



Capital Development Authority
(Secretary CDA Board Office)

CONFIDENTIAL

No. CDA-1375/BM-SCB/2020/
2020.

Islamabad December 1 & 16,

Subject: **MINUTES OF 18TH CDA BOARD MEETING FOR THE YEAR 2020.**

The 18th CDA Board meeting for the year 2020 was held on **December 01, 2020 (Tuesday) at 09:30 A.M** and **December 16, 2020 (Wednesday) at 10:00 A.M.**, respectively in the Conference Room of Executive Block, CDA Headquarter, Islamabad under the Chairmanship of Chairman, CDA.

2. Following attended the meeting:

1. Mr. Amer Ali Ahmed, (In Chair)
Chairman, CDA-
(Additional Charge),
Chief Commissioner ICT
2. Rana Shakeel Asghar,
FA/Member ,CDA/
(Look after charge)
3. Dr. Shahid Mehmood,
Member (P&D), CDA
(Look after charge)
4. Mr. Naveed Ilahi,
Member (Estate),CDA.
(Look after charge)
5. Muhammad Ayaz Khan
Member (Engg.), CDA
(Day to day work relating to M. Engg. Office)
6. Syed Safdar Ali,
Secretary CDA Board.

3. Commissioner Rawalpindi as ex-officio member of the Board could not attend the meeting. Chief Commissioner, ICT in addition to the assignment of Chairman, CDA attended the meeting, while Member Finance, DG (Management), Member Estate, Member Planning & Design and Member Engineering were present in the meeting.

4. Meeting commenced with the recitation of "Holy Quran" by Syed Safdar Ali, Secretary CDA Board. The Board re-endorsed the minutes of the last meeting and

thereafter regular agenda items were taken up for discussion and following decisions were made:-

18.1 11267/1375/BM/'20
01 & 16-12-'20/18th **SETTLEMENT OF COMPENSATION TO THE AFFECTIES OF ISLAMABAD**
(PAYMENT OF FAIR AND JUST COMPENSATION TO THE LAND AFFECTEES
OF ISLAMABAD)

Agenda Item No 18.1 was approved by the CDA Board on 01.12.2020 and issued separately.

Action By: Member (Estate)

18.2 11268/1375/BM/'20
01 & 16-12-'20/18th **COMPLIANCE OF THE ORDERS OF THE ISLAMABAD HIGH COURT,**
ISLAMABAD IN WRIT PETITION NO. 122/2014 TITLED "ASAS
INTERNATIONAL SCHOOL VS CDA"

DECISION

The summary was presented by Member (Estate) CDA. After due deliberation, the Board decided to pursue the matter in superior courts, however, in view of the views of LA; that the decision made by the Honorable Islamabad High Court has not been suspended by any of the superior court and a contempt petition is already pending before the Honorable Islamabad High Court, the same may be implemented in the interim. However, the implementation may be made conditional and will have no bearing on the outcome of the CPLA filed by the Authority. The allottee may be asked to given an undertaking stating that in case of any adverse decision the allottee will have to abide by the decision taken by the Honorable Apex Court. This may be vetted by the LA with a view to ensure protection of CDA interest as taken up in Supreme Court.

Action By: Member (Estate)

18.3 11269/1375/BM/'20
01 & 16-12-'20/18th **ALLOTMENT OF LAND MEASURING 8 ACRES AT KURI ROAD ISLAMABAD**
(TO BE UTILIZED FOR CONSTRUCTION OF RESIDENCES OF
OFFICERS/OFFICIALS OF ISLAMABAD HIGH COURT AND DISTRICT
JUDICIARY IN LIEU OF 1.566 ACRES LAND AT G-5/2 AND 4-ACREAS OUT OF
10 ACRES IN THE DIPLOMATIC ENCLAVE ISLAMABAD.

DECISION

The summary was presented by Member (Estate) CDA. After due deliberation Board approved the proposals made at Para 5 of the summary subject to completion of rules and regulations and fulfillment of all codal formalities. However, it will be ensured by the Planning Wing and Estate Wing that the land allocated will not overlap any scheme of CDA or any of the allotments made by CDA which is still vacant.

Action By: Member (Estate)

18.4 11270/1375/BM/'20
01 & 16-12-'20/18th **GRANT OF PENSION ALLOWANCE UNDER WAFaqI MOHTASIB'S**
INITIATIVE FOR FACILITATION AND TIMELY FINALIZATION OF PENSION
CASES OF EMPLOYEES.

