</sup> floor	60%	(36000 Sq. ft)
3 <sup>rd</sup> floor	40%	(24000 Sq. ft)

- d)    **F.A.R**                                      **1:2.2**

**NOTE:**                      Permission for construction as per revised By-Laws will be subject to confirmation of structural strength and availability of parking space and payment of cost to be worked out by Finance Wing.

## II) NEW PLOTS

### a) Plots of size up to one acre.

Plot No.	No. of Storey	Setbacks			Permissible Ground coverage	FAR
5 (0.64 acres)	G+3	Front 30'	Rear 16'	Sides 20' each	55%	1:2.2
8 (0.68 acres)	G+3	30'	30'	15' each	55%	1:2.2
14 (0.57 acres)	G+3	30'	20'	15' each	55%	1:2.2

### B) Plots of size up to two acres.

1 (1.90 acres)	G+5	Front 40'	Rear 30'	Sides 20' each	50%	1:3
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### C) Plots of size more than two acres.

7 (2.48 acres)	G+5	Front 50'	Rear 50'	Sides 20' each	40%	1:4
9 (2.09 acres)	G+9	Front 50'	Rear 50'	Sides 20' each	40%	1:4
10 (2.52 acres)	G+9	Front 50'	Rear 50'	Sides 20' each	40%	1:4
11 (3.67 acres)		Front 50'	Rear 50'	Sides 20' each	40%	1:4
13 (6.08 acres)	G+9	Front 50'	Rear 50'	Sides 20' each	40%	1:4
14 (2.27 acres)	G+9	Front 50'	Rear 50'	Sides 20' each	40%	1:4

#### Note:

#### Basement

Within the plot area leaving 10' setback all around.

Basement shall be utilized for parking, mechanical store, workshop, air-conditioning plant and maintenance office only.

No habitation is allowed in basement.

Action: Director (R.P)

6.3 CHANGE OF TRADE OF PLOT NO. 11 POULTRY AND  
VEGETABLE SCHEME NO. 3, KAHUTA ROAD.

The above item was deferred.

6.4 ALLOTMENT OF NARROW STRIP ADJACENT TO PLOT NO.  
293, STREET 67, F-11/1, ISLAMABAD.

8485/1050/06

737/BF

7-7-06

DECISION

The Board decided that in the first instance the additional area may be offered for allotment to the owner of Plot No. 293 on prevalent market rate worked out by the Deputy Director (Costing), CDA, if he fail to pay the

cost of additional land within 10 days, the additional area may be allotted to the owner of Plot No. 294 on prevalent market rates

Action: Director (U.P)

6.5

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7-7-06

ALLOTMENT OF RESIDENTIAL LAND (ABANDONED CUL-  
DE-SAC) IN FRONT OF PLOT NO. 185, STREET 68, F-10/3,  
ISLAMABAD.

### DECISION

The Board approved the allotment of additional area of 110' X 40' = 488.89 square yards in front of House No. 185, to the allottee of House No. 185, Street No. 68, Sector F-10/3, Islamabad on prevalent market rate.

Action: Director (U.P)



6.6

**ALLOTMENT OF LAND FOR HEAD OFFICE SHAHEEN FOUNDATION, PAF IN MAUVE AREA, ISLAMABAD.**

Director Urban Planning explained to the Board that Managing Director of Shaheen Foundation PAF requested for allotment of plot measuring 2.5 to 3 acres for establishment of the Head Office of Shaheen Foundation in Mauve Area. However, it was observed that the Shaheen Foundation is a charitable organization and not a government organization, therefore, the request of the Shaheen Foundation for the allotment of land was not acceded to.

**Action: Director (U.P)**

6.7

**ALLOTMENT OF ADDITIONAL LAND BEHIND PLOT NO. 12 (ORCHARD SCHEME) H-9/3, ISLAMABAD.**

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 7-7-06

**DECISION**

The Board approved the allotment of additional land measuring 8.13 acres to the allottee of Plot No. 12 (Orchard Scheme) H-9/3 on allotment rates as the land is not accessible and adjacent to bank of Nullah.

**Action: Director (U.P)**

6.8 **GRANT OF BPS-09 TO WATER TANKER DRIVERS IN RELAXATION OF EDUCATIONAL QUALIFICATION.**

6.9 **DISCONNECTION OF UTILITY / HOUSES ILLEGALLY OCCUPIES / TRESPASSED AT ISLAMABAD.**

6.10 **ALLOTMENT OF GOVERNMENT ACCOMMODATION ON MEDICAL / HARDSHIP / COMPOSSIONATE GROUNDS.**

The above three items were deferred.

6.11 **SHIFTING OF WEEKLY BAZAR FROM SECTOR G-9 TO BETWEEN SECTOR H-9/3 AND KASHMIR HIGHWAY, AND RENOVATION / BEAUTIFICATION OF WEEKLY BAZAR AT G-6, ISLAMABAD.**

8489/1050/06

732/BF

7-7-06

## **DECISION**

The Board approved the proposal of Senior Director Sanitation for Sector G-6 and G-9.

**Action: Sr. Director (Sanitation)**

### **6.12 AFFAIRS OF TOURIST VILLAGE SAIDPUR.**

8490/1050/06

741/BF

7-7-06

### **DECISION**

The Board approved the payment of Rs. 20,000/- per month to the occupant of the building which has been hired for setting up of temporary school, as rent till the completion of the permanent school building constructed by the CDA and agreed to pay utility charges. However, air-conditioner will not be allowed in the premises of the school.

The Board also approved the draft MOU, and Rs. 00.238 million for up keep and maintenance of the rented building hired for setting up of temporary school.

**Action: Sr. Director Sports & Culture.**

6.13 **ALLOTMENT OF ACCOMMODATION ON HARDSHIP CASES.**

The above item was deferred.

7. **The meeting concluded with a word of thanks and from the Chair.**