



**Capital Development Authority  
(Secretary CDA Board Office)**

**CONFIDENTIAL**

No. CDA-1306/BM-SCB/2016/

Islamabad July 25, 2016

Subject: **Minutes of 12<sup>TH</sup> CDA Board Meeting for the Year 2016.**

12<sup>th</sup>CDA Board meeting for the year 2016 was held on **July 25, 2016 (Monday) at 02:00 P.M**, in the Conference Room of Executive Block, CDA Headquarter, Islamabad under the Chairmanship of Chairman, CDA.

2. Following attended the meeting:

- 1) Mr. Maroof Afzal, (In Chair)  
Chairman, CDA
- 2) Mr. Waseem Ahmed Khan,  
Member (P & D), CDA  
Member Estate, CDA (*Look after charge*)
- 3) Mr. Sana Ullah Aman  
Member (Environment), CDA (*Look after charge*)  
FA/Member, CDA (*Look after charge*)
- 4) Mr. Amer Ali Ahmed  
Member (Admin.), CDA
- 5) Mr. Shahid Sohail  
Member Engineering, CDA
- 6) Mr. Asif J Shahjahan (T.I.),  
Secretary CDA Board.

3. Chief Commissioner ICT and Commissioner Rawalpindi as members of the Board could not attend the meeting. Mr. Muhammad Ali, Director ICTA representative of Chief Commissioner ICT attended the meeting as

observer. In addition to the Chairman/ Members, DDG(L&E), DDG (Law), Director UP, Director EM-1(East), General Secretary CBA also attended the meeting. Meeting commenced with the recitation of "Holy Quran" by Mr. Asif J Shahjahan (T.I.), Secretary CDA Board. Thereafter agenda item was taken up for discussion and the following decisions were made:-

**12.1 AMENDMENT IN THE LAYOUT PLAN OF SECTOR I-8/2, ISLAMABAD, ENHANCEMENT OF GALI WIDTH FROM 10' TO 20' IN THE EASTERN SIDE OF PLOT NO.389, SECTOR I-8/2.**  
10779/1306/BM/16  
25-07-'16/12<sup>TH</sup>

**DECISION:**

The Board considered and discussed the case in the light of judgment of Islamabad High Court Islamabad, dated 20-11-2015 in WP No. 2981/2015, ICA No. 518/2015, filed by CDA, Crl. Org. No. 228/2016, filed by the petitioner and order of the court dated 30-6-2016, therein. The Board approved the Re-planning as at Para-8 of the Summary, including width of Gali from 10 feet to 20 feet in the East of Plot No. 389, Sector I-8/2. However, this amendment in the Layout Plan would be subject to the final outcome of the ICA No. 518/2015, filed by CDA, in the Islamabad High Court Islamabad.

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

**12.2 ACQUISITION OF LAND / BUP FOR GHQ (DCI LAND MATTERS).**  
10780/1306/BM/16  
25-07-'16/12<sup>TH</sup>

**DECISION:**

The Board approved the summary in principle. It was decided that matter may be proceeded further in accordance with law and in such a manner that interests of CDA are protected and maximum benefit for the CDA as well as residents of Islamabad is derived out of this arrangement in accordance with law. The number of affectees etc indicated is being taken as notional as determination of the same is not within the perview of the Board and relevant law and procedure exists in the matter. However, it was also directed that a detailed financial analysis of the case may also be worked out.

Furthermore, a case be forwarded to the Cabinet Division to solicit approval for change of land use.

As for as Margalla Avenue is concerned, it was explained that DDG (L&E) has already discussed the proposal with DCI management in a meeting to maintain its original alignment with the following minor adjustment:

*"It may where intersects with the area earmarked for DCI, go along outside of the boundary and again retain its original alignment."*

The Board endorsed the above stated proposal.

Furthermore, it was directed that the case for waiver of delayed payment charges be presented to the Board separately.

During briefing, it was noticed that the size of plots has been indicated which has to be in conformity with the rules and law in the matter. Also on page 2, Para 4, "Proposal, d", 4th installment has been mentioned as 105 Billion instead of 0.5 Billion. The Board directed that corrigendum be issued in this regard.

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

### **12.3 DECISION ON ISLAMABAD HIGH COURT'S JUDGMENT.**

10781/1306/BM/'16  
25-07-'16/12<sup>TH</sup>

#### **DECISION**

The Board decided that Committee under the Member Estate may be formed and include the DDG law, Director Estate as well as the LA to examine the case. The matter/ report may be put up in the coming board meeting.

