

CAPITAL DEVELOPMENT AUTHORITY
(SECRETARIAT)

No. CDA-852/BM-Coord/96

Islamabad, August 06, 1996.

Subject:- MINUTES OF THE 5TH MEETING OF THE CDA BOARD FOR THE
YEAR 1996, HELD ON WEDNESDAY 5TH AUGUST, 1996 AT 2.30 P.M.

The fifth meeting of the CDA Board for the year 1996 was held in the CDA Conference Room on 5th August, 1996 at 2.30 P.M.

2. The following attended:-

1. Mr. M. Zafar Iqbal,
Chairman, CDA. In Chair
2. Mr. Muhammad Nisar Ahmad Khan,
Chief Commissioner, Islamabad
3. Mr. Muhammad Salim Mahmood,
Member(A), CDA.
4. Mr. Jaffar Raza,
Member(E), CDA.
5. Mr. Shabbir Ahmad Dahar,
F.A/Member, CDA.
6. Mr. Anwar Said,
Member(Planning/Design), CDA.
7. 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 out of Rawalpindi.

4. The meeting started with recitation from Holy Quran.

5. Minutes of the previous Board Meeting were presented before the Board. Minor amendment in item 6.26 requiring sensitivity of issue "relating to interest/profit, escalation" was approved by the Board.

6. 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:-

- 6.1 Revision of premium rate/price of Agro farming plots in different schemes.

Decision

It was decided that a Committee comprising Member(A), Member(P) and Dy. Financial Adviser would examine the issue and determine the cost/price of agro farming land rationalising the same and submit their recommendations within one week. Board's approval on the recommendations would be obtained through circulation in order to finalise the issue which has already been delayed.

Action: Member(A)
Member(P)
D.F.A

- 6.2 Conversion of land use in Respect of Plot Measuring 77 acres, 7 kanals and 14 marlas allotted to M/s Pak Clay (Pvt.) Limited.

6368/852/96
18/BF
dt: 5-8-96

6369/852/96
728/BF
dt: 5-8-96

Decision

- i) Board desired that Member(A) may kindly recast the summary on the subject giving factual on ground situation including payments made by the parties for the subject land in the past, location of the site, grounds on which lease was given, time period left in the expiry of lease period, whether there were any conditions attached to the past lease and date of acquisition of subject land by CDA after which it was leased to M/s Pak Clay (Pvt) Ltd.
- ii) The Board further desired that recommendations about grant of fresh lease or renewal there of may also be recommended which would facilitate, a decision on the request for the change of trade.

Action: Member(A)
Director Lands
DFA

6.3 Allotment of sites for private Educational Institutions in Islamabad.

6370/852/96
737/BF
dt: 5-8-96

Decision

- i) Following educational institutions were approved for allotment of land.

- a) Marjan Public School,
38-Nazimuddin Road, F-8/4,
Islamabad.
- b) Lady Bird School,
House No. 505, Street 52, G-9/1,
Islamabad.
- c) Preparatory School,
8 Quaid-e-Azam Avenue
(North Service Road G-6),
G-6/3, Islamabad.
- d) S.L.S. Montessori & School,
16-Nazim-ud-Din Road, F-8/1,
Islamabad.
- e) Pakistan International Public School,
Abbottabad.
- f) Sir Syed Deaf School,
G-9/4, I&T Centre,
Islamabad.

CDA Board desired that every educational institution that has been allotted land by CDA would constitute its Board of Governors on which CDA would compulsorily be represented by its representatives who would be full Members of the Board.

- ii) Ownership of the allotted plots would not be changed through sale, transfer, power of attorney or under-hand sale. The plot would be resumed by CDA in case such an attempt is made by any of the allottees.
- iii) The plot would be used exclusively for the purpose for which it has been allotted and that there shall be no change in the trade and no request for this purpose would be entertained by CDA.
- iv) Time limit would be fixed for the construction of the institution failing which necessary penalty would be imposed.

Action: DDG(P)
DEM-II

6372/852/96
728/BF
dt: 5-8-96

- 6.4 Transfer of commercial plots in different Marakez, Islamabad.

Decision

The plots would become transferable after full payment has been made by the Allottee. The allottee would be permitted to carry out construction within specified time period after which delay in construction would be charged. The delay in construction would go on increasing with each subsequent transfer. Percentage of increase would be worked out by the Finance Wing in such a manner so as to curb land speculation tendencies.

Action: DEM-II

6372/852/96
728/BF
dt: 5-8-96

- 6.5 Budget for 1996-97

Decision

The subject being lengthy and exhaustive was not considered in the meeting and it was decided that the Budget for the Financial year 1996-97 may be brought up for deliberations in a Special Board Meeting.

Action: DFA

6373/852/96
737/BF
dt: 5-8-96

- 6.6 Acquisition of Land.

