



No. CDA-1333/BM-SCB/2018/

Islamabad May 09, 2018

Subject: **MINUTES OF 6TH CDA BOARD MEETING FOR THE YEAR 2018.**

6TH CDA Board meeting for the year 2018 was held on **May 09, 2018 (Wednesday) 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. Usman Akhtar Bajwa (In Chair)
Chairman, CDA
2. Mr. Asad Mehboob Kayani,
Member (P & D), CDA
3. Dr. Fahad H. Aziz,
FA/Member, CDA
6. Mr. Khushal Khan,
Member Estate, CDA
4. Mr. Sajjad Zaidi,
Member Engineering, CDA
(Look after charge)
5. Mr. Nadeem Akbar Malik,
Member (Admin), CDA
(Look after charge)
7. Mr. Nadeem Akbar Malik,
Secretary CDA Board (Look after charge)

3. Chief Commissioner ICT, Commissioner Rawalpindi as members of the Board could not attend the meeting. In addition to the Chairman and Board Members, ED Capital Hospital, Director Staff, Director Urban Planning, Director Regional Planning, Director Master Planning and Director Housing Societies.

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

- 6.1 10981/1333/BM/'18
09-05-'18/6TH **FORMAL APPROVAL OF FEE STRUCTURE OF CDA MODEL SCHOOL ISLAMABAD.**
- DECISION:**
The Board approved the revision of fee structure, transport charges and allied charges proposed by Principal CDA Model School.
- Action By: Member (Admin)
Principal Model School**
- 6.2 10982/1333/BM/'18
09-05-'18/6TH **RESTORATION OF PLOT NO. 584, SECTOR I-16/4, ISLAMABAD.**
- DECISION:**
The request for restoration of Plot No. 584, Sector I-16/4 does not cover under the Restoration Policy-2014, hence was not acceded to by the Board.
- Action By: Member Estate
DDG(Estate)**
- 6.3 10983/1333/BM/'18
09-05-'18/6TH **REVISION OF DAILY WAGES RATES.**
- DECISION:**
The Board approved the proposal made at paragraph-2 of the summary. These rates will be applicable with effect from 01-07-2017 and arrears will be paid in installments along with wages of each month on 1+1 basis (i.e one regular payment +one difference of pay as arrear).
- Action By: FA/Member
DFA-II**
- 6.4 10984/1333/BM/'18
09-05-'18/6TH **RE-IMBURSEMENT OF MEDICAL CHARGES IN R/O MR. GHULAM MUSTAFA, EX. ASSISTANT DIRECTOR.**
- DECISION:**
The request of Mr. Ghulam Mustafa, Ex- Assistant Director, HRD Directorate for reimbursement of medical charges is not covered under CDA Employees Service Regulation-1992, hence was rejected by the Board.
- Action By: Member Admin
E.D Hospital**
- 6.5 10985/1333/BM/'18
09-05-'18/6TH **ALLOTMENT OF PLOT FOR OFFICE ACCOMMODATION OF COMPETITION COMMISSION OF PAKISTAN.**
- DECISION:**
The Board approved the allotment of plot measuring 3111.11 sq. yards in Sector G-10/4 to Competition Commission of Pakistan on current reserve price which is to be determined by Finance Wing, CDA, subject to approval by Prime Minister of Pakistan and fulfillment of other codal formalities.
- Action By: Member (Estate)
DDG Estate**
- 6.6 10986/1333/BM/'18
09-05-'18/6TH **ADJUSTMENT IN THE PLANNING PARAMETERS FOR PLOT NO.26-A, G-9 MARKAZ, ISLAMABAD.**
- DECISION:**
The Board approved option-3 of proposal made at paragraph-6 of summary.
- Action By: Member (P&D)
Director (UP)**

6.7
10987/1333/BM/'18
09-05-'18/6TH

RESTORATION OF PLOT 289, SECTOR F-10/4, ISLAMABAD.

DECISION:

The Board approved the restoration of Plot No. 289, Sector F-10/4 subject to restoration charges @ Rs. 1236.00 per square yards, which comes to 1022.22 x 1236 =1263464.00

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

6.8
10988/1333/BM/'18
09-05-'18/6TH

DISCRIMINATION IN ALLOTMENT OF PLOT – SHOUKAT MEHMOOD AND TWO OTHERS.

DECISION:

After due deliberation, the request of petitioner to consider their promotion with effect from 04-03-2003 for allotment of plot was approved by the Board. Their cases will be considered along with other CDA employees at the time of allotment of plots to all employees on merit and as per rules and procedure.

