



Capital Development Authority
(Secretary CDA Board Office)

CONFIDENTIAL

No. CDA-1278/BM-SCB/2014/

Islamabad Nov. 21 , 2014

Subject: **Minutes of 18th CDA Board Meeting for the Year 2014.**

18th CDA Board meeting for the year 2014 was held on **November 21, 2014 (Friday) at 10:00 A.M**, in the Conference Room of CDA Headquarter, Executive Block No. V, Khayaban-e-Suhrawardy, Sector G-7/4, Islamabad.

2. Following attended the meeting:

- 1) Maroof Afzal, (In Chair)
Chairman, CDA
- 2) Sher Bahadar Arbab,
F.A/Member.
- 3) S.M. Mustafain Kazmi
Member (Environment)
(Look after charge)
- 4) Waseem Ahmed Khan,
Member (P & D).
- 5) Shahid Sohail,
Member (Engineering).
- 6) Amir Ali Ahmed
Member (Admin. & Estate)
- 7) Muhammad Wishaq,
Secretary CDA Board.

3. Chief Commissioner ICT and Commissioner Rawalpindi as members of the Board could not attend the meeting. Mr. Mushtaq Ahmed, Director (Development) representative of Chief Commissioner ICT attended the meeting as observer. In addition to the Chairman/ Members, Dy. Director General (Law) & Addl. Legal Advisor (for items No. 4 & 11), Dy. Director General (Fin.) (for item No. 3), Director (EM-II) (for item No. 11), Dy. Director(EM-I) (for item No. 1), also attended the meeting. Meeting commenced with the recitation of "Holy Quran" by Mr. Muhammad Wishaq, Secretary CDA Board. Thereafter agenda items were taken up for discussion and the following decisions were made:-

18.1 BALLOTING OF RESIDENTIAL PLOTS OF PARK ENCLAVE, ISLAMABAD 30TH DECEMBER, 2014.

DECISION

The Board approved following decisions:-

- i) Balloting of regular size plots (114 of I Kanal+52 of 2 Kanal) will be held on 30-12-2014. Auction of irregular plots will be held subsequently.
- ii) The price of the plots will be Rs.175,00,000 for I Kanal and Rs. 350,00,000 for 2 Kanals.
- iii) Plot number will not be indicated in the brochure
- iv) Down payment is fixed at 10% of the total premium
- v) Refund will be allowed within 45 days of Balloting.
- vi) 5% rebate will be allowed on full payment within 30 days of issuance of offer letter.
- vii) Remaining payment schedule will be as under:-
 - a) 15% within one month of date issuance of offer of allotment.
 - b) 25% within 4 months of date issuance of offer of allotment.
 - c) 25% within 8 months of date issuance of offer of allotment.
 - d) 25% within 12 months of date issuance of offer of allotment.
- viii) Starting of Media Campaign from 01-11-2014 through electronic and print media.

**Action By: Member Estate
DDG (L&E)**

10519/1278/BM/'14 18.2 RESTORATION OF PLOT NO. 319 INDUSTRIAL TRIANGLE KAHUTA.
21-11-'14/18TH

DECISION

The Board noted that case has not been processed by the Price determination committee and directed that the same be done accordingly.

**Action By:DDG(L&E)
DDG(Finance)**

10520/1278/BM/'14 18.3 HIRING THE SERVICES OF PRIVATE EVALUATORS- ASSESSMENT OF VALUE OF PLOTS/ PROPERTY SET TO AUCTION BY CDA.
21-11-'14/18TH

DECISION

The Board approved the proposal contained in the summary.

**Action By: Member/FA
DDG(Finance)**

10521/1278/BM/'14 18.4 PROMOTION OF HORTICULTURE SUPERVISOR IN THE LIGHT OF DIRECTION OF HONOURABLE CHAIRMAN N.I.R.C AND BOARD DECISION DATED 30-05-2014.
21-11-'14/18TH

DECISION

The Board directed that relevant/concerned DPC may consider the cases of qualified individuals as per promotion rules.