Decision

It was decided that since it was a policy matter it may be forwarded to the Cabinet Division with CDA's recommendations for clearance and approval of the Government.

Action: Director Lands

6374/852/96
737/BF
dt: 5-8-96

- 6.7 Development of Gymnasium and Sports Complex in Markaz F-7 and G-6, Islamabad

Decision

It was decided that the Gymnasium site may be advertised and auctioned as required under Islamabad Land Disposal Regulations, 1993.

Action: Director MPC

6375/852/96
724/BF
dt: 5-8-96

- 6.8 Restoration of Plot No. 3-G, Industrial Area, Sector I-10/3, Islamabad.
Industrial

Decision.

After giving due thought the Board did not accede to the request of the allottee for the restoration of the plot.

Action: DEM-II

6376/852/96
737/BF
dt 5-8-96

- 6.9 No objection certificate for the establishment of a restaurant on a site of an old Abandoned Mandir, adjacent to Rawal Dam.

Decision

Board decided that conditions on ground should be examined and NOC may be issued making it conditional to the specific conditions prevailing at site.

Action: DEM-II

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6376/852/96
760/BF
dt 5-8-96

- 6.10 Pending cases for allotment of agro farming plots in Islamabad.

Decision

It was desired by the Board that the proposal contained in the summary may be examined by the Committee constituted for item No. 6.1 and give its recommendations in the matter for consideration of the Board.

Action Director Rehab.

6377/852/96
724/BF
dt: 5-8-96

- 6.11 Grant of extension in construction period of Commercial plots in various sectors of Islamabad.

after completing all legal and codal formalities

Decision

Proposals made by the DEM-II were approved by the Board.

Action: DEM-II

6378/852/96
737/BF
dt: 5-8-96

- 6.12 Restoration of NOC for establishment of Institute of Islamic Sciences on land measuring 73 kanals and 17 marlas bearing Khasra No. 2343/2107 Mouza Phulgran on Murree Road, Zone-IV, Islamabad.

Decision

Board considered the case at length and rejected the request for the restoration of the NOC in the best interest of the future planning of the area and adverse environmental effects of the project.

Action: Addl. Dir. R.P.

6379/852/96
754/BF
dt: 5-8-96

- 6.13 Metropolitan Water Supply Project (Khanpur-I) Construction of Transmission Mains to Islamabad and Rawalpindi - Contract I-5.

Decision

Board considered the case at length and rejected the request for the restoration of the NOC in the best interest of the future planning of the area and adverse environmental effects of the project.

Action: Addl. Dir. R.P.

6379/852/96
754/BF
dt: 5-8-96

- 6.13 Metropolitan Water Supply Project (Khanpur-I) Construction of Transmission Mains to Islamabad and Rawalpindi - Contract I-5.

Decision

It was decided that the case may be referred to the OECF for their review and concurrence keeping in view the provisions of agreement under which loan for the project is being extended.

Action: Director KDP

6.14 NON AGENDA ITEMS

6380/852/96
757/BF
dt: 5-8-96

- i) Allotment of alternative site for 5 Star Hotel in Islamabad.

Decision

It was decided that the case may be considered in the light of latest policy of the government on the subject.

Action: DDG(P).

6381/852/96
757/BF
dt: 5-8-96

- ii) Allotment of land for Establishment of Qurani Taleemat Trust in Islamabad.

Summary on the subject was presented before the Board wherein it was requested that Qari Khushi Muhammad had crecible achievements in the field of Quranic education. His case was considered by the Board to arrive at the following decision:

Decision

It was desired that the request of Qari Khushi Muhammad for the allotment of land to establish Qurani Taleemat Trust in Islamabad may be referred to the Cabinet Division and the Ministry of Religious Affairs for their recommendations and advice.

Action: DDG(P)
Director UP.

852/96

BF

5-8-95

- iii) Request of Islamabad Foreign Women Association for allotment of a plot for Establishment of a school/Complex in Islamabad.

Decision

Board decided that a plot measuring 2 acres in Sector G-11/4 @ Rs. 2000.00 per sq. yard may be offered for allotment to the Islamabad Foreign Women Association for the establishment of a school/complex.

Action: Director UP

6385/852/96

750/BF

dt: 5-8-95

- iv) Possession of Land in village Badia Qadir Bukhsh (Sector G-11/1 & G-11/2).

Decision

CDA Board took into account the need for early settlement and advised that the affectees of Mouza Badia Qadir Bukhsh may be told to withdraw all cases and seize resistance before their request for allotment of plots is acceded to.

Action: Director Lands.

852/96

v)

Fixation of price of plot to be allotted for the establishment of school by the CDA.

Decision

It was decided that land measuring 2.5 acres in Sector G-11/4, Islamabad for the establishment of a school under the management of CDA Foundation may be allotted. Rs. 2,000.00 may be charged from the Foundation as premium for the subject land.

Action: Addl. Director RP.

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