DECISION

The summary was presented by Member (Finance) CDA. After due deliberation and on the basis of information/inputs of the summary, board disagreed with the proposals of the summary and further directed that CDA prefer an appeal before the Honorable President of Pakistan against the directions of Wafaqi Mohtasib.

Action By: Member (Finance)

18.5 PROPOSAL TO UTILIZE PLAN ANY UNUTILIZED PIECE OF CDA'S ACQUIRED LAND TO PROVIDE ACCESS/APPROACH TO ANY PRIVATE HOUSING SCHEME.
11271/1375/BM/'20
01 & 16-12-'20/18th

DECISION

The summary was presented by Member (P&D) CDA. However, the board observed that summary needs to further clarify what actually is missing in existing rules and regulations and what is being sought? Rules and regulations regarding access are already there and have to be disposed off on case to case basis by the Planning Wing on merits and there seems no need to bring this at Board.

Action By: Member (P&D)

18.6 LAND PURCHASING BY SPONSORS OF PRIVATE SCHEME ISSUES IN RIGHT OF WAY (ROW) OF PRINCIPAL ROADS IN ZONE -2.
11272/1375/BM/'20
01 & 16-12-'20/18th

DECISION

The summary was presented by Member (P&D) CDA. The board members inquired that rules of CDA were already existing and several Housing projects have been issued approvals by planning wing. Now bringing this would tantamount to regularize any wrongdoing committed in the past. The summary should have indicated who were the officers of planning wing that processed these approvals which may have been in violation of existing rules if so. The summary may be taken back and observations be examined. Planning Wing is advised by the board to dispense with these matters in accordance with law and inequitable manners.

Action By: Member (P&D)

18.7 ACCESS TO PAKISTAN HOUSING AUTHORITY (PHA) PROJECT IN ZONE-4 ISLAMABAD (REQUEST FOR PROVISION OF TEMPORARY ACCESS OF ROAD TO PAKISTAN HOUSING AUTHORITY- FOUNDATION (PHA-F) AT KURI ROAD PROJECT THROUGH CDA PARK ENCLAVE-I, ZONE-4, ISLAMABAD)
11273/1375/BM/'20
01 & 16-12-'20/18th

DECISION

The summary was presented by Member (P&D) CDA. After due deliberation and on the basis of information/inputs of the summary, Board decided that till such time the access road from Kuri Road is created, controlled access through gated entrance to be constructed and manned at the expense of PHA by CDA. This also applies only for residents vehicles, which will be issued temporarily entry passes by CDA and no other commercial vehicles in any category including food delivery is allowed.

The permission despite the cost borne by the PHA can be cancelled without any prior notice; no legal right would be considered to have been created. Eventually, CDA intends to create a master plan for this entire Zone, where linkage road access will be developed. CDA in the meantime has planned of Park Enclave- III, one of its roads can be used an alternate route access to PHA; they may construct the same urgently, so that this access road can be closed, the permission will be reviewed on or before six months.

Action By: Member (P&D)

18.8 **APPROVAL OF ALIGNMENT OF EASTERN BY-PASS OF ISLAMABAD (REQUEST FOR PRELIMINARY APPROVAL OF CONCEPTUAL ALIGNMENT OF EASTERN BYPASS)**
11274/1375/BM/'20
01 & 16-12-'20/18th

DECISION

The summary was presented by Member (P&D) CDA. Based on input presented before board, and fact that several meetings in this context had been held in GHQ also where input and discussion was held. After due deliberation and on the basis of information/inputs of the summary, Board approved the proposal made at Para 8 of the summary regarding preliminary approval of conceptual alignment of Eastern Bypass and E-in-C Branch of GHQ, Rawalpindi to initiate the phase of topographic survey of Eastern Bypass and further design / feasibility work. While the immediate Section 4 will be imposed in the alignment area of Eastern Bypass; in this regard assistance from Commissioner Revenue Islamabad / Deputy Commissioner may be sought.

