

**Capital Development Authority**

(Directorate of Coordination)

No.CDA-1247/BM-Coord/2013/ Islamabad April , 2013

Subject: - **MINUTES OF THE 5<sup>th</sup> MEETING OF THE CDA BOARD FOR THE YEAR 2013.**

The 5<sup>th</sup> meeting of CDA Board was convened on Tuesday, 30th April, 2013 at 10:30 A.M. in the Conference Room of CDA Headquarter, Executive Block No. V, Khayaban-e-Suhrawardy, Sector G-7/4, Islamabad.

2. Following attended :-

- 1) Syed Tahir Shahbaz In Chair  
Chairman, CDA.
- 2) Mr Jawad Paul  
Chief Commissioner ICT
- 3) Mr. Azher Ali Choudhry,  
F.A/Member.
- 4) Mr. Munir Chaudhry,  
Member (Admin).
- 5) Ms. Shaista Sohail,  
Member (Estate)
- 6) S.M. Mustafain Kazmi,  
Member (P & D).
- 7) Mr. Sanaullah Aman,  
Member (Engineering)
- 9). Mr. Aftab Alam,  
Secretary CDA Board.

3. Commissioner Rawalpindi as Member of the Board could not attend. Ms. Noreen Bashir, Director (Development & Finance) representative of Commissioner Rawalpindi attended the meeting as observer.

4. Meeting commenced with the recitation of "Holy Quran" by Syed Tahir Shahbaz, Chairman, CDA. Thereafter agenda items were taken up for discussion and the following decisions were made:

5. **CONFIRMATION OF MINUTES OF 3RD BOARD MEETING FOR THE YEAR 2013.**

The Board confirmed minutes of the 3rd Board meeting for the year 2013.

6.1 **RESTRUCTURING OF ESTATE WING**

10305/1247/BM/13  
03-04-13/5<sup>th</sup>

**DECISION**

Approved. Subject to the condition that no new posts are created. Redundant positions/posts in other Wings/directorates may be transferred through administrative adjustments, with no financial implications.

**Action by: M Member(Estate)**

**Member (Admin)**

6.2 **REVERSION OF LAND FROM PHA TO ZTBL FOR RESIDENTIAL COLONY IN SECTOR G-7, ISLAMABAD.**

10306/1247/BM/13  
03-04-13/5<sup>th</sup>

**DECISION**

Deferred, Member Estate to resubmit a proposal for consideration of the board after getting legal opinion / status from Law directorate keeping in view the following:

- Legal implications vis-à-vis ILDR-2005?
- Status of Court proceedings in the instant case?
- Present requirement of ZTBL?
- Original land use plan.
- Nature of present land use -- Whether ZTBL is to go by the original plan or not?
- Can a parallel be drawn or not with reversion of land case to AGPR, as approved by the board in its earlier decision.

**Action by: Member (Estate)**

**6.3 ALLOTMENT OF RESIDENTIAL PLOTS TO LEGAL HEIRS OF DECEASED CDA EMPLOYEES IN MODEL VILLAGE ALI PUR FARASH, ISLAMABAD.**

10307/1247/BM/13  
03-04-13/5<sup>th</sup>

**DECISION**

Principally approved. May only be allotted / transferred to the dependent children & parents. Priority amongst the dependents be set / determined by the Board before proceeding in the matter.

**Action by: Member (Estate)**

**6.4 REVISION IN POLICY BUILDING REGULATIONS REGARDING AGRO FARMING SCHEMES IN ISLAMABAD.**

10308/1247/BM/13  
03-04-13/5<sup>th</sup>

**DECISION**

Whereas after detailed discussion regarding building bye-laws for Agro Farms, it has been noticed that increase in covered area for Agro Farms in 2004 up to 10,000 sft with further compoundable area of 2500 sft was done arbitrarily, without any cogent justification, unrelated with (rather contrary to) the actual theme and purpose of Agro Farms and based on extraneous considerations tainted with mala fides in order to benefits certain influential thereby seriously

prejudicing the very purpose behind having Agro Farms in Islamabad. Hence, the said decision cannot sustain and is to be treated legally void from inception. Resultantly the building bye-laws for Agro Farms existing original concept and purpose of Agro Farms. It, therefore, seems fully justified to restore all Agro Farms to their true original form and purpose in line with the true letter and spirit behind the Agro Farms scheme and keeping in view the genuine requirements of a farm. Needless to mention that this will also bring the same in conformity with the orders of Honorable Supreme Court of Pakistan.

NOW, THEREFORE, following decisions in this regard have been made to be applied equally on all Agro Farms:-

- a. The covered area as allowed in the beginning with details as follows is to be adopted without any provision for compounding:

i)	Manager's residence	= 2250 sft
ii)	Office block	= 1000 sft
iii)	Kitchen / Canteen with toilet	= 500 sft
iv)	Servant block	= 500 sft
v)	Tractor / trolley room	= 500 sft
vi)	Guard room	= 100 sft

**TOTAL = 4850 sft.**

- b. Swimming pools, gazebos, ornamental landscaping elements and water features are not allowed.
- c. The bye-laws regarding minimum set backs, boundary wall and poultry sheds will remain unchanged.

