

CAPITAL DEVELOPMENT AUTHORITY  
( SECRETARIAT )

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No.CDA-803/BM-Coord/93/

Islamabad, May 22, 1993.

Subject: MINUTES OF THE 4TH MEETING OF THE CDA BOARD  
HELD ON 28TH APRIL 1993 AT 10.00 A.M.

The 4th meeting of the CDA Board was held on 28th April, 1993 (Wednesday) at 10.00 A.M. in the Conference Room of the Executive Block of the Capital Development Authority.

2. The following attended the meeting:

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|--------------------------------|----------|
| (1) Mr. Farid ud Din Ahmed,    | In chair |
| Chairman, CDA.                 |          |
|                                |          |
| (2) Mr. S. Bilal Ahmed,        |          |
| Member (Administration), CDA.  |          |
|                                |          |
| (3) Mr. Ahmed Waqar,           |          |
| Financial Adviser/Member, CDA. |          |
|                                |          |
| (4) Mr. Muhammad Rafiq Ahmed,  |          |
| Member (Engineering), CDA.     |          |
|                                |          |
| (5) Mr. Sabir P. Chohan,       |          |
| Member (Planning), CDA.        |          |
|                                |          |
| (6) Mr. Abdul Wahid Shahid,    |          |
| Secretary to the Board.        |          |

3. The following were also present in the meeting:

- (1) Director General (Design), CDA.
- (2) Director General (Services), CDA.
- (3) Director General (Environment), CDA.
- (4) P.S.O. to Chairman, CDA.
- (5) Additional Director (P E & C), CDA.



4. The following also attended the meeting on special invitation:

- (1) Director Municipal Administration, CDA.
- (2) Director Machinery Pool Organization, CDA.
- (3) Deputy Director (Building Control Section), CDA.

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

6. Minutes of the last 2nd meeting of the CDA Board held on 30th March 1993 were presented to the Chairman, CDA for confirmation, which were confirmed except decision of the item No.9.13 which was suitably re-worded while reviewing the progress on the implementation of the decision taken in the same meeting.

7. Thereafter, the progress on the implementation of the decisions taken in the Board meetings held on 15th November, 1992, 28th December, 1992 and 30th March 1993, was reviewed and the following decisions were taken:

Progress review of the decisions of the Board meeting held on 15th November 1992

Review of CDA Building and Zoning Regulations

5674/798/92  
735



Zoning Regulations should be completed within ten days but not later than 8th May, 1993, positively.

Action: D.G.(Design)

- (ii) Review of the decision of the Board meeting held on 28th December, 1992

5702/799/92  
739/BF.

- 10.11. Sub division of multi storeyed buildings on Jinnah Avenue and Marakaz of Islamabad

Director General (Design), CDA, informed the Board that the assignment given to the committee regarding preparation of draft regulation for the sub division of multi storey buildings on the Jinnah Avenue of Islamabad has been completed. The summary on the subject will be brought before the Board in its next meeting duly vetted by the Consultant (Law), CDA.

Action: Member (P)  
D.G.(Design)

Review of the decision of the Board meeting held on 30th March 1993

5715/801/93  
751/BF.

- 9.7. Payment of Stores Material - Aiwan-e-Sadr

As decided in the last Board meeting the inquiry pending on the subject was to be finalized by 30th April 1993. Therefore, Board desired that the proper summary may be brought before the Board in its next meeting.

Action:



5721/801/93  
735/BF

9.13. Grant of service gratuity to re-employed personnel

Decision

CDA personnel who are re-employed on regular basis will get consequential benefits admissible under the rules and other CDA employees who are re-employed on temporary basis for a specific period/on contract, will not be entitled to any gratuity and retirement benefits.

Action: Dir. A & A  
Dir.(Personnel)

5722/801/93  
737/BF.

9.14. Allotment of plots to Islamabad Stock Exchange (Guarantee) Ltd.

out  
F.A/Member pointed/that the formal offer letter is yet to be issued to Islamabad Stock Exchange and proposed that the letter containing broad terms and conditions and rate may be issued to the Islamabad Stock Exchange with the request that the total cost of land may be paid in lump-sum. After the receipt of the total cost of land, only then formal offer letter be issued. The proposal was accepted by the Board.

