

**CAPITAL DEVELOPMENT AUTHORITY  
(SECRETARIAT)**

No. CDA-1009/BM-Coord/2005/

Islamabad, April 2005.

Subject: MINUTES OF THE 6<sup>TH</sup> MEETING OF THE CDA BOARD  
FOR THE YEAR 2005.

The 6<sup>th</sup> meeting of the CDA Board for the year 2005 was held on Thursday, 21<sup>st</sup> April 2005 at 09.00 A.M. in the Conference Room, Executive Block, CDA Headquarters, Islamabad.

2. The following attended:-

- |    |  |            |
|----|--|------------|
| 1) | Mr. Kamran Lashari,<br>Chairman                          | - In Chair |
| 2) | Mr. Kamran Ali Qureshi,<br>F.A/Member / Member (Admin)   |            |
| 3) | Brig. Syed Ghulam Akbar Bukhari,<br>Member (Engineering) |            |
| 4) | Brig. Nusrat Ullah<br>Member (P&D)                       |            |
| 5) | Mr. Habib-ur-Rehman,<br>Secretary, CDA Board.            |            |

3. The following attended the meeting on special invitation:-

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|----|---|
| 1) | Mr. Maqbool Ilahi,<br>Adviser to the Chairman on Planning & Design. |
| 2) | Mr. Faiz Muhammad Ch.,<br>Director Law                              |

4. The following officers of the CDA were in attendance and participated when items pertaining to their Directorates were discussed:-

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|----|---|
| 1) | Mr. Mazhar Hussain,<br>D. G (Environment) |
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- 2) Mr. Abdul Ghafoor Dogar,  
Director Estate Management-II
- 3) Mr. Tahir Banuri  
Director Architecture
- 4) Mr. Habib ur Rehman Gillani,  
Director Estate Management-I
- 5) Mr. Abdul Jabbar Malano,  
Director W&S (Development)
- 6) Mr. Muhammad Iqbal Noori,  
Director (Urban Planning)
- 7) Mr. Khalid Mehmood Mirza,  
Director (L&R)
- 8) Mr. S. M. Kazmi,  
Director Sports & Culture

5. Chief Commissioner, ICT, Islamabad and DCO, Rawalpindi could not attend the meeting due to other official assignments.

6. Meeting commenced with recitation of the Holy Quran by Member (P&D), Brig. Nusrat Ullah. Chairman, CDA welcomed the participants.

7. The items of agenda for the Board meeting were then taken up. Salient points of discussion and decisions are as follows:-

7.1 CONSTRUCTION OF OFFICIAL RESIDENCE FOR  
HONOURABLE SPEAKER NATIONAL ASSEMBLY,  
ISLAMABAD.

6124/1009/2005  
737/BP  
21-4-2005



### Decision

CDA Board decided that Ex-post facto sanction of the proposal is accorded. It may be confirmed that the firm / consultant is selected / nominated by the National Assembly authorities. Moreover, Member (P&D) will examine the appropriate percentage to be given to the consultant. It may also be clarified that whether consultancy charges are to be paid by the CDA (from the budget already allocated for the project) or by the National Assembly. However, the funding of the Project will be from the PSDP and not the CDA funds.

Action : Director Architecture

7.2 POLICY FOR REPAIR / MAINTENANCE OF GOVERNMENT  
HOUSES / BUILDINGS

Deferred

7.3 REGISTRATION OF BIRTHS / DEATHS

Deferred

7.4 RESTORATION OF ALLOTMENT OF PLOT NO. 73-W, F-7/G-7, BLUE  
AREA, ISLAMABAD.

125/1009/2005

23/BF

1-4-2005

Decision

CDA Board unanimously agreed to reject the proposal after hearing the contention of the parties and directed that the plots be put for open auction with the concurrence of Director Law as the parties have agitated legal points.

Action : Director E.M-II

Director Law

7.5

EXCHANGE OF PLOT NOS. 48-A & 48-B, MEASURING 2.50 ACRES  
EACH ORCHARD SCHEME MURREE ROAD IN LIEU OF PLOT NOS.  
73-A & 74, ORCHARD SCHEME MURREE ROAD, ISLAMABAD.



7.6 DIRT BIKE TRACK

7.7 RELAXATION OF UPPER AGE LIMIT IN RESPECT OF  
MRS. SHABANA MANZOOR, LDC

The above two items are deferred.

7.8 RESTORATION OF ALLOTMENT OF PLOT NO. 56-N, F-7/G-7, BLUE  
AREA, ISLAMABAD.

126/1009/2005

24/BF

1-4-2005

Decision

The CDA Board unanimously agreed to reject the proposal and the plot be disposed off through open auction if there is no litigation against the same.

Action : Director E.M-II

Director Law

7.9

CONDONATION OF UPPER AGE LIMIT OF MR. SUBA MASI H S/O  
JAMUS MASI H

27/1009/2005  
5/BF  
1-4-2005

Decision

CDA Board approved the proposal and further directed that Member (Admin) may appoint Inquiry Officer to probe in to the matter and disciplinary action be taken against the defaulters who did not point out the lacuna at proper time.

7.10 ALLOTMENT OF RESIDENTIAL PLOT (MR. SHAFAT ALI S/O  
HUKAM DAD, CHAK SHAHZAD

7.11 REHABILITATION OF APPLICANTS OF DINA HARDO (SHEHR)  
(I. J. PRINCIPAL ROAD)

The above two items were deferred.

