

**5<sup>TH</sup> CDA BOARD MEETING FOR THE YEAR-2017 HELD ON 21-4-2017****AGENDA ITEMS**

<b>S.No</b>	<b>Items</b>	<b>Presenter</b>
1.	Grant of President House Allowance to CDA Employees BPS-1 to 16 (Non Gazetted) posted at Aiwan-e-Sadar Building.	Member Engg. Dir. A. Sadar
2.	Naming of Road after legendary Artist Agha Nasir in Islamabad.	Member P&D Director TE&TP
3.	Naming of road after Social Leaders, Prominent Intellectuals , Famous journalist Zahid Malik (Late)	Member P&D Director TE&TP
4.	Planning parameters for Zone-IV and Zone-V: Access road to the Private Housing Schemes.	Member P&D Director RP
5.	Revised Policy for Grant of House Building Advance/Motor Cycle Advance and Motor Car Advance.	Member Admin Director-II, HRD
6.	Government Accommodation on CDA's Pool: Allotment Thereof.	Member Admin Director Admin
7.	Allotment of Alternate Plot to Mr. Sakhi Muhammad allottee of Plot No. 200-C, Sector F-11/2 (Old 189, F-11/4), Islamabad.	Member Estate Director EM-I
8.	Auction of Commercial Plots- 10 <sup>TH</sup> & 11 <sup>TH</sup> May, 2017.	Member Estate DDG Estate
9.	Auction of Residential Plots- 8 <sup>TH</sup> & 9 <sup>TH</sup> May, 2017.	Member Estate DDG Estate
10.	Restoration of Plot No. 59 Orchard Scheme, Murree Road, Islamabad.	Member Estate Director L&R
11.	One Constitution Avenue	Member Estate Member (P&D)



Capital Development Authority  
(Secretary CDA Board Office)

CONFIDENTIAL

No. CDA-1319/BM-SCB/2017/

Islamabad April 21, 2017

Subject: **Minutes of 5<sup>TH</sup> CDA Board Meeting for the Year 2017.**

5<sup>TH</sup> CDA Board meeting for the year 2017 was held on **April 21, 2017 (Friday) at 09:00 A.M**, in the Conference Room of Executive Block, CDA Headquarter, Islamabad under the Chairmanship of Chairman, CDA.

2. Following attended the meeting:

1. Sheikh Anser Aziz, (In Chair)  
Chairman, CDA
2. Mr. Asad Mehboob Kayani,  
Member (P & D), CDA  
Member Engineering, CDA (*Look after charge*)
3. Mr. Fahad H. Aziz,  
FA/ Member, CDA
4. Mr. Muhammad Yasir Pirzada,  
Member Admin. CDA
5. Mr. Khushal Khan,  
Member Estate, CDA
6. Sheikh Anser Aziz,  
Mayor Metropolitan Corp. Islamabad
7. Mr. Asif J Shahjahan (T.I.),  
Secretary CDA Board.

3. Chief Commissioner ICT, Commissioner Rawalpindi as members of the Board could not attend the meeting. Post of Member Environment is vacant. In addition to the Chairman/ Members, DDG (Estate), Director UP, Director (L&R), Director RP attended the meeting

4. Meeting commenced with the recitation of "Holy Quran" by Sheikh Anser Aziz, Chairman CDA/ Mayor MCI. Thereafter agenda items were taken up for discussion and made following decisions:-

5.1 **GRANT OF PRESIDENT HOUSE ALLOWANCE TO CDA EMPLOYEES BPS-1 TO 16 (NON GAZETTED) POSTED AT AIWAN-E-SADAR BUILDING.**

5.2 **NAMING OF ROAD AFTER LEGENDARY ARTIST AGHA NASIR IN ISLAMABAD.**

**5.3 NAMING OF ROAD AFTER SOCIAL LEADERS, PROMINENT INTELLECTUALS, FAMOUS JOURNALIST ZAHID MALIK (LATE).**

Agenda item 1, 2 and 3 could not be discussed due to paucity of time.

**5.4 PLANNING PARAMETERS FOR ZONE-IV AND ZONE-V: ACCESS ROAD TO THE PRIVATE HOUSING SCHEMES.**  
10868/1319/BM/17  
21-04-'17/5<sup>TH</sup>

**DECISION**

Keeping in view the expected load of future traffic on the access roads to private housing schemes in zone II, IV and V, the concept after due deliberation was agreed in principle however, it was believed that the proposal needs more thoughtful study before adoption of the proposed planning parameters hence, the summary was deferred for re-submission after fulfillment of required action suggested by the Board.

