

CONFIDENTIAL

**CAPITAL DEVELOPMENT AUTHORITY
(SECRETARIAT)**

No. CDA-863/BM-Coord/97

Islamabad, Oct. 02, 1997.

Subject - MINUTES OF THE 7TH MEETING OF THE CDA BOARD FOR THE YEAR 1997, HELD ON 22ND SEPT., 1997.

The 7th meeting of the CDA Board for the year 1997 scheduled for 17-9-1997 was held in the CDA Conference Room on Monday, 22nd Sept., 1997 at 10.00 A.M.

2. The following attended:-

1. Mr. M. Javed Masud,
Chairman, CDA In Chair
2. Mr. Javid Akram,
Chief Commissioner, Islamabad
3. Mr. Anwar Said,
Member (Planning/Design), CDA
4. Mr. Mohammad Ashraf Khan
Member (A), CDA.
5. Mr. Mohammad Bashir,
F.A/Member, CDA.
6. Mr. Abdus Salam Khan Wazir
Member (E), CDA.
7. Mr. S.A.T. Wasti
Secretary to the Board.

3. Commissioner Rawalpindi Division, Rawalpindi, Mr. Qamar-uz-Zaman could not attend the meeting due to his pre-occupation. He was, however, represented by Mr. Muhammad Asif Qureshi, Asstt. Commissioner Implementation, Rawalpindi.

4. The following attended the meeting, by special invitation:-

For item No. 10 only.

1. Mr. Farid Ullah Khan,
Director General (Environment).

2. Mr. Maqbool Elahi,
DDG(P).

3. Mr. Qinaid Ali,
Director Personnel.

For item Nos. 11, 12 & 13.

4. Mr. Muhammad Suleman Sahito,
Director Estate Management-II.

For item Nos. 4, 5 & 6

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

6. Minutes of the 5th Board meeting held on 14-7-1997 were confirmed by the Board. Regarding Minutes of the 6th Meeting (Special Board Meeting) held on August 23, 1997, Member (Design) proposed an amendment in item 5.1 relating to approval of drawings for luxury apartments to be constructed on Plot No. 2, Markaz F-10, allotted to M/s 786 Enterprises. The Chairman desired that proper wording of the amendment should be prepared by Member(Design) for incorporating in the minutes which should be got confirmed in the next meeting.

7. Opening the discussion, the Chairman observed that the meeting was being held in most depressing circumstances as CDA had lost a stalwart, Legal Adviser Barrister A.G. Chaudhry who breathed his last on September 20, 1997. The meeting offered Fateha for the departed soul and adopted a condolatory resolution to be sent to the bereaved family. It was also decided to allow the family of late Barriester A.G. Chaudhry to retain the present 2-room accommodation in the Officers Hostel for a period of 5 years, free of charge and to retain the official vehicle for a period of three months, with Driver and permissible POL Limit. It was also decided to initiate a case for allotment of a plot to the widow in recognition of the meritorious services rendered to the CDA by late Barrister A.G. Chaudhry

Action: Member (A)
Secretary, CDA Board.

8. The agenda for the meeting was taken up itemwise for discussion and decision by the Board. Salient points of discussion and decisions were as follows:-

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8.1 Restoration of Plot No 3-B Markaz I-9, Islamabad.