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

6.9 **DRAFT RULES FOR ESTATE MANAGEMENT AND PROPOSED AMENDMENTS IN CDA ORDINANCE.**

The above case was not discussed

6.10
10989/1333/BM/'18
09-05-'18/6TH

DECLARATION OF VEHICULAR STREETS AND IMPOSITION OF CHARGES FOR OPENINGS IN NON-VEHICULAR STREETS / GALIS / LANES / PESSAGES.

DECISION:

The Board approved proposal contained at para-6 of the summary reads as; Clause 1.2.148(a), defining the Vehicular Street, may be inserted in the Islamabad Residential Sectors Zoning (Building Control) Regulation, 2005:

Vehicular Street means a Street having width of 30 Feet and above.

Further it was decided that for plots which have earlier been allotted as non corner and now have become corner plots after this decision, 5% charges on the basis of market price of plot as determined by Finance Wing, CDA will be applicable, in case the allottee wishes to have the plot declared as corner.

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

6.11
10990/1333/BM/'18
09-05-'18/6TH

REQUEST FOR THE ALLOCATION OF LAND/FUNDS FOR CONSTRUCTION OF MARRIED ACCOMMODATION.

DECISION:

The Board approved the proposal for allotment of 245 kanal for construction of Married accommodation in Jagiot Agro Farming Scheme at the rates of Rs.10,913 per sqyds. In addition to it AGR @Rs.10/- per sqyds with 15% increase after every 3 years, subject to the approval of Federal Government and other formalities for the allotment of land to Government organizations.

Action By: Member (P&D)

6.12 REQUEST REGARDING PERMISSION TO CONSTRUCT 100' WIDE ROAD AS PER APPROVED LAYOUT-PLAN OF KURI AGRO- FARMING SCHEME FOR ACCESS OF PARK VIEW CITY FROM ARTERIAL ROAD KURI.
 10991/1333/BM/'18
 09-05-'18/6TH

DECISION:

The Board approved the proposal made at paragraph-7 of the summary and decided that Member Planning & Design may finalize the matter accordingly in line with rules and ensure that title of access road shall vest with CDA

Action By: Member (P&D)

6.13 REQUEST FOR ISSUANCE OF NO OBJECTION CERTIFICATE FOR INSTALLATION OF PETROL PUMP OF M/S ATTOCK PETROLEUM LTD., AT KHASRA No. 1619, 40/2555, KHATOONI NO. 84,86, KHEWAT NO. 72, MOUZA LOHI BHER ON PWD LINK ROAD, ZONE-5, ISLAMABAD.
 10992/1333/BM/'18
 09-05-'18/6TH

DECISION:

The Board decided that PWD link road be notified as arterial road and installation of Fueling Stations on private land along all arterial roads shall be allowed.

Action By: Member (P&D)

6.14 UNIFORM PLANNING PARAMETERS FOR CONSTRUCTION OF MEDIUM RISE RESIDENTIAL APARTMENTS IN ZONE-II, ZONE-IV AND ZONE-V.
 10993/1333/BM/'18
 09-05-'18/6TH

DECISION:

The Board Approved the Policy parameters with following amendments:

- i. FAR be Capped at 1:3.5
- ii. Security of Marketing is to be excluded
- iii. Bank Guarantee be secured @Rs.300/sft of covered area of the Project which is approximately equal to 10% of Construction cost instead of Surety Bond. Bank Guarantee will be released on issuance of completion certificate.
- iv. Connection to CDA's Trunk Sewerage System be allowed after the clearance from Design wing regarding the capacity of the System
- v. The Scrutiny fee of Building Plans shall be as per CDA Building Regulation.
- vi. Maximum scheme area should be allowed up to 200 kanals.
- vii. The draft policy be uploaded on CDA's website for 14 days for seeking public comments before implementation.

Action By: Member (P&D)

6.15 EARMARKING OF NURSERIES PLOTS IN THE RIGHT OF WAYS (R.O.WS), H-SERIES, ISLAMABAD.
 10994/1333/BM/'18
 09-05-'18/6TH

DECISION:

The Board decided that after negotiations with stakeholders by Member (P&D) the summary be placed before the Board.

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

6.16 HIRING OF CONSULTANTS FOR REVISION OF MASTER PLAN OF ISLAMABAD.

10995/1333/BM/'18

09-05-'18/6TH

DECISION:

The Board approved the proposal made at paragraph-6 of summary and decided that advertisement for hiring of consultants for revision of Master Plan of Islamabad should appear in newspapers within a week's time after issuance of minutes.

