

CAPITAL DEVELOPMENT AUTHORITY
(SECRETARIAT)

No. CDA-856/BM-Coord/96

Islamabad, Dec. 14, 1996.

Subject:- MINUTES OF THE 9TH MEETING OF THE CDA BOARD FOR THE YEAR 1996, HELD ON MONDAY 21ST OCTOBER, 1996 AT 10.30 A.M.

The 9th meeting of the CDA Board for the year 1996 was held in the CDA Conference Room on 21st October, 1996 at 10.30 A.M.

2. The following attended:-

1. Mr. M. Zafar Iqbal,
Chairman, CDA. In Chair
2. Mr. Javid Akram,
Chief Commissioner, Islamabad
3. Mr. Mahmood Salim Mahmood,
Member (A), CDA.
4. Mr. Jaffar Raza,
Member (E), CDA.
5. Mr. Anwar Said,
Member (Planning/Design), CDA.
6. Mr. Muhammad Zubair Osmani,
Secretary to the Board.

3. Commissioner Rawalpindi, Ex-officio Member of the CDA Board Mr. Kamran Zafar could not attend the meeting being pre occupied with other official functions.

4. F.A/Member, CDA having been transferred from CDA was also not present in the meeting.

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

6. Minutes of the 8th Board Meeting were confirmed by the CDA Board.

Agenda for the meeting was taken up item-wise for discussion and decision by the Board. Salient points of discussions and decisions taken were as follows:-

7.1 Change of Plots from I-14 to Model Villages

6441/856/96
760/BF
dt:21-10-96.

Decision

It was decided that efforts should be made to develop Sector I-14 and allotments from sectoral area to model villages and vice versa should not be made.

Action: Dir. Rehab.

7.2 Allotment of agrofarming plots in Islamabad

6441/856/96
760/BF
dt:21-10-96

Decision

It was decided that the matter may be brought back to the Board in the next meeting

Action: Dir. Rehab.
Secretary

7.3

Promotion as Inspector Enforcement (BPS-14)

6442/856/96
768/EP
dt;21-10-96

Decision

It was decided that the case may be placed before the Departmental Promotion Committee to examine the relaxation in length of Service in BPS-11 and make its recommendations to the Board for consideration.

Action: Director Pers.

7.4

Allotment of alternate plot in lieu of Plot No.19-OHS, I-8, Islamabad.

6443/856/96
768/EP
dt;21-10-96

Decision

In case the applicant, Mr. Fazal Karim has already utilised the Eligibility Certificate issued to him, residential plot may **not** be allotted.

Action: Dir. Rehab.

6444/856/96 7.5
726/BF
dt:21-10-96

Change of date of birth of Mr. Anwar Ali Shah.

Decision

CDA Board rejected the plea for change of date of birth for service purposes.

Action: Dir. Pers.

6445/856/96 7.6
739/BF
dt:21-10-96

Re-instate the permissible stair allowance.

Decision

CDA Board felt that application of the facility to only two sectors would be discriminatory, therefore, decided that it should be applied in all sectors for terraced houses on plots measuring from 200 to 600 square yards. However, re-instatement of the permissible stair allowance would be done on case to case basis on application from the owner.

Action: DD(BCS)

7.7. Request for conversion of use of plot No. 8, F-10, Islamabad.

6446/856/96
739/BF
dt:21-10-96

Decision

Conversion of site from Clinic to Commercial use was refused, and the case was rejected by the Board. It was further decided that permission for conversion of a plot allowed in Markaz G-9 should be withdrawn. Strict compliance with the land utilisation plan should be observed and in future no conversion from one use to another should be allowed.

Action: DDG(P)
Director(UP)

7.8. Request for change of plot from Sector E-12/1 to F-11, Islamabad.

6447/856/96
723/BF
dt:21-10-96

Decision

After due consideration the Board decided that the request was not covered under the rules, therefore, did not merit consideration. The request for change of plot was, therefore, rejected.

Action: DEM-I

7.9 Amendment in Sub Division Regulations, 1993

6448/856/96

739/BF

dt:21-10-96

Decision

Amendments in the Sub Division Regulations, 1993 were deferred to the next Board Meeting after the subject has been examined and studied thoroughly.

Action: Member(D)
Dir. Arch.

7.10 Auction of vehicles/Machinery of MPO/A.M.Plant.

6449/856/96

747/BF

dt:21-10-96

Decision

CDA Board decided that the Asphalt Mixing Plant should be retendered and action initiated against the officer who had created mischief in the matter.