Action By: Member (P&D)

18.9 **ENHANCING PERCENTAGE OF APARTMENTS AREA OF PRIVATE HOUSING AND AGRO FARMING SCHEMES IN ZONE-2, ZONE- 4 AND ZONE-5. AMENDMENT IN THE REVISED MODALITIES & PROCEDURES (2020) FRAMED UNDER ICT (ZONING) REGULATION, 1992 (AS AMENDED) FOR DEVELOPEMNT OF PRIVATE HOUSING / FARM HOUSING SCHEMES IN ZONE-2, 4 & 5 OF ISLAMABAD CAPITAL TERRITORY ZONING PLAN.**
11275/1375/BM/'20
01 & 16-12-'20/18th

DECISION

The summary was presented by Member (P&D) CDA. After due deliberation and on the basis of information/inputs of the summary, Board approved the proposal made at paras 7 and 8 of the summary, however, where requirement of parking area and Sewerage Treatment Plant will also be commensurate with the enhanced area and there will be no change in overall percentage. Planning Wing will further explore the aspect to levy additional fee charges for the protection of Margallah Hills on the cases which were approved by the CDA, if it is legally permissible. However, amendment must be incorporated at the relevant rules/ regulations and concerned wings will ensure that draft must be vetted from law Wing before issuance for publication through PCP.

Action By: Member (P&D)

18.10 AMENDMENT IN THE ISLAMABAD CAPITAL TERRITORY BUILDING
11276/1375/BM/'20 CONTORL REGULATION -2020 [PROVISION REGARDING BYE-LAWS FOR
01 & 16-12-'20/18th CONSTRUCTION OF COMMERCIAL BUILDING INCULDING DEPTH OF
COMMERCIAL PLOTS ASTRIDE MAJOR ROADS] (DEPTH OF COMMERCIAL
AREA ABATING ASTRIDE MAJOR ROAD IN ZONE 4 AND ZONE-5.)

DECISION

The summary was presented by Member (P&D) CDA. After due deliberation and on the basis of information/inputs of the summary, Board approved the proposal made at paras 6 and 7 of the summary and enhanced the depth of commercial area abutting astride major road in Zone -4 and Zone – 5 from 200 feet to 400 feet. There will be 40 feet corridor at the back side of 200 feet commercial plot and the owner of 200 feet plot would purchase 40 feet more land i.e. total (240 feet plot) instead of 200 feet. These 40 feet land of plot would be reserved for the services for the development of roads and development of amenities, if required by CDA. Though the project will be processed as a single project as a whole. However, amendment must be incorporated at the relevant rules/ regulations and concerned wings will ensure that draft must be vetted from law Wing before issuance for publication through PCP.

Action By: Member (P&D)

NA-I CREATION OF THE POST OF MEDICAL COORDINATOR (SPECIAL
11277/1375/BM/'20 INITIATIVES) BS-20 IN CAPITAL HOSPITAL, CDA, ISLAMABAD
01 & 16-12-'20/18th

DECISION

The summary was presented by Member (Finance) and DG Management CDA. After due deliberation and on the basis of information/inputs of the summary, board realized that expansion of the reach of Capital Hospital and better services delivery for general public as well as CDA employees. Hence, board approved the creation of the post of Director General Health Coordination and Special Initiatives BS-20 rather the post of Medical Coordinator (Special Initiatives) BS-20 along with method of appointment as proposed in the Para 4 of the summary.

Action By: Member (Finance)
DG Management

NA-II CALCULATION OF PARKING AREA FOR PUBLIC / COMMERCIAL
11278/1375/BM/'20 BUILDINGS
01 & 16-12-'20/18th

DECISION

The summary was presented by Member (P&D) CDA. After due deliberation and on the basis of information/inputs of the summary, board approved the proposal made at Para 4 of the summary, in accordance with the policy in Lahore Development Authority (LDA) and other major cities regarding this issue.

Action By: Member (P&D)

NA-III AMENDMENT IN CLAUSE NO. 9.5 (b) & (d) OF THE ISLAMABAD CAPITAL

11279/1375/BM/'20
01 & 16-12-'20/18th

TERRITORY BUILDING CONTROL REGULATIONS – 2020**DECISION**

The summary was presented by Member (P&D) CDA. It was brought to the notice of the board that developers / builders objected the performance guarantees(s) on account of MEP / Parking floor (s) and several meeting were taken place with the CDA to resolve the instant issue that since the overall performance guarantee is also required as per clause 9.6 (m) , therefore, additional performance guarantee should not be required. After due deliberation and on the basis of information/inputs of the summary, board approved the proposal made at Para 4 of the summary regarding amendment in Clause No. 9.5 (b) & (d) of the Islamabad Capital Territory Building Control Regulations – 2020. However, amendment must be incorporated at the relevant rules/ regulations and concerned wings will ensure that draft must be vetted from law Wing before issuance for publication through PCP.

