

CAPITAL DEVELOPMENT AUTHORITY
(SECRETARIAT)

No. CDA-879/BM-Coord/98

Islamabad, June 22, 1998.

Subject:- MINUTES OF THE 10TH MEETING OF THE CDA BOARD FOR
THE YEAR 1998,

The 10th meeting of the CDA Board for the year 1998 was held on Saturday June 13, 1998 at 01.30 P.M. in the Conference Room, Executive Block, CDA Headquarters, Islamabad.

2. The following attended:-

1. Ch. Qamar Zaman, In Chair
Chairman, CDA/Chief Commissioner ICT.
2. Mr. Mohammad Bashir,
F.A/Member, CDA.
3. Mr. Mohammad Ashraf Khan
Member (A), CDA.
4. Mr. Anwar Said,
Member (Design), CDA
5. Mr. Abdus Salam Khan Wazir
Member (E), CDA.
6. Mr. Maqbool Elahi,
Member (Planning), CDA.
7. Mr. S.A.T. Wasti
Secretary to the Board.

3. The following were also present:-

1. Mr. Muhammad Rafiq Ahmad,
Consultant (Engineering), CDA.
2. Mr. S.A.M. Wahidi,
Consultant (Law), CDA.
3. Mr. Muhammad Aslam,
Director General (Services), CDA
4. Mr. Imtiaz Inayat Elahi,
Director General (Environment), CDA

5. Mr. Mohi-ud-Din Jameeli,
DDG(W) Item 1

6. Mr. Ikram Ullah,
Director C.E. Lab. Item 4

4. Commissioner Rawalpindi Division, Rawalpindi could not attend the meeting due to other official engagements. He, was, however, represented by Sardar Muhammad Akram, Additional Commissioner (Coord) Commissioner's Office, Rawalpindi.

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

6. Minutes of the 9th meeting of the CDA Board were confirmed.

7. Before taking up the agenda the Chairman observed that the agenda contained items which were as old as 9 months. He, therefore, desired that all old summaries, which are more than 3 months old, should be returned for preparation of fresh summaries to bring upto date position before the Board. He also directed that implementation status of the previous Board decisions should always be placed before the Board in an annotated form. The Secretary promised that the same would be done from the next meeting onwards. The agenda for the meeting was then taken up. Salient points of discussion and decisions were as follows:-

7.1 Termination of contract of M/s Karcon. Contractor's view point to be heard by the Board as per decision of High Court, Rawalpindi Bench.

6693/879/98
742/BF
dt; 13-6-1998

Decision

The Board acceded to the request and asked the Contractor to come prepared in the next Board Meeting which would be held after about a week's time.

Action: DDG(W)
Secretary, CDA Board

- 7.2 NOC for Construction of proposed Potohar International College at Bobri, Angoori Road within ICT - Mr. Khurshid Ahmad Khan sponsor to be invited as advised by the D.G. Accountability Cell.

6694/879/98
737/BF
dt; 13-6-1998

Decision

It was decided that Planning shall carry out review of existing policies regarding development of Zone 4 and bring fresh summary in the light of discussion, within two weeks time.

Action: DDG(P)
Addl. Dir. (RP).

- 7.3 Insurance of Aiwan-e-Sadr Building.

6695/879/98
751/BF
dt; 13-6-1998

Decision

The Board decided that this matter should be taken up with the Finance Division by the DFA in terms of GFR 288 as already decided on 3-5-1998 in case of insurance of Parliament Building.

Action: DFA
DG(S)

7.4 Revision of testing fee rates of Central Engineering Laboratory

6696/879/98
752/BF
dt; 13-6-1998

Decision

The Board approved the revised rates as proposed by the C.E. Lab. initially for a period of 6 months i.e. upto 31-12-1998, to watch the performance of the C.E. Laboratory. The Board also emphasised that quality should be maintained and the Laboratory should not only meet its own expenses but should also earn revenue for the organization. The matter would be reviewed after six months.