Action: Director MPO
Director P&L.

7.11
6450/856/96
768/BF
at;21-10-96

Discontinuance of policy of allotment of plots and issuance of eligibility certificates to Islamabad oustees for their rehabilitation and other matters ancillary thereto.

Decision

It was decided that the matter may be brought back to the Board in the next meeting

Action. Legal Adviser
Dir Rehab.
Dir Lands.

Decision

CDA Board decided that the Asphalt Mixing Plant should be retendered and action initiated against the officer who had created mischief in the matter.

Action: Director MPO
Director P&IS.

7.11
6450/856/96
768/BF
at;21-10-96

Discontinuance of policy of allotment of plots and issuance of eligibility certificates to Islamabad oustees for their rehabilitation and other matters ancillary thereto.

Decision

It was decided that the matter may be brought back to the Board in the next meeting

Action. Legal Adviser
Dir Rehab.
Dir Lands.

7.12 Waiving off conversion charges.

6451/856/96
724/BF
dt:21-10-96

Decision

The request for waiving of conversion charges and premium for construction of basement and an additional floor free of charge was not acceded to being violative of policies in vogue and the latest directions from the competent authority on the subject.

Action: DEM-II

7.13 Waiving off conversion charges.

6452/856/96
724/BF
dt:21-10-96

Decision

Waiver of extension surcharge and other dues payable by the allottee was not acceded to by the Board and the request of the allottee was rejected.

Action: DEM-II

- 7.14 Grant of advance rent in the self hired/private houses in Rawalpindi/Islamabad (Fresh cases).

6453/856/96
727/BF
dt:21-10-96

Decision

Advance rent for one year may be allowed in case of self owned/private houses hired by CDA for its officials. It was further

desired that fresh rules for the allocation of official accommodation to CDA employees may be framed keeping specific conditions of the authority in view.

Action: Dir. Admn.

- 7.15 Revision of the rate for construction of additional storey in the Diplomatic Enclave/Markaz Plots.

6454/856/96

728/BF

dt;21-10-96

Decision

The case was rejected in the light of the Directive of the Prime Minister whereby height of buildings has been fixed and additional floors/storeys cannot be added.

Action: DFA

- 7.16 Conversion charges in respect of plot No. 12-H1, in Sector G-8 Markaz, Islamabad.

6455/856/96

728/BF

dt;21-10-96

Decision

It was decided that conversion charges should be recovered in accordance with the decision of the Wafaqi Mohtasib which had been applied in other cases.

Action: DFA

7.17 Settlement of problems of Sector H-10, Islamabad.

6456/856/96

750/BF

dt: 21-10-96

Decision

A comprehensive Summary on the subject may be submitted to the President giving full facts. University may be asked to start construction on the land which is not under adverse occupation and Chief Commissioner Islamabad may be requested for protection.

Action: Dir. Lands

- 7.18 Waiving off extension surcharges in respect of Plot at Industrial Triangle Kaftan Road, Islamabad.

6457/856/96

724/BF

dt;21-10-96

Decision

Condonation of extension surcharge was **not** agreed to by the Board.

Action: DEM-II

7.19 Rehabilitation of Katchi Abadies in Islamabad.

6458/856/96
738/BF
dt:21-10-96

Decision

It was decided to defer this item for study and examination and to be brought before the Board after that.

Action: Dir. MPC

7.20 Allotment of residential plots to the affectees of Islamabad.

6459/856/96
750/BF
dt:21-10-96

Decision

Plots should be allotted to the affectees only after taking over physical possession of the area by the Incharge of the watch post of the Enforcement Directorate and **no** paper possession should be entertained for purpose of allotment of a plot to the affectees.

Action: Dir. Lands-I
Dir. Enf.

- 7.21 Allotment and Development of Approx. 450 acres of land for a Country Club-cum-Golf Course; south east of Malpur, north of Rawal Lake.

6460/856/96
737/BF
dt:21-10-96

Decision

It was decided that the matter may be brought back to the Board in the next meeting

Action: Member(P)
DDG(P)

- 6461/856/96 7.22 Construction of Hostel for Trainees and a Guest House for visiting speakers at ADBP Training Farm Scheme No. IV, Murree Road, Islamabad.

739/BF
dt:21-10-96

Decision

Plots should be allotted to the affectees only after taking over physical possession of the area by the Incharge of the watch post of the Enforcement Directorate and no paper possession should be entertained for purpose of allotment of a plot to the affectees.

Action: Dir. Lands-I
Dir. Enf.