**Action By: Member (Environment)
DDG(Environment)**

10522/1278/BM/'14
21-11-'14/18TH

18.5 AWARD OF DESIGN CONSULTANCY CONTRACT TO DR. SHAHAB KHANZADA FOR THE PROJECT CONSTRUCTION OF MARGALLA AVENUE FROM 3RD AVENUE TO MURREE ROAD ISLAMABAD.

DECISION

The Board deferred the item for further examination

Action By: Member (Engineering)

10523/1278/BM/"14
21-11-'14/18TH

18.6 POLICY FOR ESTABLISHMENT OF PRIVATE UNIVERSITIES IN ZONE-IV, ISLAMABAD.

DECISION

After detailed discussion and keeping in view the hydraulic study provided by Hamdard University conducted by Designmen Consulting Engineers Pvt. Ltd. as vetted by Department of Civil Engineering, UET Taxila. The following decisions have been taken to protect the educational institutions from possible flooding of Gumrah Kas in Zone-4, Islamabad:

- i. Right of Way of Gumrah Kas would be 400 feet i.e. 200 feet right of way should be left from the centre line of nullah on either side.
- ii. No basement of lower ground would be permissible in any building within 250 feet of nullah centre line unless proper training and protection works at the bank are provided and maintained to improve hydraulic flow conditions of the nullah.
- iii. The minimum floor level of building would not be less than 2 feet above the highest flood level in order to avoid any possible hazard of flash flood entering into the area of the institution.
- iv. The maximum water level in the Gumrah Kas is 1642 feet above sea level.
- v. Nullah training works with proper engineering design and approval of CDA would be provided prior to commencement of construction activity in the campus area.
- vi. Regular monitoring of the area to ensure provision of buffer zone between nullah and the campus buildings.

2- Other decisions taken are as under:-

i. For Plot measuring 1.5 to 3 Acres

Maximum No of Storey	Ground+5
Maximum FAR	1:2.4
Permissible ground coverage	40%
Setbacks: Front 100' Sides:	45' each Rear: 70'
Basements:	Within the plot area leaving 10' setback around the plot and will be meant for parking only

ii. For Plot of more than 3 Acres

Maximum No of Storey	Ground+9
Maximum FAR	1:2.2
Permissible ground coverage	30%
Setbacks: Front 100' Sides:	80' each Rear: 80'

Basement:

Within the plot area leaving 10' setback around the plot and will be meant for parking only

- iii The minimum area for non residential universities shall be 80 kanals and for residential universities 150 kanals.
 - iv The minimum width of excess road should not be less than 60' feet.
 - v The educational institutions / universities shall produce NOC from relevant Government authority for establishment of educational institutions / universities.
 - vi Scrutiny fee of such cases will be Rs. 5000/- per kanal.
 - vii Land use conversion fee should be Rs.300/- per sq yd for schools and Rs. 600/- for universities. Building plan fees as per BCS regulations.
 - viii The projects shall have their independent access, water supply. A septic tank shall be developed by the sponsors at their own cost and expense.
 - ix Parking should be within premises of institutional area and it would be provided on the basis of following criteria i.e.
 - One car space / 1000 sq.ft. of covered area for institution.
 - One car space / 1500 sq.ft. of covered area for residence.
 - The institute should establish a state of the art Sewage Treatment Plant within its premises and dispose off the sewage after treatment, into the water body.
- 3- For scrutiny of the proposal for an educational institute, the sponsor shall submit :-
- Site plan (scale 1:5000) duly prepared by a Town Planner or Town Planning consulting firm be furnished to the Authority along with a scrutiny fee (say Rs.500,000/-).
 - Revenue Papers attested by Tehsildar i.e.
 - Fard.
 - NEC
 - AKS Shajra.
 - c. Tehsildar will certify on AKS that land shown within the red boundary is owned and possessed by the person/firm/institute.
 - d. Layout Plan at scale of 1:1000.
 - e. Survey Plan at scale of 1:1000.
 - f. Layout Plan superimposed on Survey Plan.
 - g. Layout Plan superimposed on Khasra Plan.
 - h. Project Brief.
 - i. The layout plan approval fee @ Rs.1,000/kanal.
- 4- On approval of Layout Plan and after submission of Engineering designs and completion of formalities, NOC for the project should be processed for approval.
- 5- All buildings in the approved area for Educational institute should be constructed after approval of the CDA.
- 6- The NOC shall not be transferable.
- 7- EPA certificate should be applicable for universities not for schools.
- 8- All cases of NOCs regarding educational institutions and LOP shall be disposed off at least at the level of Member (P) strictly according to approved parameters.
- 9- The above said parameters shall also apply for private educational institutions / universities in zone-2, zone -4 and zone-5 of Islamabad.