Action: Dir. C.E. Lab.

7.5 Licensing of Site for installation of A.M. Plant H-11, Islamabad.

6697/879/98
732/BF
dt; 13-6-1998

Decision

The Board approved the licence fee @ Rs. 10 per square yard and directed that it should be charged retrospectively.

Action: DMA

7.6 Payment of escalation to the contractor.

6698/879/98
799/BE
dt; 13-6-1998

Decision

The Board decided to refer the escalation claim to the Finance Wing for examination.

Action: Dir E&M(Dev).

7.7 Encroachment by the Management Committee of mosque located in Bazar No. 6, G-9/2, Islamabad.

6699/879/98
737/BE
dt; 13-6-1998

Decision

The Board decided that D.G. (Environment) should examine the whole issue and inspect the area and put up his report. The report of concerned Members about Wings/formations under them may also be put up in the next Board Meeting.

Action: DG(E)

Member (A)
F.A/Member.
Member (E).
Member (Design)
Member (P).

- 7.8 Islamabad Awami Markaz F-5/1, Islamabad - Space requirements for parking ware house etc.

6700/873/98
737/BF
dt; 13-6-1998

Member (P) explained the case. The Board felt that the realities on ground had changed as the Ministry of Information was now being shifted to the Awami Markaz.

Decision

The Board desired that Planning Wing should rehash the summary keeping in view the ground realities.

Action: DDG(P)
Director (UP)

- 7.9 Excessive area of Plot No. 107, Sector F-11/1, Islamabad.

6701/879/98
737/BF
dt; 13-6-1998

Decision

The Board observed that reservation of the area would lead to encroachment and decided to calculate the average auction price of the excess area and to offer it to the allottees of adjacent plots No. 107 and 125 to obtain their response.

Action: DDG(P)
Director UP

- 7.10 Regularisation of possession of Plot No. 18, St. No. 44, Sector F-7/1, Islamabad

6702/879/98
737/BF
dt; 13-6-1998

Decision

The Board approved the proposal being fait accompli. The Board also directed that the persons responsible for this incident may be found out/proceeded against after inquiry by Addl. Director Security.

Action: DDG(P)
Director UP.
Addl. Dir. Security.

- 7.11 Allotment of Alternate Plot measuring 10,000 Sq. yards in G-5/1, to the National Bank of Pakistan in lieu of their Original allotted Plot No. 8, Measuring (16,444.44 sq. yards) in G-5/2 Islamabad.

6703/879/98
737/BF
dt; 13-6-1998

Decision

The Board decided that M/s National Bank of Pakistan may be asked to start construction on the existing plot allotted to them in G-5/1 near Foreign Office.

Action: DDG(P)
Director UP.

- 7.12 Handing over possession of plot of Enquiry Office Pak PWD in Sector I-9/4, Islamabad.

6704/879/98
737/BF
dt; 13-6-1998

Decision

The Board decided that TIP should be asked to remove the Boundary Wall.

Action: DDG(P)
Director UP.

- 7.13 Issuance of completion certificate in respect of House No. 300, Sector F-11/4, Islamabad.

6705/879/98
739/BF
dt; 13-6-1998

revised building plan. According to this the total compounding charges worked out under the new rules is Rs. 8845/- plus Rs.250/- (for scrutiny fee).

2) In future as a policy decision the Board decided that if plans have been approved before 1993 in accordance with the 1985 regulation and completion plan is submitted on this basis the BCS should check the completion at site in accordance with the old rules.

3) However, if drawings have been approved under the old rules, but the allottees carry out construction in accordance with the new rules i.e. rules and regulations of 1993 then the BCS should check the completion at site in accordance with the new rules.

4) Under no circumstances allottees will be given benefit under both rules.