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

6.17 STRENGTHENING OF MASTER PLAN DIRECTORATE.

10996/1333/BM/'18

09-05-'18/6TH

DECISION:

A presentation be given to Chairman CDA, he will decide about placing summary before the Board.

Action By: Member (P&D)

6.18 LAYOUT PLAN OF BLUE AREA E-11, ISLAMABAD.

10997/1333/BM/'18

09-05-'18/6TH

DECISION:

The Board approved the Layout Plan of Blue Area E-11 with following amendments:

- i. The Masjid site be placed with CNG Station and green area with CNG Station be shifted to green area along nullah, for making large green area.
- ii. The Schedule of Plots and Landuse Analysis of Proposed Layout Plan is as under:

SCHEDULE OF PLOTS

Sr. No.	Plot No.	Dimensions	Unit Area (Sq. yds.)	No. of Units	Total Area (Sq. Yds.)
1.	Commercial Plots 1, 2, 3, 4, 5, 6, 7, 8, 9, 14, 15, 16, 17,18	140'x156'	2,426.67	14	33,973
2.	Commercial Plots 10, 11, 12, 13, 23, 24, 25, 26	150'x156'	2,600.00	8	20,800
3.	Commercial Plots 19, 20, 21, 22	160'x156'	2,773.33	4	11,093
4.	Masjid	83'x156'	1,438.66	1	1,439
5.	Petrol Pump	150'x156'	2,600.00	1	2,600
6.	Green	-	-	2	3,207
7.	Parking Lots	-	-	7	20,315
8.	Roads (Passages)	-	-	8	5,373
Total					98,800.00

LAND USE ANALYSIS

Sr. No.	Land Uses	Total Arae (Sq. Yds.)	%age
1.	Commercial Plots	65,866.00	66.67
2.	Masjid	1,439	1.45
3.	Petrol Pump	2,600	2.63

4.	Green	3,207	3.25
5.	Parking Lots	20,315	20.56
6.	Roads (Passages)	5,373	5.44
Total		98,800	100

- iii. The Floor Area Ratio (F.A.R) in rest of the Blue Areas has been fixed as 1:8. However, in Sector E-11 it has been proposed as 1:5, because of Small Size of Plots. The Planning Parameters of Commercial Plots are proposed as under:

1.	Maximum Floor Area Ratio (F.A.R.)	1:5
2.	Maximum Ground Coverage	55%
3.	Maximum Permissible Height	150 Feet
4.	Uses	Ground+2 Storey = Commercial [as defined in Clause 3(2) read with Clause-6 of the ILDR, 2005] Subsequent Storey = Offices and/or Apartments
5.	Minimum Set Backs	North = 20', South=10', East=20', West=20'
6.	Parking	One Car Space for 1,000 Sq. Ft. Covered Area. The parking requirements will be accommodated within Plot Line including Basements.
7.	Basements	As per Parking requirements and shall be used for Parking only. Parking Area Calculations = 250 Sq. ft. area for one Car

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

6.19 AMENDMENT IN ZONING CONTROL POLICY-2007 FOR SECTOR E-11, ISLAMABAD.
10998/1333/BM/'18
09-05-'18/6TH

DECISION:

The Board approved the following amendments in Zoning Control Policy 2007:

- i- Minimum 30 feet wide road and a Traffic Impact Study shall be required for approval of any commercial/apartment building.
- ii- One car parking space @250 sft for each 1000 sft of gross building area to be provided for commercial/apartment building. In case sufficient car parking space cannot be provided Rs.0.6 million shall be charged for each deficient car parking space.
- iii- Bank Guarantee be secured @Rs.300/sft of covered area of the Project which is approximately equal to 10% of Construction cost instead of Surety Bond. Bank Guarantee will be released on issuance of completion certificate.
- iv- Compounding charges equal to Rs.3000/s.yd (double the land use conversion charges of the total covered area of the plot) be obtained for deficient area of the required minimum plot area as given in Zoning Control Policy. Compounding will be permissible only in case of already built and occupied building as of 30-05-2018.
- v- Approval of amended/revised Zoning Plan for E-11 as per planning report of zoning control policy 2007.

- vi- The cost of any other necessary improvement measures carried out by CDA to facilitate the area will also be borne by the developers/builders in the area.
- vii- Certification from approved consultants must be obtained regarding structural soundness, stability, conformity of buildings to Building Code of Pakistan; Fire and Life safety Provisions -2016 and seismic Provisions 2007.

The buildings which meet amended criteria will be regularized subject to submission of requisite documents along with fee, charges and penalties.

