



Capital Development Authority
(Secretary CDA Board Office)

CONFIDENTIAL

No. CDA-1367/BM-SCB/2020/

Islamabad August 05, 2020

Subject: **MINUTES OF 10TH CDA BOARD MEETING FOR THE YEAR 2020.**

The 10th CDA Board meeting for the year 2020 was held on **August 05, 2020 (Wednesday)** at **10:00 A.M**, in the Conference Room of Executive Block, CDA Headquarter, Islamabad under the Chairmanship of Chairman, CDA.

2. Following attended the meeting:

1. Mr. Amer Ali Ahmed, (In Chair)
Chairman, CDA-
(Additional Charge),
Chief Commissioner ICT
2. Rana Shakeel Asghar,
FA/Member ,CDA/
Member (Admin),CDA.
(Look after charge)
3. Dr. Shahid Mehmood,
Member (P&D), CDA
Member (Engg.), CDA
(Look after charge)
4. Mr. Naveed Ilahi,
Member (Estate),CDA.
(Look after charge)
5. Syed Safdar Ali,
Secretary CDA Board.

3. Commissioner Rawalpindi as ex-officio member of the Board could not attend the meeting. Chief Commissioner, ICT in addition to the assignment of Chairman, CDA attended the meeting, while Member Finance / Member Admin, Member Estate and Member Planning & Design / Member Engineering were present in the meeting.

4. Meeting commenced with the recitation of "Holy Quran" by Syed Safdar Ali, Secretary CDA Board. Thereafter agenda items were taken up for discussion and made following decisions:-

10.1 CREATION OF BUILDING CONTROL DIRECTORATE -III IN CDA.

11191/1367/BM/"20
05-08-'20/10th

DECISION

The summary was presented by Member (P&D), CDA. After due deliberation, Board agreed with the proposal creation of Building Control Directorate-III by re-designating / re-naming the current Architecture Directorate-III as Building Control Directorate-III. The annexed organization structure available in presentation to Prime Minister for BC-II,III and BC-I was also approved. Similarly, Board principally approved the establishment of Directorate of Urban Infrastructure Development for liaison with relevant directorates of Metropolitan Corporation Islamabad. It will be responsible for operation and maintenance of Park Enclave, Parking Plazas and remodeling / clearing of nullahs. Roads Division-I will be converted to Urban Infrastructure Development Division and will work under Roads Dte. South until the Director of UID becomes functional.

However, Board examined that further work distribution would be made by the member concern with the approval of Chairman, CDA. Vacant position will be filled through internal arrangements.

Action By: Member (P&D)

10.2 APPLICATION PERTAINING TO PLOT NO. 01, BLUE AREA (F-8) IN CONTEXT OF BUILDING REGULATIONS 2020

11192/1367/BM/"20
05-08-'20/10th

DECISION

The summary was presented by Member (P&D), CDA. After due deliberation, Board observed that commercialization of basement has to be examined in accordance with the rules and regulations. However, additional FAR as allowable under the building regulations and in pursuance to the concession announced by the federal government and Prime Minister regarding high rise as well as construction activities utilization of requisite space can be committed under the conditions and restrictions indicated by the planning wing. Necessary payment will have to be deposited, which will be worked out subsequently and there will be no impact under requirement indicated for parking, moreover additional requirement for parking which may arise on basis of permission will also be changed by the developer.

Action By: Member (P&D)

10.3 APPROVAL OF GUARANTEES TO BE PROVIDED BY THE DEVELOPERS, DURING APPROVAL OF BUILDING PLANS BY THE AUTHORITY.

11193/1367/BM/"20
05-08-'20/10th

DECISION

The summary was presented by Member (P&D), CDA. After due deliberation, the Board decided that the owner of the plot would either mortgage 10% of the saleable area in accordance with the approved plan OR provide Five percent insurance guarantee of the project value with sky structure and land cost from AA rating insurance company OR 5% bank guarantee in favour of CDA. The same will be released after the successful completion of the project as per Bye-laws. The relevant clause of Building Regulations 2020 be amended and accordingly notified in the Gazette through PCP, after completing of codal formalities and duly vetted from Law Wing.

Action By: Member (P&D)

10.4
11194/1367/BM/'20
05-08-'20/10th

**REQUEST FOR GRANT OF PERMISSION TO ESTABLISH D-CLASS
STAND ON SOUTHERN SIDE OF I. J. PRINCIPLE ROAD, FAIZABAD,
ISLAMABAD.**

DECISION

The summary along with draft policy was presented by Member (P&D), CDA. After due deliberation, Board approved the policy placed at annexure- X of the summary regarding conversion of private land to establish D-Class Bus Stand/ Coach Stand / Wagon Stand on southern side of IJP Road and at exempted pocket in Sector I-8/4, Islamabad subject to the condition that no approval be issued without the consent of Secretary RTA, Islamabad.

Action By: Member (P&D)

NA-1 **CORRIGENDUM; S.R.O NO 1314(I)/2019**

DECISION

The summary was presented by Member (P&D), CDA. After due deliberation board directed that this is essentially typographically error, however it has since been brought after 48 hours therefore matter has been examined by the Board, it was decided to resolve the issue by issuance of corrigendum and gazette notification.

Action By: Member (P&D)

The meeting concluded with a word of thanks to and from the Chair.



10th CDA BOARD MEETING FOR THE YEAR-2020 HELD ON 05-08-2020

AGENDA ITEMS

S.No	Items	Presenter
1.	Creation of Building Control Director –III in CDA.	Member (P&D)
2.	Application pertaining to Plot No.01, F-8 in context of Building Regulations 2019	Member (P&D)
3.	Approval of guarantees to be provided by the Developers, during approval of building plans.	Member (P&D)
4.	Request for grant of permission to establish D-Class stand on Southern side of I.J. Principal Road, Faizabad, Islamabad.	Member (P&D)
NON AGENDA ITEM		
NA-1	Corrigendum ; S.R.O NO 1314(I)/2019	Member (P&D)