Action: D.D.G(P)  
Addl.Dir.(PE&C)



5724/801/93  
726/BF.  
730

9.16. Re-numbering of blocks on Jinnah Avenue,  
Islamabad

Member (Planning), CDA was requested to arrange a meeting with the owners/allottees of the area in Jinnah Avenue and finalise the case of re-numbering of blocks on Jinnah Avenue after which the same may be given wide publicity in the newspapers.

Action: D.G.(Design)

RESUME OF THE DECISIONS TAKEN ON THE AGENDA ITEMS  
ON THE CURRENT MEETING

8. After the above review the Board took up items included in the agenda for the current meeting. Brief account of the discussions/deliberations held and decisions taken are summarised below:

5719/801/93  
731/BF.

8.1. Allotments of Government accommodation  
on out of turn basis



Decision

The existing procedure for the allotment of Government accommodations, being followed in the CDA should continue.

Action: Dir.Trg/G.A  
D.D.(Labour Relations)

5723/801/93  
726/BF.

- 8.2. Improvement in service structure of CDA  
Capital Hospital and Health Services personnel

Decision

The Finance Division O.M. should be adopted. Cabinet Division be requested to allow up-gradation of posts as required for the implementation of the Finance Divisions O.M.

Action: Dir.(Personnel)



5726/801/93  
747/BF.

- 8.3. Audit Para No. 125(13) of 1980-81 regarding  
hire charges of machinery for Rs. 3,49,798/98

Decision

The proposal with regard to the writing-off the out-standing dues was not agreed to. Director (MPO) was advised that proper efforts should be made for immediate recovery of the out-standing dues from Government Organizations and private parties.

Action: Dir. M.P.O.  
D.F.A.

5728/803/93  
739/BF.

- 8.4. Transfer of completed buildings without  
completion certificate

The summary of the buildings



discussion, the following decision was taken:

Decisions

- (a) The existing procedure being followed for the transfer of buildings should continue.
- (b) An appropriate clause will be added in the transfer letter that the responsibility of removal of all type of violations committed during construction will be the responsibility of the transferee.

Action: Dir.Estate Mangt-I  
Dir.Estate Mangt-II  
Dir.Lands & Rehab.

5729/803/93 8.5. Management of planned Graveyards  
732/BF.

Decision

The proposal as given in para-5 of the summary was approved.

Action: D.D.G (P)  
D.M.A.



5730/803/93  
756/BF.

- 8.6. Replacement and Overbridging of 18" dia PRCC line and replacement of 18"x18" dia cross along SR East G-6/4, Islamabad

Decision

The proposal as made in para-4 of the summary regarding waiving off penalty already imposed, was agreed to.

Action: D.G.(Services)  
Dir.Water Supply

5731/803/93  
729/BF

- 8.7. Determination of charges in the case of plot No. 8, Markaz F-6, Islamabad

Decision

The various rates/charges as worked out in para-4 of the summary may be communicated to the allottee for his acceptance or otherwise, after which a final summary may be brought before the Board for its consideration.

Action: Addl.Dir.(PE&C)



5732/803/93

8.8

Rules regarding division of plots and number of permissible living units.

Decision

- (a) All plots measuring 488 sq. yds and above may be permitted only two living units. However, bifurcation/sub-division of plots will be allowed only in respect of plots measuring 1,000 sq. yards and above provided each divided portion of the plot is not less than 500 sq. yards. The sub-division will, however, be allowed on the condition that only one living unit will be permitted to be constructed on each sub-divided portion.
- (b) Where plots have been sub-divided, the Zoning and Building Regulations relating to FAR and set backs of the original un-divided plots will be applicable. Thus the combined FAR of both the living units on the sub-divided portions shall not exceed the total FAR permissible for the un-divided plot.
- (c) Plots which abut on one road only can also be sub-divided, provided an independent road access is given to the rear sub-divided portion from within the front portion. The area and ownership of this access lane will remain with the rear plot. However, each sub-divided portion should not be less than 500 sq. yards.



(d) In old cases where approval has already been given for more than two units, the approval will not be withdrawn. However, for sub-divided portions where the allottees have not so far submitted drawings for approval, the new rules, i.e. permission to construct one unit on each sub-divided portion, will apply.

Action: D.G.(Design)

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

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