Action By: Member (P&D)

6.20 REVIEW OF CDA BOARD DECISION DATED 17-03-2017 REGARDING LEVY OF CORNER CHARGES-WAIVING OFF RS.7,766,400/-AGAINST PLOT NO.17, STREET NO.26, SECTOR F-6/2, ISLAMABAD.

10999/1333/BM/'18
09-05-'18/6TH

DECISION:

The allottee be given both options regarding determination of corner plot charges:

- i. To entertain as per previous policy for which allottee may provide both openings from the main road.
- ii. The allottee to pay an amount equal to 5% of market price in case he intends to use entrance from side street for the sub divided plot.

Action By: Member (Estate)
DDG(Estate)

6.21 RESTORATION OF PLOT NO.34-A, G-9 MARKAZ, ISLAMABAD.

The summary was withdrawn

NA-I AMENDMENT IN ZONING REGULATIONS IN RESPECT OF IN THE SECTORS OF H-SERIES, ISLAMABAD.

11000/1333/BM/'18
09-05-'18/6TH

DECISION:

After due deliberations, the Board agreed to allow Previous Lessees of Vacant Institutional Plots in H-series an option to avail F.A.R between 1:1.5 up to 1:3.5, by paying Charges of Additional Covered Area and mandatory provision of requisite Parking Space for Additional Covered Area, the charges of Additional Covered Area are to be determined by Finance Wing, CDA. After approval from Urban Planning Directorate and payment of Additional Covered Area/ F.A.R charges, the Previous Lessees will be entitled to submit Building Plan.

Inter alia, the Board approved the proposal laid down in paragraph-10 of summary mentioned as under:

Sr. No.	Categories/Landuse	Rate (per Sq. Yd.)
4(i)	Up to 4 Storey [Max F.A.R=1:1.50] [for Plots of Size up to 4,166 Sq. Yds]	To be worked out Finance Wing
4(ii)	From 5 to 10 Storey [Max F.A.R=1:3.50] [for Plots of Size More than 4,166 Sq. Yds]	To be worked out Finance Wing

The Board further debated at paragraph-11 of summary and directed Finance Wing to review the Rates/ Charges for Additional Covered Area/ F.A.R in Mauve Area plots and Institutional plots as Rate of Premium is same for Mauve Area

and Institutional plots of H- Series, which was notified by Finance Wing in July, 2014 @ Rs. 42,358/- per Sq. Yd.

In long discussion on the matter, the Board approved following amendments in existing Zoning Regulations for the Institutional Plots of H-Series:

Sr. No.	Parameters	Plots of Size up to 4,166 Sq. Yds.	Plots of Size More than 4,166 Sq. Yds.
1.	Type of Building	Special Institutions	Special Institutions
2.	Maximum Number of Storey	Basement + Ground Floor + 3 Storey	2 Basements + Ground Floor + 9 Storey
3.	Maximum Floor Area Ratio (F.A.R)	1:1.5	1:3.5
4.	Maximum Permissible Ground Coverage	40%	40%
5.	Minimum Setbacks	30 Feet from Plot Line on All Sides	Front = 50 Ft. Rear = 30 Ft. Sides = 30 Ft. (each)
6.	Maximum Height	56 Feet (only stair tower, lift room and over-head water tank will be permitted on the roof. Height of all such structures shall not exceed 8 above roof level.)	128 Feet (only stair tower lift room and over-head water tank will be permitted on the roof. Height of all such structures shall not exceed 8 above roof level.)
7.	Minimum Distance between 2 Detached Buildings (within the plot)	30 Feet	30 Feet
8.	Car Parking	Not less than One Car Parking Space shall be provided for every 1,000 Square feet of the Covered Area of the building excluding Basement. (Calculation for Car Parking shall be made @ of 250 Sq. Ft. per Car Space including Circulation Space)	Not less than One Car Parking Space shall be provided for every 1,000 Square feet of the Covered Area of the building excluding Basement. (Calculation for Car Parking shall be made @ of 250 Sq. Ft. per Car Space including Circulation Space)
9.	Basement	No Residential Use shall be permitted in the Basement and it shall be used for Car Parking. Plant Rooms, Stores/Air Raid Shelter/ Caretaker, Chowkidar, Duty Room.	No Residential Use shall be permitted in the Basement and it shall be used for Car Parking. Plant Rooms, Stores/Air Raid Shelter/ Caretaker, Chowkidar, Duty Room.
10.	Fences	Only See Through Fence shall be permitted.	Only See Through Fence shall be permitted.
11.	Residential Use	Not more than 5% of the plot is permitted for the Residential Use of essential staff in the form of Flats.	Not more than 5% of the plot is permitted for the Residential Use of essential staff in the form of Flats.