~~1996.~~

Decision

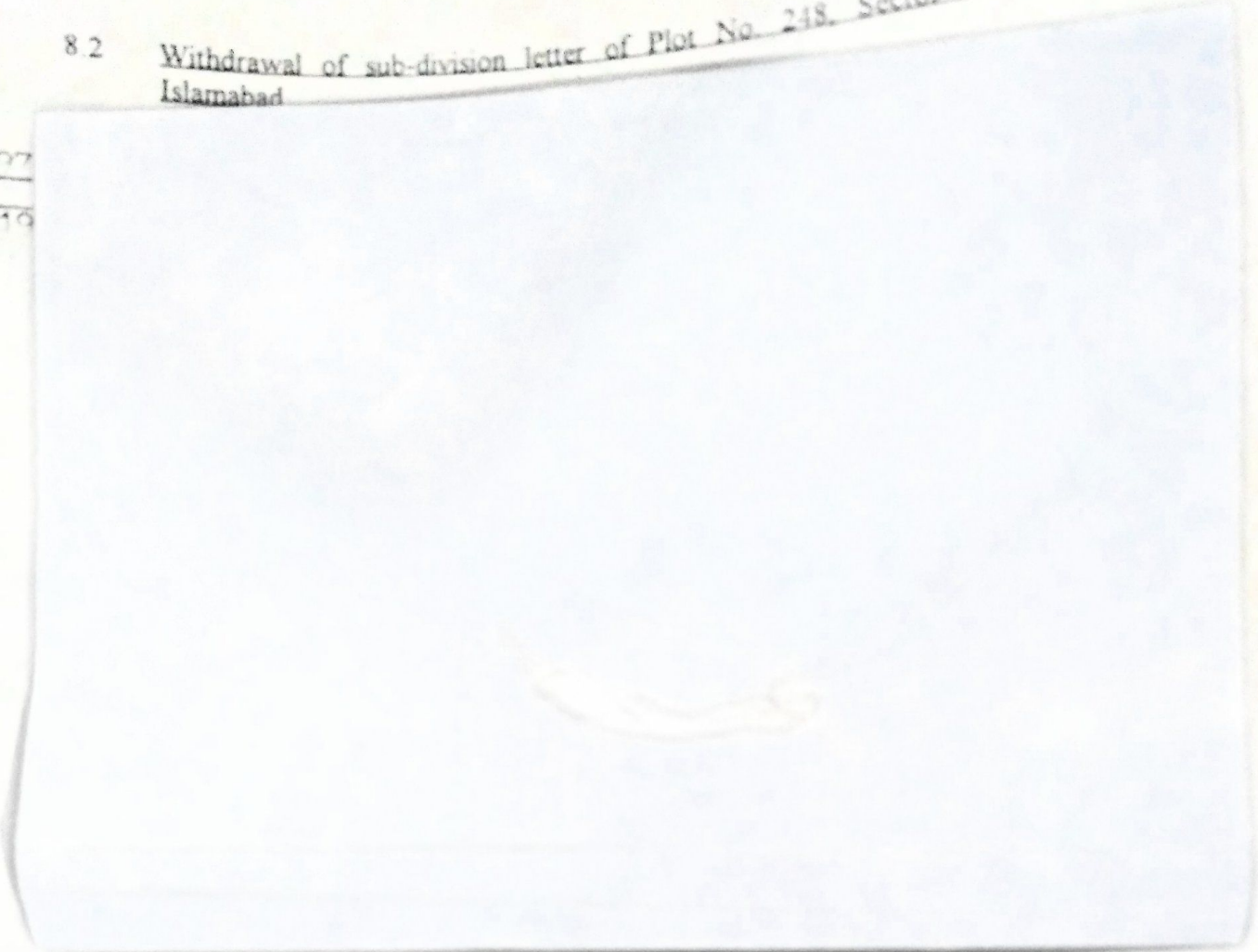
It was decided that the officers/employees of the CDA who either collusively or through neglect let this happen, be identified and proceeded against under E&D Rules. The progress should be reported in the next meeting. The Board also noted that while the plot had been cancelled the Estate Management Dte. had accepted the extension surcharge. The circumstances leading to the acceptance of B-1 & B-2 and the acceptance of Extension Charges and the officers responsible for the lapse should also be reported to the Board in the next meeting. The Board observed that since it was a case of fait accompli the plot be restored on payment of dues such as restoration charges, delayed payment charges, extension surcharge for delayed construction and any other dues.

Action: Member(A)
Member(D)
DEM-II
Director Personnel.