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

**5.5 REVISED POLICY FOR GRANT OF HOUSE BUILDING ADVANCE/MOTOR CYCLE ADVANCE AND MOTOR CAR ADVANCE.**  
10869/1319/BM/17  
21-04-'17/5<sup>TH</sup>

**DECISION**

The revised policy for grant of House Building Advance/Motor Cycle Advance and Motor Car Advance presented by Member Administration was approved by the Board after due deliberation subject to minor adjustment in constitution of the committee proposed at para 1, page 2 as follows:

**For:**

- |                          |             |
|--------------------------|-------------|
| a. Dy. DG. (HRD)         | (Convener)  |
| b. Dy. Financial Advisor | (Member)    |
| c. Director (Law)        | (Member)    |
| d. Director (Accounts)   | (Member)    |
| e. Director – II, HRD    | (Secretary) |

**Read:**

- |   |             |
|---|-------------|
| a. Dy. DG. (HRD)  | (Convener)  |
| b. DG Finance/Dy. Financial Advisor - II                                    | (Member)    |
| <i>(In the absence of DG Finance, Dy. Financial Advisor-II will attend)</i> |             |
| c. Director (Law)   | (Member)    |
| d. Director Admin   | (Secretary) |

**Action By: Member Admin.**

**5.6 GOVERNMENT ACCOMMODATION ON CDA'S POOL: ALLOTMENT THEREOF.**  
10870/1319/BM/17  
21-04-'17/5<sup>TH</sup>

**DECISION**

After due deliberation, the summary was approved by the Board.

**Action By: Member Admin.**

10871/1319/BM/'17  
21-04-'17/5<sup>TH</sup>

5.7 ALLOTMENT OF ALTERNATE PLOT TO MR. SAKHI MUHAMMAD ALLOTTEE OF PLOT NO. 200-C, SECTOR F-11/2 (OLD 189, F-11/4), ISLAMABAD.

**DECISION**

In concurrence to the directions of the Honorable High Court, proposals submitted by Estate Management-I for settlement of the long pending issue were deliberated. The Board however did not agree with the proposal and was of the view that Planning Wing should make another attempt to carve out a suitable plot of exact size as originally allotted to compensate the petitioner.

If Planning Wing does not succeed in creating the plot of same size, the petitioner may be offered option-ii mentioned in para-7 of the summary and the case de disposed of accordingly.

**Action By: Member Estate  
Member (P&D)**

10872/1319/BM/'17  
21-04-'17/5<sup>TH</sup>

5.8 AUCTION OF COMMERCIAL PLOTS- 10<sup>TH</sup> & 11<sup>TH</sup> MAY, 2017.

**DECISION**

The auction of commercial plots was approved with the following directions/ amendments:

- The auction should commence on 17<sup>th</sup> & 18<sup>th</sup> of May 2017.
- “**As is where is**” should explicitly be displayed on the auction brochure.
- Planning Wing should demarcate the proposed plots on site before auction.
- Depositing 25% of the total premium by the successful bidder within 72 hours after adjusting the token money as described in para 3 of the summary “**mode of payment**” be extended to 7 working days of issuance of bid acceptance letter with proof of payment of all applicable local and government taxes.
- Auction Brochure containing terms and conditions be prepared and presented to the Board for approval.

2. The Board also made few amendments in parameters of the following plots:

**Plot No. 36, I-8 Markaz at serial no. 1:**

- Number of storeys not be caped, however FAR to be observed.
- One car parking for 1000 Sq. Ft. of gross covered area be provided instead of varied space allocation for car parking.

**Plot No. 12, G-11/3 at serial no. 3:**

- Token money will be charged as Pk. Rs. 20 million instead of Pk. Rs. 10 million.
- Number of storeys not be caped, however FAR to be observed.

**Plot No. 7-A, H-11/4 at serial no. 13:**

- Sector be changed to “Shopping Centre, H-11/4” and Category be changed to “Commercial”

**Plot No. 36, G-11 Markaz at serial no. 37:**

- Number of storeys not be caped, however FAR to be observed.
- One car parking for 1000 Sq. Ft. of gross covered area be provided instead of varied space allocation for car parking.

3. Space for public toilets be made mandatory in each petrol pump.
4. Furthermore, another 4 plots along with parameters were also proposed by Member Estate during the meeting for inclusion in the list of auction as follows. The Board granted permission for inclusion.