- 10- However keeping in view advice of Raja Adnan, Additional Legal Advisor CDA and Mrs. Najma Azhar, Deputy director General the Board approved the regulations subject to vacation of status quo issued by Islamabad High Court in Writ Petition No. 3276/2014 filed by raja Zahid Hussain.

Action By: Member (P&D)

10524/1278/BM/'14 **18.7** **REQUEST FOR ISSUANCE OF NOC ESTABLISHING BEACON**
21-11-'14/18TH **HOUSE SCHOOL SYSTEM CAMPUS IN MOUZA KOTHA**
 KALAN, ZONE-5, ISLAMABAD.

DECISION

The Board discussed the case in detail and approved the following bye laws:-

i. For Plot measuring 1.5 to 3 Acres

Maximum No of Storey	Ground+5
Maximum FAR	1:2.4
Permissible ground coverage	40%
Setbacks: Front 100' Sides: 45' each Rear: 70'	
Basements:	Within the plot area leaving 10' setback around the plot and will be meant for parking only

ii. For Plot of more than 3 Acres

Maximum No of Storey	Ground+9
Maximum FAR	1:2.2
Permissible ground coverage	30%
Setbacks: Front 100' Sides: 80' each Rear: 80'	
Basement:	Within the plot area leaving 10' setback around the plot and will be meant for parking only.

- iii The minimum area for non residential universities shall be 80 kanals and for residential universities 150 kanals.
- iv The minimum width of excess road should not be less than 60' feet.
- v The educational institutions / universities shall produce NOC from relevant Government authority for establishment of educational institutions / universities.
- vi Scrutiny fee of such cases will be Rs. 5000/- per kanal.
- vii Land use conversion fee should be Rs.300/- per sq yd for schools and Rs. 600/- for universities. Building plan fees as per BCS regulations.
- viii The projects shall have their independent access, water supply. A septic tank shall be developed by the sponsors at their own cost and expense.
- ix Parking should be within premises of institutional area and it would be provided on the basis of following criteria i.e.
 - One car space / 1000 sq.ft. of covered area for institution.
 - One car space / 1500 sq.ft. of covered area for residence.

- x The institute should establish a state of the art Sewage Treatment Plant within its premises and dispose off the sewage after treatment, into the water body.
- 2- For scrutiny of the proposal for an educational institute, the sponsor shall submit : -
- a. Site plan (scale 1:5000) duly prepared by a Town Planner or Town Planning consulting firm be furnished to the Authority along with a scrutiny fee (say Rs.500,000/-).
 - b. Revenue Papers attested by Tehsildar i.e.
 - Fard.
 - NEC
 - AKS Shajra.
 - c. Tehsildar will certify on AKS that land shown within the red boundary is owned and possessed by the person/firm/institute.
 - d. Layout Plan at scale of 1:1000.
 - e. Survey Plan at scale of 1:1000.
 - f. Layout Plan superimposed on Survey Plan.
 - g. Layout Plan superimposed on Khasra Plan.
 - h. Project Brief.
 - i. The layout plan approval fee @ Rs.1,000/kanal.
- 3- On approval of Layout Plan and after submission of Engineering designs and completion of formalities, NOC for the project should be processed for approval.
- 4- All buildings in the approved area for Educational institute should be constructed after approval of the CDA.
- 5- The NOC shall not be transferable.
- 6- EPA certificate should be applicable for universities not for schools.
- 7- All cases of NOCs regarding educational institutions and LOP shall be disposed off at least at the level of Member (P) strictly according to approved parameters.
- 8- The above said parameters shall also apply for private educational institutions / universities in zone-2, zone -4 and zone-5 of Islamabad.

