

CONFIDENTIAL

**CAPITAL DEVELOPMENT AUTHORITY
(SECRETARIAT)**

No. CDA-934/BM-Coord/2001

Islamabad, February , 2001.

Subject: **MINUTES OF THE 2ND MEETING OF THE CDA BOARD FOR
THE YEAR 2001.**

The 2nd meeting of the CDA Board for the year 2001 was held on Thursday, February 15, 2001, at 12.00 noon. in the Conference Room, Executive Block, CDA Headquarters, Islamabad.

2. The following attended:-

1. Mr. Khalid Saeed,
Chairman CDA/Chief Commissioner ICT. In Chair.
2. Mr. Masud Muzaffar,
F.A/Member.
3. Mr. Attaullah Khan,
Member (A).
4. Mr. Maqbool Ilahi,
Member (P/D)
5. Mr. Muhammad Anjum Malik
Member (E).
6. Mr. Abdul Ghafoor Dogar,
Secretary CDA Board.

3. The following were also present;-

- 1) Mr. Muhammad Rafiq Ahmad,
Consultant (Engg).
- 2) Mr. S.A.M. Wahidi,
Consultant (Law)

- 3) Mr. Imtiaz Inayat Elahi,
Director General (Env).
- 4) Mr. M.K.Pasha,
DDG (P).
- 5) Mr. M. Zubair Osmani.
DDG(A).
- 6) Mr. Muhammad Hayat Khan
DEM-I
- 7) Major. (R) Tayyab Iqbal,
DEM-II
- 8) Mrs. Shaista Sohail,
Director L&R.
- 9) Mr. Muhammad Iqbal,
Director (UP).
- 10) Mr. M.D. General
Director Arch-I.
- 11) Mr. M. A. Zamam,
Addl. Director MPC.
- 12) Rana Tahir Ahmed,
Consultant Computer.

ARMY MONITORING TEAM

- 1) Lt. Col. Rana Sharafat Ali,
- 2) Maj. Abdus Sattar.
4. Commissioner Rawalpindi Division, Rawalpindi could not attend the meeting due to other official assignments.
5. The meeting started with recitation from the Holy Quran.
6. The Board confirmed the minutes of the 1st Board Meeting held on 8-1-2000.

Implementation

7. The Secretary CDA Board explained implementation status of remaining decisions of 1998, 1999 & 2000 to the Board. Chairman desired that reasons for non-

implementation of the decisions for the year 1998 and 1999 may be given by the concerned Wings and if it is not possible to implement those decisions as such, comprehensive proposals may be brought before the Board for review. The compliance report may be submitted in the next Board Meeting.

8. The items of agenda for the Board Meeting were then taken up. Salient points of discussion and decisions are as follows:-

8.1 **Engagement of firm for computerization of records of EM-I & II and Personnel Directorate.**

7311/934/2001
727/BF
15-2-2001

Decision

The proposal was approved in principle. The draft of the Contract documents be prepared properly in consultation with NADRA, COMSAT AND AGPR and vetted by Consultant (Law), CDA before its finalization.

Action: DDG(A).

8.2 **Allotment of 4 plots to ISI for official use.**

7312/934/2001
723/BF
15-2-2001

Decision

- a) The proposal was approved by the Board subject to payment of amount in lumpsum and approval from Chief Executive's Sectt. in view of P.M. Sectt. u.o. No.JS(P)60111/PP/94 dated 13-7-1994.
- b) The Board also constituted a Committee comprising of F.A/Member, Member (A) and Member (P&D) to examine the question regarding allotment of land to government agencies and prices thereof and recommend a policy for the consideration of the Board at its next meeting in the form of a comprehensive summary.

Action: F.A/Member.
Member (A)
Member (&D)
DEM-I.

8.3 Adoption of revised rental ceiling for hiring of residential accommodation.

7313/934/2001
727/BF
15-2-2001

Decision

CDA Board approved the proposal.

Action: DDG(A)
Director (Admin).

- 8.4 **Enhancement of Financial Powers of Environment Wing for repairs of vehicles and machinery.**

7314/934/2001
741/BF
15-2-2001

Decision

The Board approved the proposal and further desired DG (Env) to examine and submit his recommendations to the competent authority for further enhancement of financial powers of various Directorates or otherwise.

Action: DG(Env).

8.5 Vacation of Sector E-12.

7315/934/2001
750/BF
15-2-2001

Decision

- i) The proposal was approved in principle. The balance payment of compensation to the affectees of main Awards of E-12, amounting to Rs. 1,67,15,586/16, be made after receipt of decision on the representation filed by CDA to the President relating to D-12.
- ii) In the meantime genuineness of affectees whose compensation claims/rehabilitation benefits are yet to be settled may be got re-verified and physical survey be conducted at site by the L&R Directorate.