Action By: Member (P&D)

NA-IV ALLOTMENT OF LAND MEASURING 28 ACRES AT KURI ROAD

11280/1375/BM/'20
01 & 16-12-'20/18th

ISLAMABAD FOR CONSTRUCTION OF SUPREME COURT STAFF HOUSING.**DECISION**

The summary was presented by Member (Estate) CDA. The CDA board had already approved the summary on 17-6-2020 and issued a provisional allotment letter on 30-7-2020 and also communicated cost of land dated 21-08-2020. However, the fresh approval is once again communicated to the Ministry of Law & justice to process the same at its end. After due deliberation Board approved the proposals made at Para 3 of the summary subject to completion of rules and regulations and fulfillment of all codal formalities as per provisions of ILDR-2005 and payment of cost of land. It is understood that payment for the land will have to be processed by the govt. which is the cabinet. Traditionally that is also a reason that summary after approval of CDA are sent to the govt. Approval of CDA as stated earlier stands issued first vide letter No.CDA -29(36)(95)Genl-Coord/2020/748, dated 24-6-2020 and now again.

Action By: Member (Estate)

NA-V PLANNING PARAMETERS FOR ACCESS ROAD TO THE PRIVATE HOUSING

11281/1375/BM/'20
01 & 16-12-'20/18th

SCHEMES/ SOCIETIES IN ZONE II, IV & V, ICT**DECISION**

The summary was presented by Member (P&D) CDA. After due deliberation and on the basis of information/inputs of the summary, It was transpired that the concept of arterial road is not define in the master plan. The list is not exhaustive and any future roads that CDA constructs on parameters assigned will qualify. In case there is a criteria for qualifying the attached list as arterial road that shall apply elsewhere also. However, in case arterial road selection has been done on pick and chose basis, the Planning Wing is competent to define policy and its execution after fulfilling all the codal formalities.

Action By: Member (P&D)

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



18th CDA BOARD MEETING FOR THE YEAR-2020 HELD ON 01-12-2020 and 16-12-2020**AGENDA ITEMS**

S.No	Items	Presenter
1.	Settlement of compensation to the Affecties of Islamabad	Member Estate
2.	Compliance of the orders of the Islamabad High Court, Islamabad in Writ Petition No. 122/2014 titled “Asas International School vs CDA”	Member Estate
3.	Allotment of land measuring 8 acres at Kuri Road Islamabad (to be utilized for construction of residences of Officers/Officials of Islamabad High Court and District Judiciary in Lieu of 1.566 Acres land at G-5/2 and 4-Acreas out of 10 Acres in the Diplomatic Enclave Islamabad.	Member (Estate)
4.	Grant of pension allowance under Wafaqi Mohtasib’s Initiative for facilitation and timely finalization of pension cases of employees.	FA/Member
5.	Proposal to utilize plan any unutilized piece of CDA’s acquired land to provide access/approach to any private housing Scheme.	Member (P&D)
6.	Land purchasing by sponsors of Private Scheme issues in Right of Way (RoW) of Principal Roads in Zone -2	Member (P&D)
7.	Access to Pakistan Housing Authority (PHA) Project in Zone-4	Member (P&D)
8.	Approval of alignment of Eastern By-Pass of Islamabad	Member (P&D)
9.	Revision of apartments Area of Private Housing Scheme in Zone-2, Zone- 4 and Zone-5	Member (P&D)
10.	Depth of Commercial Area abating Astride Major Road in Zone 4 and Zone-5.	Member (P&D)
Non Agenda Items		
NA-I	Creation of the post of Medical Coordinator (Special Initiatives) BS-20 in Capital Hospital, CDA, Islamabad	FA/Member DG Management
NA-II	Calculation of Parking Aare for Public / Commercial Buildings	Member (P&D)
NA-III	Amendment in Clause No. 9.5 (b) & (d) of the Islamabad Capital Territory Building Control Regulations - 2020	Member (P&D)
NA-IV	Allotment of piece of land of about 28 Acres at Kuri Road Islamabad, duly identified by CDA for the construction of Supreme Court Staff Housing Colony.	Member (Estate)
NA-V	Planning parameters for access road to the private housing schemes/ societies in zone-II, IV & V, ICT	Member (P&D)