Action By: Member (P&D)
Director (RP)
Director (HS)
Director (UP)

10525/1278/BM/'14 18.8 REQUEST FOR ISSUANCE OF DIRECT ACCESS AND ROW CHARGES FROM MAJOR ROADS OF ISLAMABAD TO PETROL PUMP/ CNG STATIONS, ISLAMABAD.
21-11-'14/18TH

DECISION

The Board discussed the revised rates and found it on higher side. The case was deferred and directed Finance Wing to re-examine the proposal.

Action By: Member (Finance)

10526/1278/BM/'14 18.9 PLOT NO. 381, ST. 16, I-9, INDUSTRIAL AREA.
21-11-'14/18TH

DECISION

The Board deferred the case for inspection by Building Control Section.

**Action By: Member (P&D)
DDG(L&E)**

10527/1278/BM/'14
21-11-'14/18TH

18.10 REQUEST FOR ENHANCEMENT IN THE SIZE OF METRO BUS
DEPOT AT SECTOR H-9/3, ISLAMABAD.

DECISION

The Board approved the revised allocation of 17.5 Acre for Metro Bus Depot after taking off the area under the graves. The Terms & Conditions of Allocation and Handing Over of site may be framed by the Directorate of Municipal Administration, CDA, being custodian of transport related sites.

**Action By: Member (P&D)
Member (Estate)
Director (UP)
Director (Estate-II)**

10528/1278/BM/'14
21-11-'14/18TH

18.11 AMENDMENT IN CLAUSES 13 & 19 OF LAND ALLOTTED TO
THE FOREIGN OFFICE WOMEN ASSOCIATION IN H-8,
ISLAMABAD.

DECISION

The Board approved the request of Pakistan Foreign Office Women's Association (PFOWA) it, however, noted that the request does not require the changes in clause 13 & 19 of offer letter. The Board decided not to amend the said clauses of the offer letter.

**Action By: Member (Estate)
DDG(L&E)**

10529/1278/BM/'14
21-11-'14/18TH

NA-I PLANNING OF CDA SCHEME ALONG PARK ROAD NEAR
COMSAT UNIVERSITY, ZONE-4, ISLAMABAD (DOWN TOWN)

DECISION

The Board keeping in view the opinion of Raja Adnan, Additional Legal Advisor and DDG(Law) approved in principle the layout plan subject to vacation of status quo issued by Islamabad High Court in the case of Raja Zahid Hussain V/s CDA in writ petition and with following regulations:-

For Apartments sites

- | | | |
|------|------------------------|--------------------|
| i. | Ground coverage | = 100% |
| ii. | Floor Area Ratio | = 1:8 |
| iii. | Maximum No. of storeys | = Ground + 9 |
| iv. | Set backs | = No set back |
| v. | Basements | = Only for parking |

- vi. Parking = 1.5 car spaces per apartment.

For Commercial/Offices/Apartments

- i. Ground coverage = 100%
 ii. Floor Area Ratio = 1:10
 iii. Maximum No. of storeys = Lower Ground + Ground + 10
 iv. Set backs = No set back
 v. Basements = Only for parking
 vi. Parking = 1 car spaces per 1000 sft covered area.

**Action By: Member (P&D)
 Director (RP)**

10530/1278/BM/'14 NA-II **AMENDMENT IN THE LAYOUT PLAN OF PARK ENCLAVE**
21-11-'14/18TH **HOUSING SCHEME, PARK ROAD ZONE-4, ISLAMABAD.**

DECISION

Keeping in view the advice of Raja Adnan, Additional Legal Advisor CDA and Mrs. Najma Azhar, DDG(Law) CDA, the Board approved in principle the revised layout plan of Park Enclave, with minor changes caused due to change of outer boundary of the scheme. It was further decided that residential plots carved out in the open spaces be deleted due to which number of newly planned plots will be reduced from 105 to 85. The above said approval is subject to vacation of status quo issued by Islamabad High Court in writ petition No. 3276/2014 filed by Raja Zahid Hussain.