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6460/856/96
737/BF
dt:21-10-96

Decision

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Action: Member(P)
DDG(P)

- 6461/856/96 7.22 Construction of Hostel for Trainees and a Guest House for visiting speakers at ADBP Training Farm Scheme No. IV, Murree Road, Islamabad.

739/BF
dt:21-10-96

Decision

It was decided that the ADBP may construct their facility within the permissible limit of 5000 sq. feet as any thing beyond it would be a violation of the Zoning Regulations and rules.

Action: DDG(P)
Dir. Arch.
DD(BCS)

7.23 Extension of lease of Petrol Pump Plots.

6462/856/96
728/BF
dt;21-10-96

Decision

CDA Board concluded that operation of Petrol Pumps was a commercial activity and should, therefore, be treated at par with leases for other commercial properties by applying same terms and conditions. Alternatively current lease should be cancelled and fresh lease negotiated with M/s Pak Burma Shell Ltd.

Action: DFA
PE&C

7.24 Security arrangements for P.M's Secretariat Building.

6463/856/96

728/BF

dt:21-10-96

Decision

Board approved the proposal for forwarding the PC-I to the Cabinet Division for further processing and soliciting approval of the competent forum i.e. CDWP.

Action: DFA

NON-AGENDA ITEMS

i)
6464/856/96

724/BF

dt:21-10-96

Restoration of Bid in respect of Plot No. 1-B Bazar No. 8, Class-III Shopping Centre G-11/2, Islamabad.

Decision

Plot No. 1-B Bazar No. 8 Class-III Shopping Centre may be restored to the allottee. It was also decided that original payment schedule should be followed. Before issuing restoration letter, the

concerned Director may ensure that the entire outstanding dues have been paid and all formalities have been completed.

Action: DEM-II

- ii) Grant of permission to advertise a private housing scheme in Zone-V, Islamabad sponsored by Renaissance Developers (Pvt) Ltd.

6465/856/96
737/BF
dt:21-10-96

Decision

It was decided that no objection certificate to advertise the scheme may be issued and an undertaking from the sponsors M/s Renaissance (Pvt) Ltd be taken for their housing scheme "River Gardens" for putting up their own treatment plant for effluents/sewer which should meet the NEQs and other standards of Environmental safety.

Action: Dir. R.P.

- iii) Payment of dues and withdrawal of court cases - Plot No. 1-A,
Industrial Triangle Kahuta Road, Islamabad.

6466/856/96
724/BF
dt:21-10-96

decision.

Decision

It was decided that the allottee should obtain a clear decision from the court in this regard and convey it to the Authority.

Action: DEM-II

- iv) Change of plot/location of Motel Site at Murree Road, Islamabad.

6467/856/96
724/BF
dt:21-10-96.

Decision

Request for change of the site of the plot was rejected. It was desired that the allottee be asked to pay the balance amount as proposed in sub para (i) above.

Action: DEM-II

- v) Permission for construction of additional floor (3rd)

6468/856/96

737/BF

dt: 21-10-96

Decision

CDA Board permitted the construction of an additional storey by applying conditions given in sub paras (i), (ii) and (iii) above as proposed by Planning Wing.

Action: Dir. RP

vi)

Pre-qualification of Parties for allotment of Motel Sites.

6469/856/96
737/BF
dt:21-10-96

Decision

It was decided that the matter may be brought back to the Board in the next meeting

Action: Member(P)
DDG(p).

8. In addition to the above items, following cases also came up for discussion and following decisions were taken on them

1. Plot No. 248, F-11/4 - Waiver of delayed payment charges.

6470/856/96
723/BF
dt:21-10-96

Decision

It was decided that amendment in the decision should be made to read as follows:-

"The issue was once again deliberated upon and it was decided that delayed payment charges against Plot No.. 248, F-11/4 Islamabad may **not** be waived."

This decision was also taken and recorded in the CDA Board meeting held on 29-9-1996.

Action: DEM-I

2. Waiver of delayed Payment charges in case of Plot No. 399, Sector F-11/2.

6471/856/96

723/BF

dt:21-10-96

Decision

Since other government servants had been given consideration, the allottee of plot No. 399, Sector F-11/2, may also be treated at par and delayed payment charges in the subject case may be waived.

Action: DEM-I

Dir. Arch.

DD(BCS)

3. Pak Clay: Change of land use and development of housing scheme.

6472/737/96

737/BF

dt:21-10-96

Decision

It was decided that the matter may be brought back to the Board in the next meeting

Action: M(P)/Dir RP
M(A)/DEM-II
FA/M/DFA

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