

**CAPITAL DEVELOPMENT AUTHORITY
(SECRETARIAT)**

No. CDA-889/BM-Coord/98

Islamabad, November 24, 1998.

Subject:- MINUTES OF THE 20TH MEETING OF THE CDA BOARD FOR
THE YEAR 1998.

The 20th meeting of the CDA Board for the year 1998 was held on Saturday, November 14, 1998 at 02.00 P.M. in the Conference Room, Executive Block, CDA Headquarters, Islamabad.

2. The following attended:-

1. Ch. Qamar Zaman,
Chairman, CDA/Chief Commissioner ICT. In Chair
2. Mr. Mohammad Bashir,
F.A./Member, CDA.
3. Mr. Mohammad Ashraf Khan
Member (A), CDA.
4. Mr. Anwar Said
Member (Design), CDA.
5. Mr. Abdus Salam Khan Wazir
Member (E), CDA.
6. Mr. Maqbool Elahi,
Member (Planning), CDA.
7. Mr. S.A.T. Wasti
Secretary to the Board.

3. The following were also present:-

1. Mr. S.A.M. Wahidi,
Consultant (Law), CDA.
2. Malik Muhammad Nawaz,
Legal Adviser.
3. Mr. Imtiaz Inayat Elahi
DG (Environment)

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| 4. | Mr. M.K.Pasha,
DDG(P) | Item 4 & 13 |
| 5. | Mr. M.D. General
Director Architecture | |
| 6. | Mr. Ahmad Yar Khan
Director Lands & Rehab. | Item 10, 11 & non agenda item |
| 7. | Mr. Muhammad Suleman Sahito
Director Estate Management-II | Item 5 & 7 |
| 8. | Raja Sikandar Sultan,
Deputy Commissioner, Islamabad. | Item No. 6 |
| 9. | Mr. Tariq Faqir,
Deputy Director (BCS) | Items 1, 2 & 3 |

4. Commissioner Rawalpindi Division, Rawalpindi could not attend the meeting due to other official engagements. He was, however, represented by Sardar Muhammad Akram, Additional Commissioner (Coord) Commissioner's Office, Rawalpindi.

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

6. Minutes of the 17th Meeting of the CDA Board were confirmed.

Review of implementation of previous decisions taken in the 17th Board Meeting Held on 17-10-1998

7. The Board reviewed the implementation status of the decisions taken in the 17th Board Meeting held on 17-10-1998. Secretary to the Board explained the implementation status. Further observations made by the Board are as under:-

Items relating to 12th Board Meeting held on 29-6-1998.

- 7.13 Land acquired in village Badia Qadir Bukhsh (Sector G-11).
7.14 Acquisition of Village Korak.

The Board was informed that summary in respect of village Badia Qadir Bukhsh had been received and is included in today's agenda. The summary regarding village Korak would be submitted in the next Board Meeting.

Item relating to 14th Board Meeting held on 11-8-1998.

- 8.2 Financial constraints and relaxation in financial rules for maintenance works under Maintenance Directorate CDA.

The Board was informed that summary was under preparation.

Items relating to 15th Board Meeting held on 8-9-1998.

- 8.1 Approval of Building Plans of plot No. 1, St. No. 62, F-6/3, Islamabad.

The Board discussed at length the present position of the case. Legal Adviser was also called for discussions. The Chairman was unhappy on the construction undertaken by the allottee in the presence of status quo granted by the lower court and asked DD(BCS) to stop the construction and also to detail one person at site for keeping a watch so that the construction is not restarted.

- 8.13 Allotment of plot to Mr. Anwar Salim Ahmad, Addl. Commissioner (Revenue), Rawalpindi from handicapped persons quota.

The Board was informed that the circular had been issued

- 8.16 Operation and Maintenance of E&M Installations of Ministry of Foreign Affairs and "K" & "M" Blocks.

The Board was informed that the press notice for privatization has been issued on 16-11-1998.

Agenda Items of 17th Board Meeting held on 17-10-1998.

- 8.1 CDA (Amendment) Bill, 1997

Action taken.

- 8.2 Settlement of rate of overtime payment to Daily Wages Bus Conductors of Capital Development Authority

The summary is under preparation.

- 8.3 Registration of births and deaths.

The Chairman desired that registration of births and deaths in unacquired urban area (Municipal Area) should also be examined.

- 2.4 Restoration of allotment of Plot No. 36, School Road, F-8/4, Islamabad.
2.5 Restoration of Plot No. 179, Sector G-8/2, Islamabad.

Action taken.

- 2.8 Restoration of shop cum flat No. 5/B, Super Market, F-6 Markaz.

The Board was informed that the report about disciplinary action against the concerned staff of BCS had not been received.

- 2.11 Allotment of additional 4 acres of land to Islah-e-Fikr Foundation and Welfare Trust, Sub Urban Centre Frash, Islamabad.

The Board was informed that summary on the subject has been received and is included in today's agenda.

- 2.12 Revision of burial charges & employment of malies.