Action: DD(BCS)

7.14 Permission for Construction of Swimming Pool in House No. 4, St. 69, Sector F-8/3, Islamabad.

6706/879/98
739/BF
dt; 13-6-1998

Decision

The Board did not permit the construction of Swimming Pools in the residential areas.

Action: DD(BCS)

7.15 Restoration of Plot No. 118-A, Industrial Area, Sector I-10/3, Islamabad.

6707/879/98
724/BF
dt; 13-6-1998

Decision

The Board decided that since the ex allottee has fulfilled all the formalities/conditions the plot may be restored on payment of all outstanding charges.

Action: DEM-II

7.16

Restoration of Plot No. 2-A, Bazar No. 4, Class-III, Shopping Centre in Sector I-8/2, Islamabad

6708/879/98/
724/BF
dt; 13-6-1998

Decision

The Board decided that the plot be restored after he has paid the restoration charges and the delayed payment charges and all other dues of the CDA.

Action: DEM-II

7.17

Restoration of Plot No., 59-A & 59-B, Industrial Area, Sector I-10/3, Islamabad.

6709/879/98
724/BF
dt; 13-6-1998

Decision

The Board approved to restore the allotment subject to upto date payment of all outstanding dues, restoration charges @ Rs. 30/- per sq. yard. The allottee should also be asked to remove all unauthorised construction before formal restoration letter is issued.

Action: DEM-II

7.18

Restoration of Plot No. 41-D, Whole Sale Fruit and Vegetable Market Sector I-11/4, Islamabad.

6710/879/98
724/BF
dt; 13-6-1998

Decision

The Board approved the restoration of the cancelled plot subject to payment of all outstanding dues.

Action: DEM-II

7.19 Restoration and possession of Motel Plot in National Park Area, Islamabad.

6710/879/98
724/BF
dt; 13-6-98

Decision

The Board decided to await findings/recommendations of the Honourable Wafaqi Mohtasib in this case which may immediately be put up to the Board.

Action: DEM-II.

7.20 Extension in construction period (free of charge) to the plots allotted at Industrial Triangle Kahuta Road, Islamabad due to non provision of approach road by CDA, Islamabad.

6711/879/98
724/BF
dt; 13-6-98

Decision.

The Board allowed, free of charge extension in construction period to the allottees of Plot No. 271 to 274 and 300 to 303 due to non provision of approach road which is the obligation of the Authority.

Action: DEM-II

NON AGENDA ITEMS

a) Establishment of Rehri Bazar in G-9 Markaz.

6712/879/98
741/BF
dt; 13-6-1998

Decision

The Board approved the proposal of establishment of Rehri Bazar in Markaz G-9 and asked DG(Env) to properly verify and register the genuine Rehriwalas for accommodating them in the Rehri Bazar which should be started immediately. The Board hoped that the Rehries will not remain parked in the Bazar when the business closes in the evening.

Action: D.G. (Env).

- b) Establishment of Itwar Bazar for sale and purchase of Cars.

to the Khuli Kutchery on 2-6-1998 Planning Wing

6713/879/98
737/BF
dt; 13-6-1998

Decision

The Board approved the proposal and asked Member (P) and DG (Environment) to put up detailed terms and conditions for licensing and open bidding.

Action: Member (P)
DG(Env).

- c) Design approval and selection of site for a Model Flower Market.

Member (Design) informed that as per instructions of the Chairman

6714/879/98
739/BF
dt; 13-6-1998

Decision

To begin with, the Board approved the construction of 10 Kiosks at the planned site in F-6, west of Super Market. The Board also decided that one water connection and provision of electricity should also be made. The terms and conditions of licence should be drawn by DG (Environment) and got approved from the Board. Only those flower sellers should be accommodated who are already doing business in Super Market F-6. The Board also decided that no further expansion of flower sellers should be allowed in the Flower Market opposite Jinnah Super Market.

Action: Member (Design))

D.G. Env).

Dir. Works

Dir Roads-I

8.

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