**Action By: Member (P&D)
 Member (Estate)
 Director (UP)
 Director Estate-I**

10531/1278/BM/'14 NA-III **REHABILITATION AND REFURBISHMENT OF AIR-**
21-11-'14/18TH **CONDITIONING SYSTEM AT PARLIAMENT BUILDING.**

DECISION

The Board approved to hire services of Consultant for rehabilitation and refurbishment of air-conditioning system at Parliament Building according to PPRA rules and above mentioned tasks.

Action By: Member (Engineering)

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



18th BOARD MEETING FOR THE YEAR-2014 HELD ON
NOVEMBER 21, 2014
AGENDA ITEMS AND STATUS

S.No.	Items	Presenter
1.	BALLOTING OF RESIDENTIAL PLOTS OF PARK ENCLAVE, ISLAMABAD 30 TH DECEMBER, 2014.	Member Estate Director EM-I
2.	RESTORATION OF PLOT NO. 319 INDUSTRIAL TRIANGLE KAHUTA.	Member Estate
3.	HIRING THE SERVICES OF PRIVATE EVALUATORS- ASSESSMENT OF VALUE OF PLOTS/ PROPERTY SET TO AUCTION BY CDA.	FA/ Member DDG(Fin.)
4.	PROMOTION OF HORTICULTURE SUPERVISOR IN THE LIGHT OF DIRECTION OF HONOURABLE CHAIRMAN N.I.R.C AND BOARD DECISION DATED 30-05-2014.	Member Env't.
5.	AWARD OF DESIGN CONSULTANCY CONTRACT TO DR. SHAHAB KHANZADA FOR THE PROJECT CONSTRUCTION OF MARGALLA AVENUE FROM 3 RD AVENUE TO MURREE ROAD ISLAMABAD.	Member Engg.
6.	REQUEST FOR ISSUANCE OF NOC FOR CONSTRUCTION OF HAMDARD UNIVERISITY CAMPUS AT MOHRA NOOR, KURI ROAD, ISLAMABAD.	Member P&D Director RP
7.	REQUEST FOR ISSUANCE OF NOC ESTABLISHING BEACON HOUSE SCHOOL SYSTEM CAMPUS IN MOUZA KOTHA KALAN, ZONE-5, ISLAMABAD.	Member P&D Director RP
8.	REQUEST FOR ISSUANCE OF DIRECT ACCESS AND ROW CHARGES FROM MAJOR ROADS OF ISLAMABAD TO PETROL PUMP/ CNG STATIONS, ISLAMABAD.	Member P&D
9.	PLOT NO. 381, ST. 16, I-9, INDUSTRIOAL AREA.	Member Estate
10.	REQUEST FOR ENHANCEMENT IN THE SIZE OF METRO BUS DEPOT AT SECTOR H-9/3, ISLAMABAD.	Member P&D
11.	AMENDMENT IN CLAUSES 13 & 19 OF LAND ALLOTTED TO THE FOREIGN OFFICE WOMEN ASSOCIATION IN H-8, ISLAMABAD.	Member Estate Director EM-II

Non-Agenda Items		
NA-I	PLANNING OF CDA SCHEME ALONG PARK ROAD NEAR COMSAT UNIVERSITY, ZONE-4, ISLAMABAD (DOWN TOWN)	Member P&D
NA-II	AMENDMENT IN THE LAYOUT PLAN OF PARK ENCLAVE HOUSING SCHEME, PARK ROAD ZONE-4, ISLAMABAD.	Member P&D
NA-III	REHABILITATION AND REFURBISHMENT OF AIR-CONDITIONING SYSTEM AT PARLIAMENT BUILDING.	Member Engg.