Sr. No	Plot No.	Sector	Size (Sq. Yds.)	Category	Planning Parameters	Token Money																					
1.	3	G-8 Blue Area	2,666.67 (120'x200')	Commercial	<p>Maximum Floor Area Ratio (F.A.R.) =1:8</p> <p><u>Maximum Permissible Ground Coverage</u> Ground + 4 Storey = 70%, Subsequent Storey = 50%</p> <p>Maximum Height = As cleared by CAA</p> <p><u>Uses</u> Ground + 4 Storey = Commercial [as defined in Clause 3(2) read with Clause-6 of the ILDR, 2005] Subsequent Storey = Offices and/or Apartments</p> <p><u>Minimum Set Backs</u> North = 20', South=12', East=0', West=20'</p> <p><u>Parking</u> One Car Space for 1,000 Sq. ft. covered area. The parking requirements will be accommodated within Plot Line including Basements.</p> <p><u>Basements</u> As per Parking requirements and shall be used for Parking only. Parking Area Calculations = 250 Sq. ft. area for one Car</p>	100 million																					
2.	4	G-8 Blue Area	2,666.67 (120'x200')	Commercial	<p style="text-align: center;"><b>-do-</b></p> <p><u>Minimum Set Backs</u> North = 20', South=12', East=20', West=0'</p>	100 million																					
3.	Petrol Pump	Park Road Park Enclave-II	2,500.00 (150'x150')	Petrol Pump	<p>Maximum Ground Coverage = 20% (Uses: Tuck Shop, Tyre Shop, Service Station)</p> <p>Maximum Storey =1</p> <p><u>Minimum Setbacks</u> North = 10', South=10', East=10', West=20'</p> <p>Public Toilets must be Provided</p>	20 million																					
4.	15	Orchard Scheme Murree Road	3.59 Acres	Orchard	<p>No of Storeys = Basement + Ground</p> <p>Max. Covered area</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">i. Manager's Residence</td> <td style="width: 10%; text-align: center;">=</td> <td style="width: 40%;">2,250 Sft.</td> </tr> <tr> <td>ii. Office Block</td> <td style="text-align: center;">=</td> <td>1,000 Sft.</td> </tr> <tr> <td>iii. Kitchen/Canteen with toilet</td> <td style="text-align: center;">=</td> <td>500 Sft.</td> </tr> <tr> <td>iv. Servant Block</td> <td style="text-align: center;">=</td> <td>500 Sft.</td> </tr> <tr> <td>v. Tractor/Trolley room</td> <td style="text-align: center;">=</td> <td>500 Sft.</td> </tr> <tr> <td>vi. Guard Room</td> <td style="text-align: center;">=</td> <td>100 Sft.</td> </tr> <tr> <td colspan="3" style="text-align: right;"><b>Total</b></td> </tr> </table> <p>= 4,850 Sft.</p> <p>i. 70 fruit trees per acres, the lessee may</p>	i. Manager's Residence	=	2,250 Sft.	ii. Office Block	=	1,000 Sft.	iii. Kitchen/Canteen with toilet	=	500 Sft.	iv. Servant Block	=	500 Sft.	v. Tractor/Trolley room	=	500 Sft.	vi. Guard Room	=	100 Sft.	<b>Total</b>			10 million
i. Manager's Residence	=	2,250 Sft.																									
ii. Office Block	=	1,000 Sft.																									
iii. Kitchen/Canteen with toilet	=	500 Sft.																									
iv. Servant Block	=	500 Sft.																									
v. Tractor/Trolley room	=	500 Sft.																									
vi. Guard Room	=	100 Sft.																									
<b>Total</b>																											

					<p>also grow grapes, melons, water melons, strawberries etc.</p> <p>ii. Swimming Pools, Gazebos, Ornamental Landscaping elements and Water Features are not allowed.</p> <p><u>Minimum Setbacks</u></p> <p>i. For all buildings (except residence) Front = 40'</p> <p>ii. For Residence Min. Front Setback = 100'</p> <p>iii. Rear &amp; Side Set backs In case of road at side or rear (for residence only) Min. Set back = 40'</p> <p>iv. For all other Structures = 20'</p>	
--	--	--	--	--	--	--

**Action By: Member Estate**

**5.9 AUCTION OF RESIDENTIAL PLOTS- 8<sup>TH</sup> & 9<sup>TH</sup> MAY, 2017.**

10873/1319/BM/'17

21-04-'17/5<sup>TH</sup>

**DECISION**

The auction of residential plots was approved with the following directions:

- The auction should commence on 16<sup>th</sup> of May 2017.
- "As is where is" should explicitly be displayed on the auction brochure.
- Planning Wing may demarcate the proposed plots on site before auction.
- Depositing 40% of the total premium by the successful bidder within 72 hours after adjusting the token money as described in para 3 of the summary "mode of payment" be extended to 7 working days of issuance of bid acceptance letter with proof of payment of all applicable local and government taxes.
- Auction Brochure containing terms and conditions be prepared and presented to the Board for approval.

**Action By: Member Estate**

**5.10 RESTORATION OF PLOT NO. 59 ORCHARD SCHEME, MURREE ROAD, ISLAMABAD.**

10874/1319/BM/'17

21-04-'17/5<sup>TH</sup>

**DECISION**

In cognizance to the findings and instructions of Public Accounts Committee, the Board approved para 10 of the summary superseding its earlier decision taken in the 14<sup>th</sup> Board meeting which was held on 10 October 2016.

**Action By: Member Estate**

**5.11 ONE CONSTITUTION AVENUE**

The above item could not be discussed.

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