8.2

Withdrawal of sub-division letter of Plot No. 248, Sector F-10/3,
Islamabad

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Decision

The Board viewed with great concern the fact that sub-division of the plot in question had been permitted in violation of Building and Zoning Regulations. Quite apparently this was done collusively as there is no question of the inspecting staff not to be able to see two units existing. The Board decided that the offending officials should be identified and disciplinary action initiated against them under E&D Rules. Not more than two units are permitted on a sub-divided plot and since the plot has already changed hands a number of times the only reasonable solution appears to be to restrict the owners of the Plot 'A' to one unit only by having one gate, one porch and one kitchen. The excess area be compounded as proposed in para 7(i) of the summary. The building plans for other portion would be approved only after the owner of portion 'A' has complied with the decision.

Action. Member(D)
Member(A)
DEM-I
Director Personnel

8.3. Allotment of residential plot on ground of needing compensation.

Member (A) informed that HWM in the case of Mr. Saleem Aziz Khan S/O Abdul Aziz Khan of Lahore has directed that his case be considered for allotment under deprived group quota.

Decision

The Board felt that it is not a case of disability as Mr. Saleem Aziz Khan was suffering from "CATARACT" which is a curable disease and as such his case does not fall in the category of handicapped persons under deprived group.

Action: DEM-I

8.4 Waiving of delayed payment charges on premium of Plot No.124-A, Industrial Triangle Kahuta Road, Islamabad.

Decision

Since the allottee had defaulted in the payment as per original schedule the Board did not agree either to re-schedule the payment or to waive the difference of delayed payment charges.

Action: DEM-II

8.5 Restoration of Plot No. 6-B, Markaz F-10, Islamabad.

by the then Member (A). Accordingly his first instalment became due on 1-10-1994. The Allottee paid 3 instalments and due to non-payment of last instalment the plot was cancelled on 10-9-1996. He, however, paid the last instalment on 10-10-1996 but it was returned on 7-11-1996. He has again deposited the last instalment and has requested for restoration of the plot. He is also willing to pay delayed payment charges.

Decision

The Board approved the restoration of the cancelled plot subject to payment of restoration charges and delayed payment charges and any other dues that may have accrued. The Board dis-associated itself from the decision taken with the ICCI on 27-2-1995 whereby restoration could be considered subject to lump sum payment of restoration fee or delayed payment charges, whichever was higher. The Board felt that no decision taken in a meeting with the ICCI can supersede the provisions of Land Disposal Regulation relating to restoration and if at all the decision taken was to be implemented the correct course should have been the amendment in the regulation in line with the decision taken in the meeting with ICCI. The Board desired that Estate Management Directorate quantify the loss sustained by the Authority as a result of the implementation of the decision of 27-2-1995 and also look into the legal possibilities of recovering the under charged amounts during this period.

Action: DEM-II

8.6 Restoration of Plot No. 24, I&T Centre, Sector G-10, Islamabad.

Decision

The Board decided to restore the allotment on payment of restoration fee and delayed payment charges and the extension surcharge and all other outstanding dues.

Action: DEM-II

8.9 Allotment of Agro-Farming plot in lieu of land acquired by CDA.

Decision.

The Board approved the correction of number of applicants as seven (7) instead of 10.

Action: Dir. Rehab.

8.10 Revision of existing rates of licence fee of the property being managed by the CDA.

Decision

The Board approved the proposal that the revised rates be made effective from 1-8-1996. It was also decided that revision in rates of licence fees now proposed by DMA be taken up at the time of next review.

Action: D.G. Env.
DMA

- 8.11 Relaxation of prescribed qualification/conditions on initial appointment/promotion etc.

Decision

The Board did not approve the relaxation of the conditions laid down in the CDA Employees (Service) Regulation 1992 as relaxation in one case would open a pandora's box for similar relaxations.

Action: Director Personnel.

- 8.12 Review of CDA Employees (Service) Regulations.

Director Personnel explained the case and informed that the draft regulations prepared by a committee constituted by the Board were placed before the Board in the meeting held on 5-6-1996 when it was decided that the revised draft be circulated amongst all Members of the Board for study/opinion.

Decision

Since the revised draft had not been seen by the present Members of the Board it was decided that it should be submitted to the Members of the Board for study and comments.

Action: Director Personnel.

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8.13 CDA Employees (Seniority) Regulations, 1997.

The CDA Employees (Seniority) Regulations, 1997 prepared by the deceased Legal Adviser were placed before the Board.