- d. In future, the lease period of Agro Farms will only be extended if, besides complying with other applicable criteria / conditions, the covered area is within the above mentioned limits. In this regard, NOC from Building Control Directorate will have to be provided along with request for extension in lease period.
- e. Notices will be issued to all allottees / transferees / lessees of Agro Farms through courier to demolish the excess covered area beyond above mentioned limits within the period of forty five (45) days.
- f. This complete decision shall also be duly notified in the official gazette as part of Building bye laws for Agro Farms in supersession of notification SRO No. 224(I)/2013, dated 20-3-2013.

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

**6.5 PLANNING OF COMMUNITY CORE IN SECTOR H-11/4, ISLAMABAD.**

10309/1247/BM/13  
03-04-13/5<sup>th</sup>

**DECISION**

Deferred, Member (Engineering) and Member (Admin)'s input may also be incorporated in the summary.

**6.6 REVISION OF TESTING FEE RATES OF MQC LABORATORY.**

10310/1247/BM/13  
03-04-13/5<sup>th</sup>

**DECISION**

Approved, except the suggestion at para 6-II of the summary stating:

***“ii) AUTHORIZATION OF DIRECTOR M.Q.C,***

**C.E. LAB TO REVISE THE RATES.**

*Henceforth Director M.Q.C , C.E. Lab will be authorized to revise the rates as and when felt necessary after obtaining concurrence of FA/ Member, CDA".*

**Action By: Member (Engg.)**

**6.7 FIXATION / RESERVATION OF 10% QUOTA IN PROMOTION TO POST OF HORTICULTURE OFFICER (BPS-16) FOR PROFESSIONAL DEGREE HOLDERS.**

Withdrawn

**6.8 ADOPTION OF SERVICE STRUCTURE OF MINISTRY OF PETROLIUM & NATURAL RESOURCES FOR THE POSTS OF CHEMIST BS-17 AND SENIOR CHEMIST BS-18.**

Withdrawn.

**6.9 DISCUSSION ON REPORT SUBMITTED BY JUDICIAL COMMISSION TO ISLAMABAD HIGH COURT.**

10311/1247/BM/13  
03-04-13/5<sup>th</sup>

Member (P&D) made a detailed presentation before the board, highlighting salient features of the report. The Board instructed to issue separate minutes of the discussion for compliance of all concerned.

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

**6.10 IMPOSITION AND INCREASE IN DIFFERENT TYPES OF FEE PERTAINING TO DEM-I, RESIDENTIAL PLOTS.**

**6.11 ENHANCEMENT IN PROCESSING CHARGES FOR DEM-II , COMMERCIAL , INDUSTRIAL, AGRO & OTHERS.**

10312/1247/BM/13  
03-04-13/5<sup>th</sup>

**DECISION**

In principle agreed, modalities to be further worked out/ determined.  
Member Estate & Member Finance to examine various aspects, like

requirement for public hearing, percentage increase in rates etc. Proposals submitted may be approved through circulation from the Board.

**Action By: Member (Estate)  
FA / Member**

**6.12 PROPOSALS FOR NEW INITIATIVES TO GENERATE RENTAL INCOME.**

10313/1247/BM/13  
03-04-13/5<sup>th</sup>

**DECISION**

Principally approved. The Board appreciated the efforts and professional acumen of Member Estate in preparation of the proposals. It was decided that the proposals be further deliberated upon in consultation with Planning and other concerned wings. The Board also desired that Members should also come forward and give their views/suggestions before proceeding in the matter.

**Action By: Member (Estate)**

**6.13 BALLOTING OF REMAINING PLOTS IN PARK ENCLAVE SCHEME.**

10314/1247/BM/13  
03-04-13/5<sup>th</sup>

**DECISION:**

Approved, subject to clearance from NAB

**Action By: Member (Estate)**

**6.14 CONSTRUCTION OF SECURITY WALL OUTSIDE THE EXISTING BOUNDARY WALL OF ISLAMABAD HELIPORT ISLAMABAD.**

**DECISION:**

Not approved, may be retendered.

10315/1247/BM/13  
03-04-13/5<sup>th</sup>

**6.15 ESTABLISHMENT OF 2 X 100 MW LOCAL COAL FIRED POWER PLANTS PROJECTS AT ISLAMABAD.**

**DECISION:**

May be presented before the Competent Authority i.e Chairman CDA, for decision.

**Action By: Member (Engg.)**

**NON AGENDA ITEM**

10316/1247/BM/13  
03-04-13/5<sup>th</sup>

**I. “REVISION OF RATES OF PROPERTY TAX, WATER AND CONSERVANCY CHARGES”**

**DECISION:**

The Board approved the proposal.

**Action By: FA / Member**

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