Action: Director L&R

8.6 Extension of Sabzi Mandi in Sector I-11.

7316/934/2001
737/BF
15-2-2001

Decision

- a) Two separate platforms each measuring 400'x75' for fruit and vegetables were approved with 60' wide roads on both sides for one way traffic from the dual road.
- b) A Truck stand measuring 40'x330' with handling capacity of 330 trucks on the north of auction platform was acceded to.
- c) The layout plan for Goods Forwarding Agencies plots comprising of 19-plots for agencies and 2-plots for restaurants and a parking space was approved. All these plots would be disposed of through open auction as prescribed under Islamabad Land Disposal Regulation, 1993.

Action: DDG(P)
DEM-II

8.7 **Allotment of additional land for Buddhist Temple in Diplomatic Enclave Islamabad.**

7317/934/2001
737/BF
15-2-2001

Decision

The Board approved the proposal.

Action: DDG (P)

- 8.8 **Allotment of land/plot to Foreign Trade Institute in Sector H-8, Islamabad.**

7318/934/2001
724/BF
15-2-2001

Decision

The proposal was approved subject to payment of amount in lumpsum and approval from the Chief Executive's Sectt. in view of P.M. Sectt. u.o. No.JS(P)60111/PP/94 dated 13-7-1994

Action: DEM-II

- 8.9 **Recommendations of the Committee in Writ Petition No. 2849 of 1997.**

7319/934/2001
750/BF
15-2-2001

Director L&R explaining the summary relating to recommendations of the Committee in writ petition No. 2849/97 stated that Syed Nasir Hussain

Decision

The Board agreed to the recommendations of the Committee.

Action: Director L&R.

8.10 **Vacation of Sector I-11/2 old village Sorain.**

7320/934/2001
750/BF
15-2-2001

Decision

- i) The Board did not agree to the proposal for announcement of fresh award for BUP.
- ii) It is to be re-verified if the 133 affectees of award dated 6-6-75 have already not been issued E.Cs. or extended any other rehabilitation benefits to determine exact number of eligible affectees.
- iii) Planning Wing was required to create 133 plots from the existing '89' plots by adjusting their size and by utilizing the vacant spaces in Sector I-11 to accommodate these affectees

Action: Director L&R
Director (UP).

8.11 **Construction period.**

7321/934/2001
724/BF
15-2-2001

Decision

The proposal was approved: Islamabad Land Disposal Regulation, 1993, may be amended accordingly.

Action: DEM-II

- 8.12 **Refund of auctioned plot No. 17-A and 18, main Murree Road, Islamabad.**

7322/934/2001
724/BF
15-2-2001

Decision

Member (A) should make all out efforts to hand over physical possession of the plot to the highest bidder within one month, failing which the matter may be brought before the Board again in the form of a comprehensive summary.

Action: Member (A)
DEM-II

- 8.13 Allotment of plots in Sector I-11 in complaint to the decision of Honourable Wafaqi Mohtasib and orders of Ministry of Law and Justice and Human Rights, Islamabad.

7323/934/2001
723/BF
15-2-2001

Decision

The proposal was approved.

Action: DEM-I.

- 8.14 Amendment in item No. 52(b) of the schedule of Financial Powers.

7324/934/2001
725/BF
15-2-2001

Decision

The proposal was approved.

Action: Addl. DPR.
Secretary CDA Board.

- 8.15 **Acquisition of services Roads North, South, East and West of Sectors
I-14, 15, 16, Islamabad.**

7325/934/2001
750/BF
15-2-2001

Decision

- i) File containing the summary and decision of the Cabinet Division be shown to the competent authority.
- ii) Legal Adviser and Consultant (Law) should reach a consensus legally whether any amendment in CDA Ordinance, 1960, is required to give developed land in lieu of raw land to the affectees in place of monetary compensation or otherwise and bring a comprehensive summary in the next Board Meeting.
- iii) In the meanwhile, the Directorate of L&R to proceed ahead with the acquisition process of service roads of I-14, 15 & 16.

Action: Director L&R

8.16 Issue of transfer of proprietary rights to societies in E-11, Islamabad.

7326/934/2001
750/BF
15-2-2001

Decision

- a) The proprietary rights be transferred to the societies of the clear consolidated area of E-11 subject to fulfilment of conditions narrated above on case to case basis after due vetting/clearance by Consultant Law to safeguard CDA's interest against any future litigation.
- b) CDA is no longer required to *pay compensation or give rehabilitation benefits for vacation of the area from the affectees in Sector E-11. National Police Foundation/Societies will bear all expenses in this regard.
- c) DC, CDA to announce awards of the BUP of Sector E-12 and F-12 at the earliest.
- d) Director Enforcement be directed to remove encroachments from F-12.
- e) The boundary of Golra Revenue Estate, privately owned land and societies/National Police Foundation land be demarcated.
- f) The area of the scheme of each Society/National Police Foundation will be in the form of a compact block and not less than 200 acres. Planning & Development will be done as per ICT Zoning Regulation, 1992.