Decision

It was decided that the Seniority Regulations may be studied by the Director Personnel and compared with the CDA Employees (Service) Regulation and if there are any different provisions these should be brought before the Board.

Action: Director Personnel.

8.14 Permission to construct additional storey on existing buildings in all Marakaz and Super Markets in F-7 and F-6 Islamabad.

Decision

The Board reconsidered but in view of the planning and parking and load on services constraints, did not approve permission to construct additional storey on any building either in Marakaz or in the super markets in F-7 and F-6. It was also decided to stick to the decision of ~~22~~ 22-2-1997. All the constructions carried without obtaining approval of the CDA may be proceeded against for cancellation of allotments.

Action: Member(D)
DD(BCS)

8.15 Grant of extension in contract.

Member(A) informed that the Board of CDA had sanctioned 100 posts of security guards on contract initially for a period of one year which has expired on 30-6-1997 and is required to be renewed for the year 1997-98.

Decision

The Board approved extension in the contract of 100 security guards for the financial year 1997-98.

Action: Director Personnel.
Director Security

- 8.16 A) Issuance of completion certificate in respect of Filling Station located in Blue Area (F-6/G-6) and (B) To fix upper limit of covered area which could be regularized with compounding charges.

Decision

It was decided that the persons involved in processing the case and permitting the excessive area should be identified and proceeded against departmentally and progress of the case reported in the next Board Meeting. For the present case the excess area should be regularized subject to the payment of fine which should be determined by the Finance Wing. Regarding fixing of upper limit of covered area the Board did not approve the proposal of condoning of excess area upto 10% of maximum permissible covered area.

Action: Director Arch.
Director Personnel.

- 8.17 Waiver of extension surcharge against Plot No. 423, Sector F-10/2, Islamabad.
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Decision

It was decided to allow her extension in construction period not exceeding two years upto 30-6-1999 provided she pays extension surcharge from 1-7-1989 to 30-6-1999. No further extension would be given.

Action: DEM-I

- 8.18 Request for issue of NOC to undertake construction of houses on privately owned land located within unacquired R.O.W. (Southern part) of I.J. Principal Road.

Decision

It was decided that CDA should stick to the provisions of ICT (Zoning) Regulation 1992 and not to issue any NOC contrary to the provisions and ask the residents to consolidate their lands for preparation of scheme for obtaining approval from CDA.

Action: Director UP

- 8.19 Permission to CNG Stations.

Decision:

The area involved is industrial. A clarification from the concerned Ministries i.e. Ministry of Petroleum and Ministry of Industries should be sought immediately to determine whether the activity can be categorized as industrial or not. If it is established that this activity is commercial and not industrial immediate notices for cancellation should be issued to all the parties. The Ehtesab Cell PM Sectt. may be sent an interim report.

Action: Director MPC

8.20 Height of Mumty and Stair Hall.

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Decision:

It was decided that the over all height of building (Two storey) including height of exposed basement and mumty should not be more than 37'-6", provided the over all height of the mumty should not be more than 9'-0".

Action: DD(BCS).

8.21 Allotment of land for Darbar, Pir Syed Haider Ali Shah Kazmi, Sector F-11/3, Islamabad.

Decision;

It was decided that DC CDA may look into the issue and put up his recommendations.

Action: Director UP
Director Lands
DC, CDA.

8.22 Non-conforming use of residential house.

Decision

It was decided that action under Phase-I be continued i.e. commercial activity from residences should be got vacated. Regarding uses falling under Phase-II and Phase-III it was decided that a survey should be carried to categorise the non conforming uses with a view to taking a uniform decision. Some criteria should be developed to examine the case. Regarding schools it was decided that Ministry of Education should be requested not to allow registration of schools without NOC from CDA. It was also decided that for the time being status quo may be maintained against non conforming uses falling under Phase-II and Phase-III of the

Board decision dated 31-1-1996 relating to Non-conforming use of residential plots/buildings.

Action: DD(BCS)

NON AGENDA ITEM

Advertisement of Tender Notices.

The consideration of the summary presented by Member (E) was deferred.

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