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

NA-II AMENDMENT IN ZONING REGULATIONS IN RESPECT OF IN THE MAUVE AREA, ISLAMABAD.

11001/1333/BM/'18

09-05-'18/6TH

DECISION:

After due deliberations, the Board agreed to allow the Previous Lessees of Vacant Mauve Area Plots an option to avail F.A.R between 1:1.75 up to 1:3, by paying Charges of Additional Covered Area and mandatory provision of requisite Parking Space for Additional Covered Area, the charges of Additional Covered Area are to be determined by Finance Wing, CDA. After approval from Urban Planning Directorate and payment of Additional Covered Area/ F.A.R charges, the Previous Lessees will be entitled to submit Building Plan.

Inter alia, the Board approved the proposal laid down in paragraph-10 of summary mentioned as under:

Sr. No.	Categories/Landuse	Rate (per Sq. Yd.)
3(i)	<u>Up to 6 Storey [Max F.A.R=1:1.75]</u> [for Plots of Size up to 3333.33 Sq. Yds]	To be worked out by Finance Wing
3(ii)	<u>Above 6 to 10 Storey [Max F.A.R=1:3]</u> [for Plots of Size More than 3333.33 Sq. Yds]	To be worked out by Finance Wing

The Board further debated at paragraph-11 of summary and directed Finance Wing to review the Rates/ Charges for Additional Covered Area/ F.A.R in Mauve Area plots and Institutional plots as Rate of Premium is same for Mauve Area and Institutional plots of H- Series, which was notified by Finance Wing in July, 2014 @ Rs. 42,358/- per Sq. Yd.

In long discussion on the matter, the Board approved following amendments in existing Zoning Regulations for the Institutional Plots of H-Series:

Sr. No.	Parameters	Plots of Size up to 3,333.33 Sq. Yds.	Plots of Size More than 3,333.33 Sq. Yds.
1.	Type of Building	Offices	Offices
2.	Maximum Number of Storey	Basement+ Ground Floor+ 5 Storey	2 Basements+ Ground Floor+ 9 Storey
3.	Maximum Floor Area Ratio (F.A.R)	1:1.75	1:3
4.	Maximum Permissible Ground Coverage	40%	40%
5.	Minimum Setbacks	<u>i. In case of 100'x140'</u> Front=40', Rear=20', Sides=15' each <u>ii. In case of 100'x280'</u> Front=40', Rear=40', Sides=15' each	Front = 60 Ft. Rear = 60 Ft. Sides = 30 Ft. (each)
6.	Maximum Height	80 Feet (only stair tower, lift room and over-head water tank will be permitted on the roof. Height of all such structures shall not exceed 8 above roof level.)	128 Feet (only stair tower lift room and over-head water tank will be permitted on the roof. Height of all such structures shall not exceed 8 above roof level.)
7.	Minimum Distance	30 Feet	30 Feet

	between 2 Detached Buildings (within the plot)		
8.	Car Parking	Not less than One Car Parking Space shall be provided for every 1,000 Square feet of the Covered Area of the building excluding Basement. (Calculation for Car Parking shall be made @ of 250 Sq. Ft. per Car Space including Circulation Space)	Not less than One Car Parking Space shall be provided for every 1,000 Square feet of the Covered Area of the building excluding Basement. (Calculation for Car Parking shall be made @ of 250 Sq. Ft. per Car Space including Circulation Space)
9.	Basement	No Residential Use shall be permitted in the Basement and it shall be used for Car Parking. Plant Rooms, Stores/Air Raid Shelter/ Caretaker, Chowkidar, Duty Room.	No Residential Use shall be permitted in the Basement and it shall be used for Car Parking. Plant Rooms, Stores/Air Raid Shelter/ Caretaker, Chowkidar, Duty Room.
10.	Fences	Only See Through Fence shall be permitted.	Only See Through Fence shall be permitted.
11.	Residential Use	Not more than 5% of the plot is permitted for the Residential Use of essential staff in the form of Flats.	Not more than 5% of the plot is permitted for the Residential Use of essential staff in the form of Flats.

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

NA-III RESTORATION OF PLOT NO. 24, P&V SCHEME NO.1 TARLAI ISLAMABAD.
11002/1333/BM/'18
09-05-'18/6TH

DECISION:

The Board approved the restoration of Plot No. 24, P&V Scheme No.1, Tarlai, subject to payment of Restoration Charges Rs. 792,212.00 and Annual Ground Rent Rs. 1,931,829.00

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

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