7.12 REGULARIZATION OF IRREGULARLY OR FRAUDULENTLY  
ALLOTTED PLOTS

/1009/2005

BF

-2005



Decision

The CDA Board approved the following addendum and be made part of CDA Board decision dated 07-08-2004 regarding FASC:-

*"If the FASC, after considering the merits & demerits of the case and after carrying out detailed inquiry and verification, comes to the conclusion that the person/ applicant/ purchaser/ attorney holder is genuine, innocent and not involved in any kind of fraud whatsoever, relating to the case under consideration, then FASC may recommend to CDA Board on merit.*

Action : Director (L&R)

7.13 TRANSFER OF PLOT NO. 153 FOR THE AMALGAMATION OF INDUSTRIAL PLOTS IN INDUSTRIAL TRIANGLE KAHUTA ROAD, ISLAMABAD.

The item was deferred.

7.14 PAYMENT OF COMPENSATION TO THE AFFECTEES OF D-12  
(VILLAGES SIRI SARAL & PIND SANGRAL)

9/1009/2005  
/BF  
4-2005



Decision

CDA Board approved the proposal.

Action : Director (L&R)

7.15 PLANNING AND DEVELOPMENT OF SECTOR E-11

7.16 MAUVE AREA IN ZONE-2, ISLAMABAD

The above two items were deferred.

7.17 CONCURRENCE OF THE PACKAGE DEALS SIGNED BETWEEN  
AFFECTEES OF SECTORS D-12, I-14, 15 & 16

130/1009/2005

750/BF

21-4-2005

Decision

The Board endorsed the package deals signed with the affectees of Sector D-12 and I-14, I-15 and I-16 as already approved by the Ministerial Committee in its meeting held on 13-12-2004.

Action : Director Land & Rehab.

7.18 PERMISSION FOR THREE ADDITIONAL STOREYS AND  
CONSTRUCTION OF FLATS IN UPPER OPEN BASEMENT IN  
ECONOMY FLATS.

8131/1009/2005

739/BF

21-4-2005



Decision

The CDA Board decided that Planning & Design Wing will examine all such cases and prepare a report, indicating from the original bye-laws and the CDA's policy stance or options for clearance or opinion of the NAB and the Ministry.

Action : Director Architecture

Director Urban Planning

Director Law

7.19

ACQUIRING OF LAND FOR DEVELOPMENT OF FUTURE SECTORS  
ON LAND SHARING FORMULA

The item was deferred.

7.20

ALLOTMENT OF AGRO PLOT NO. 21 ORCHARD/NURSERY  
SCHEME MURREE ROAD TO THE LEGAL HEIRS OF MR. KARAM  
ELAHI S/O MIRA, AN AFFECTEE OF VILLAGE KORAK  
ISLAMABAD

09/2005

05



Decision

CDA Board decided that shamlat land will not be considered for the purpose of allotment of Agro-farms.

Action : Director Estate Management-II

Director Land & Rehab.

Director Law

Decision

CDA Board approved the proposal.



NON-AGENDA ITEMS

N.A. Item No. 1

4/1009/2005  
SF  
4-2005

CONSULTANCY SERVICES FOR CONDUCTION OF WATER  
FROM RIVER INDUS (TARBELLA DAM) OR RIVER JHELUM  
(UPSTREAM MANGLA DAM) TO ISLAMABAD.

Decision

The CDA Board approved the proposal.

Action : Director (W&S) Development

N.A. Item No. II

0135/1009/2005

124/BF

21-4-2005

KAGHAN BRICK KILN

Decision

CDA Board decided that a comprehensive summary along with data in annotated form may be prepared with the consultation of Planning Wing and Directorate of Law indicating therein the present status of six plots considering legal and administrative aspects of the matter and the summary be re-submitted within 15 days.

Action :

Director E.M-II

DDG (Planning)

Director (Law)

N. A. Item No. III

/1009/2005

BF

-2005

DEVELOPMENT OF MINI GOLF COURSE IN ISLAMABAD.



## DECISION

The CDA Board approved the proposals explained in the subject summary with the following conditions:-

- (i) The Firm will complete the Mini Golf Course within eight months.
- (ii) In case of delay the Firm will pay fine Rs. 100,000/- per month, after expiry of stipulated period.
- (iii) The penalty will be applicable upto only eight months in case of delay in the opening of Mini Golf Operations, after eight months the lease will stand cancelled.
- (iv) The lessee will not sublet the land without the approval of the CDA, however, the lessee is allowed to carry out joint ventures and franchises with local or international firms.
- (v) No trees will be removed or cut down without the permission of CDA.
- (vi) The lessee will develop the adequate main parking at his own cost and the parking control will be assigned to the lessee.
- (vii) All built up areas will be constructed in a manner that these are not 30% of its total height above NGL / road level.
- (viii) The lay out plan of the Mini Golf will be approved by CLA.
- (ix) The Party / firm will submit site specific design and a complete master plan with features of services and allied facilities conforming to international standard of Golf Hole Designs.
- (x) A Bank Draft / Pay Order, in favour of Director Sports & Culture, CDA to an amount of Rs. 5,00,000/- (Rupees Five hundred thousand only) will be furnished by the developer as security at the time of signing of the Lease Agreement.

Action : Director Sports & Culture