The Board was informed that attachment orders of ten malies have been issued. The Chairman desired that the situation should now improve on ground. He also directed that protection arrangements should be made of all electricity points and transformers.

NON AGENDA ITEM

Rosa Coasters.

The Board was informed that the summary was under preparation.

2. The agenda for the meeting was then taken up. Salient points of discussion and decisions were as follows:-

- 2.6 Encroachment by the management committee of mosque in Bazar No. 6, G-9/2, Islamabad.

Decision.

The Board decided that Director (UP) and DMA, under the directions of Member (A) would make a reference to the DC, ICT for taking further action. The DC ICT may like to issue a notice to the Management Committee and also direct them to demolish encroached area shown in orange colour on the plan at all cost. The area shown in yellow colour may be regularised conditionally provided the Committee undertakes to remove all other encroachments and agrees to bear the cost for reconstructing the road and shifting of service line.

Action: DC, ICT
Director (UP)
DMA

8.1 Amendment in Zoning Regulations for Petrol Pump-Service Station Plots.

Decision

The Board approved the maximum covered area of 20% for petrol pumps and 25% covered area for Service Stations.

Regarding the question of whether all Petrol Pumps may be permitted Service Stations, the Board asked the Planning Wing to put up a summary in which they should propose whether old cases where only petrol pumps were previously permitted according to allotment letters are also to be given service station facilities if so what conditions/charges are to be imposed.

Action: DDG(P)
DD(BCS)

- 8.2 Islamabad Multi Units Buildings Sub-Division Regulations, 1998. Approval of Final Draft.

Decision

The proposed regulations should be made public and public comments invited through the Press. The comments and views so received should be examined and proposal brought before the Board after one month.

Action: Director Arch.

Decision

Member (Design) to constitute a committee comprising Director Architecture and Deputy Directors of Building Control Section I and II and Architect-II (who is responsible for compilation of rules and regulations regarding residential and non-residential buildings) to re-examine the whole case and then decision be taken at the Design Wing's level.

This Technical Committee will also be responsible in future to examine and decide all cases where an interpretation and clarification of rules is required. Such cases need not be submitted to the Board.

Action: Member (Design)

8.4 Permission to CNG Station in Industrial Areas of Islamabad.

Decision

Since the whole issue is being enquired by the FIA and Ehtisab Cell further consideration of the item was deferred.

Action: Director MPC

8.5 Restoration of Plot No. 8, Class-III, Shopping Centre in Sector F-11/1, Islamabad.

Decision

The Board decided to restore the allotment subject to payment of all outstanding dues and the restoration charges.

Action: DEM-II

- 8.7 Restoration of Plot No. 2-E, Class-III Shopping Centre in Sector F-11/1, Islamabad.

Decision

The Board decided to restore the allotment subject to payment of all outstanding dues and the restoration charges.

Action: DEM-II

- 8.8 Recovery of outstanding dues against Site No. 1, Markaz F-10 allotted to M/S CCC Associates.
- 8.9 Recovery of outstanding dues against Site No. 3, Markaz F-10, allotted to M/s Minawa (Pvt) Ltd.

Decision

After detailed discussion the Board decided to issue cancellation letter of Sites No. 1 and 3 Markaz F-10 and take over possession of unbuilt portion of site of M/s Minawa (Pvt) Ltd. The Board also decided to issue a notice to M/s Madinawala of Site No. 2 to stop construction owing to default in payment on their part.

Action: DEM-II

- 8.10 Allotment of Agro-Farm to legal heirs of Mst. Niaz Bibi widow of Ghulam Jeelani and Muhammad Yasin S/o Ghulam Jeelani of Village Pindori.

Decision

The Board decided that since the Allotment Scrutiny Committee had already rejected the case on 18-7-1998 the case could not be reopened. The applicants may seek remedy from the court of law.

Action: Dir. L&R

8.11 Allotment of Agro-farms to Affectees.

Decision

The Board approved allotment of agro-farms as indicated above. The Board also decided to make the agro-farms transferable on receiving full payment of premium.

Action: Director L&R
DEM-II

8 12 Allotment of plot to Mian Noor Mohammad, Retired Chief Reporter,
National Assembly of Pakistan.

Decision

The Board, accepting the recommendations of the Committee, decided to place all the relevant facts before the Cabinet Division for a definite directions in the matter.

Action: DEM-I

- 8.13 Allotment of Additional 4 acres of land to Islah-e-Fikr Educational and Welfare Trust, Suburban Centre Farash, Islamabad.

Member: B. S. S. S.

Decision

The Board decided to provide the school site measuring 1.76 acres as well for the Sultana Foundation Project as further additional land on the same cost basis i.e. Rs. 1800/- per square yard as decided in the earlier Board meeting on 7-10-1998 and send Cabinet Division a revised proposal for allotment of a total additional area of 3.76 acres @ Rs.1800/- per square yard for consideration of the Cabinet.

Action: DDG(P)

NON AGENDA ITEM

Village Badia Qadir Bukhsh

Decision

The Board decided to remove restriction imposed on transfer and made the plots transferable.

Action: Director L&R

9.

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