**Action By: DDG(L&E)**  
**Director EM-I**

### **12.4 EXTENSION IN COMPLETION PERIOD OF APARTMENT PROJECT IN ZONE- II, ISLAMABAD. (ZARKON HEIGHTS).**

The subject summary could not be discussed.

### **12.5 REFUND OF BID SECURITY/ EARNER MONEY OF RS. 6.125(M) TO M/SAEC &CO.**

The subject summary could not be discussed.

### **12.6 RE- PLANNING OF SUB- SECTOR I-11/2, ISLAMABAD.**

10782/1306/BM/'16  
25-07-'16/12<sup>TH</sup>

#### **DECISION**

The Board approved the plan in principle.

The Board also agreed to the suggestion of the land directorate that vacant plots in this sector may be reserved for adjusting affectees. This would

remove existing discretion available to the land directorate in allocation of affectees of old Mauzas to sectors of choice. Now similar area would be available to all applicants. Further planning of the sector may also be carried out in the same spirit. The plots which may become available in established sectors like I-9, I-10 or the Model villages on account of this decision may subsequently be put up before the Board so as to decide the proper disposal, preferable through auction so as to earn revenue and build resource base for CDA.

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

**12.7 ADJUSTMENT OF DIMENSIONS OF PLOT NO. 1435 & 1435-A SECTOR I-14/1, ISLAMABAD. (WAFaqI MOHTASIB CASE).**

The subject summary could not be discussed.

**12.8 REFORMS IN LAND DIRECTORATE.**

10783/1306/BM/'16

25-07-'16/12<sup>TH</sup>

**DECISION**

The board decided the following:

- a) The directions of the Minister CADD during the meeting held on 8.6.16 regarding establishment of two directorates of land were discussed and agreed to in principle.
- b) The board formed a reform committee for land directorate with the following composition:
  - a. Member Estate and Planning (chairperson)
  - b. DDG law
  - c. DDG land and estate
  - d. DFA
  - e. Director Planning

This committee will be tasked with the following however, it will be at liberty to put up reports on each item separately for expediency. The committee will firm up its report within four weeks;

- i) Measures to facilitate public in day to day dealing at the Land and estate management offices.
- ii) Develop SOPs to ensure elimination of corruption and removal of impediments for applicants.
- iii) Ensure automation of processes and digitization of records.
- iv) Better record keeping measures.

- v) Work distribution within the two directorates of land: Distribution of record, development of procedures as well as approval process for implementation of decision of establishment of two directorates in land shall be worked out. The geographical boundary as well as approval processes within each directorate shall also be evolved. The linkage with the Deputy Commissioner CDA as well as other offices that would cater for both the directorates shall also be developed.
  - vi) Development of a system whereby eventually allocation of plot numbers may be handed over to NADRA. In this context necessary amendments in the relevant laws shall also be proposed as well as arrangement with NADRA shall also be worked out.
- c) The board examined the committee for allotment of numbers of Plots in old mouzas as directed by the Minister for CADD in minutes dated 17.7.16 and recommended that HRD may notify the same as put up by the relevant section on 17.7.16 however, Director Accounts and Director HS may be included as co-opted members in the committee. The TORs will be approved separately for the objective of the same being transparency and removal of possibility of any corrupt practices.

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

## **12.9 ESTABLISHMENT OF CDA POLICE STATION.**

10784/1306/BM/'16

25-07-'16/12<sup>TH</sup>

### **DECISION**

The Board approved the Summary in principle and directed that concerned wings must start the process for establishment of the same at the earliest in accordance with law. Proper rules should also be framed in this regard.

**Action By: DG(Admn)**

## **12.10 DELAY IN PAYMENT OF OUTSTANDING AMOUNT TO THE CONSULTANT M/S AHED ASSOCIATES FOR THE DESIGN OF CDA HEADQUARTER BUILDING AT MAUVE AREA G-8/4 ISLAMABAD.**

The subject summary could not be discussed.

**NA-I PARA 3.1**10785/1306/BM/'1625-07-'16/12<sup>TH</sup>**DECISION:**

Keeping in view the position explained in the light of PAC directives by member Engineering CDA, the Board after deliberation regularized the expenditure incurred through quotations to get the para settled.

**Action By: Member Engg.**

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