- g) All cases should be defended by CDA's Legal Adviser against the Authority and the Societies/National Police Foundation will pay his fee.

Action: Director L&R
DC, CDA.
Legal Adviser.

8.17 **Re-scheduling of premium in respect of Automobile Workshops and Steel Fabrication Workshop Plots allotted in Sector I-10/3, Islamabad.**

7327/934/2001
724/BF
15-2-2001

Decision

The proposal was approved subject to the condition that if the allottees still do not pay the outstanding dues, the allotments would stand withdrawn.

Action: DEM-II.

- 8.18 **Handing over the possession of Plot No. 57, Street No. 113 Sector G-11/3, Islamabad.**

7328/934/2001
737/BF
15-2-2001

Decision

The proposal was approved.

Action: Director (UP).

- 8.19 Permission for change of use of upper floors of commercial buildings in Marakaz of Islamabad.

7329/934/2001
739/BF
15-2-2001

Decision

The proposal was approved.

Action: Director Arch-I

8.20 **Vacation of Bhekha Sayedan.**

7330/934/2001
750/BF
15-2-2001

Decision

- a) Request for grant of appropriate extension in time limit for submission of compliance report to the Wafaqi Mohtasib Sectt. may be made after consulting DC, CDA about the time schedule.
- b) DC, CDA to report on the veracity/genuineness of the remaining review orders of Bhekha Sayedan within the shortest possible time.
- c) Planning Wing to see all pros and cons of the case to create more plots in Sector I-11, I-10 and Model villages to get the affectees of Bhekha Sayedan rehabilitated there.
- d) Negotiations for allotment of plots in Sector I-14 etc. with the affectees may also be carried out.

Action: DDG(P)
Director L&R
DC, CDA.

8.21. **Sub-Division and Amalgamation of Industrial plots in the Industrial Areas, Islamabad.**

7331/934/2001
738/EF
15-2-2001

Decision

- 1) The proposal relating to sub-division of plots was approved subject to the following conditions:-
 - a) Only one time sub-division shall be allowed to the allottees subject to the conditions that the sub-divided plot shall not be less than the original modular plot.
 - b) No industries which are in the present Negative list and as revised from time to time shall be allowed on the sub-divided plot.
 - c) The allottee of sub-divided plot shall be required to fulfil all the terms and conditions of the CDA for industrial plots as an independent entity.
 - d) If the structures are already constructed separately to 2 or more modular plots then the prevailing building bye laws for the sub-divided modular plots shall be examined on case to case basis and possible relaxation of the building

bye laws on such cases shall be considered by the CDA if required on technical ground.

- e) Existing terms and conditions of the lease agreement/allotment letters shall be modified accordingly.
- 2) The proposal regarding amalgamation of plots was deferred for want of time.

Action: DDG(P)

8.22 Review of permissibility of "Ware House" in the Industrial Sectors.

7332/934/2001
738/BF
15-2-2001

The above item was deferred for want of time.

8.23 Allotment of land to ISI for the construction of residential flats in Sector G-11/4, Islamabad.

7333/934/2001
737/BF
15-2-2001

Decision

The proposal was approved subject to payment of price of land in lumpsum and approval from the Chief Executive's Sectt. in view of P.M. Sectt. u.o. No.JS(P)60111/PP/94 dated 13-7-1994

Action: Director (UP)

8.24 **Acquisition of CDA Buildings and land by ISI.**

7334/934/2001
137/EF
15-2-2001

Decision

- a. The proposal was approved by the CDA Board subject to payment of lumpsum amount in advance as determined by F.A/M, M(A) & M(E) as per policy as cost of land, built up structures and approval from the Chief Executive's Sectt. in view of P.M. Sectt. u.o. No.JS(P)60111/PP/94 dated 13-7-1994
- b. Renovation of old MPO barracks will be undertaken by the ISI to the entire satisfaction of Member (E).
- c. The construction of alternate CEL Building will be carried out by the CDA and the expenses will be paid in advance by the ISI.

Action: Member (E)
Director (UP)

8.25 Extension of lease period of Commercial Plots situated in various sectors in Islamabad.

7335/934/2001
724/BF
15-2-2001

Decision.

A committee comprising Member (A), DG (Environment), Director EM-II and DMA was constituted to sort out the cases of Aabpara Market in the first instance followed by others on the basis of latest auction price prevailing in the area and to negotiate with the lessees and try to keep the amount as near to market rate as possible and report back to CDA Board with categorical recommendations in the form of a comprehensive summary.

Action: Member (A),
DG(Env)
DEM-II
DMA.

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