

13th CDA BOARD MEETING FOR THE YEAR-2022 HELD ON 28-10-2022 10:00 A.M**AGENDA ITEMS**

S.No	Items	Presenter
1.	Permission to seek approval of CDA Board for submitting summary to the Federal Government to Auction of Plot for 5-Star Hotel (Behind Marriot Hotel) in Sector F-5.	Member (Estate)
2.	Framework for Rehabilitation of Affected Citizens of CDA Land Acquisition.	Member (Estate)
3.	Amendments in Property Manual to Improve Public Service delivery.	Member (Estate)
4.	Amendment in the ICT Zoning Regulation, 1992 (Zone-3)	Member (P&D)
5.	Presentation of LOP for STZA.	Member (P&D)
6.	Request for allocation of 40 Kanals of land to NACTA	Member (P&D)
7.	Revised LOP for Sector C-14 on the basis of recent Topographic survey.	Member (P&D)
8.	Revised planning of LOP for Northern Strip Margalla Retreat E-11, Islamabad.	Member (P&D)
9.	Appointment of Ch. Haseeb Muhammad, Advocate as Legal Advisor.	Member Admin.
10.	Appointment of Additional Legal Advisors in CDA.	Member Admin.
11.	Proposed improvement Measures for provision of sanitary and solid waste management services in Islamabad.	Member(Envt)
12.	Hiring of Consultant for Resident Construction Supervision for Bahara Kahu Bypass, Islamabad.	Member (Engg)
13.	Revised Fare Proposal for Orange, Blue & Green Line Bus Services (Amendment in Fare of Barakahu Shuttle Service).	Member (Engg)
NON-AGENDA		
NA-1	Request for Allotment of Additional Land for the National Police Academy.	Member (P&D)

MINUTES OF 13TH CDA BOARD MEETING FOR THE YEAR 2022.

13.1 PERMISSION TO SEEK APPROVAL OF CDA BOARD FOR SUBMITTING SUMMARY TO THE FEDERAL GOVERNMENT TO AUCTION OF PLOT FOR 5-STAR HOTEL (BEHIND MARRIOT HOTEL) IN SECTOR F-5./AUCTION OF PLOT FOR 5-STAR HOTEL BEHIND MARRIOT HOTEL IN SECTOR F-5.
11578/1402/BM/'22
28-10-'22/13th

DECISION:

The Board approved Para-4 of the summary with the amendment that it would be a plot for a hotel instead of a 5-Star hotel, which is located behind the Marriot Hotel in Sector F-5. Also, the Board approved a summary for the Federal Cabinet to seek permission for an open public auction of the Hotel Plot in line with the Honorable Supreme Court of Pakistan decision/order of 14 March 2022 and the Federal Government decision of 9 August 1996. After the permission of the Federal Government, the same will be auctioned as per existing Codal formalities, procedures, rules and regulations and prevailing market trends.

Action by: Member (Estate)

13.2 FRAMEWORK FOR REHABILITATION OF AFFECTED CITIZENS OF CDA LAND ACQUISITION.
11579/1402/BM/'22
28-10-'22/13th

DECISION

The Board approved the proposed policy framework with the direction that a broad-based committee with representation from other Directorates for processing cases of affectees may be notified by the Estate Wing for the purpose of execution of the policy. Also, it was resolved that the policy frame work will be notified in the gazette so that a comprehensive notification is available for releasing rehabilitation benefits to the affected citizens.

Action by: Member (Estate)

13.3 AMENDMENTS IN PROPERTY MANUAL TO IMPROVE PUBLIC SERVICE DELIVERY.

11580/1402/BM/'22

28-10-'22/13th

DECISION

The three proposed amendments in the CDA property manual, as given in para-02 of the summary, are approved by the Board with the direction that deliverable(s) and improvement in the processes after implementation of the amendments may be brought before the CDA Board for its information in some future meeting. Also, the Board decided that Estate Wing should make arrangements to publish a revised Property Manual Booklet for the convenience of the public and execution of processes by the Estate Management officials.

Board approved the following amendments to the Property Manual:

VALIDITY OF NOC BCS

CHAPTER NAME / CLAUSE	EXISTING	PROPOSED AMENDMENTS
TRANSFER THROUGH ORAL GIFT 7 (6)(ii)	Certificate of confirming use from BCS (Building Control Section)	An affidavit regarding the removal of any building violation is to be submitted by the donee (proposed transferee) that violations, if any, will be removed within 3 months. The same shall be applicable in case of family transfer through One Window Counter.
TRANSFER THROUGH SALE DEED 8	Properties in which Conveyance / Lease deed has been executed, can only be further transferred through sale deed in the office of Joint Sub Registrar.	<p>i. In case where Conveyance/leasee deed is executed and the allottee / leasee has to surrender the original conveyance/lease deed if he opts to transfer the property through CDA One Window Operation counter.</p> <p>ii. In case where only Sale deed is executed without any conveyance/lease deed, the same shall have to be surrendered in original before the transfer.</p>

- a. No Objection Certificate (NOC) issued from Building Control Section (BCS) remains valid for only (03) three months, and in many cases, the same expires during the completion of other formalities. It is proposed that the validity of NOC BCS may be extended to (01) one year from the date of issuance. However, this time frame shall

only apply to the allottee/lease in whose name the same is issued, and if the next allottee/lease intends to transfer the same property for one year, he / shall have to obtain fresh NOC, BCS in his name.

Action by: Member (Estate)

**13.4 AMENDMENT IN THE ICT ZONING REGULATION, 1992 (ZONE-3)
DECISION**

The Board deferred the Agenda for discussion in some future meeting.

Action by: Member (P&D)

13.5 PRESENTATION OF LOP FOR STZA.

11581/1402/BM/'22

28-10-'22/13th

No working papers/ summary for the Board was presented by the Planning Wing in the meeting.

DECISION

Detailed presentation was given by officials of STZA. The issues highlighted and input given by the Member (Planning) are as follows:-

Member (Planning): First ever project of this nature. CDA has no bye laws for technology zones i.e being unique project. Land use percentages were not complementing to prevailing land use percentages. Commercial area in the LOP cannot be more than 5% while the LOP presented before the Board showed commercial area of more than 6.7%. Further; the proposed byelaws of STZA to be submitted in next Board meeting. The matters pertaining to allotment will be addressed by Member (Estate) in due course of time

Action by: Member (P&D)

13.6 REQUEST FOR ALLOCATION OF 40 KANALS OF LAND TO NACTA

11582/1402/BM/'22

28-10-'22/13th

DECISION

The Board approved the proposal contained in para-06 of the summary.

Action by: Member (P&D)

13.7 REVISED LOP FOR SECTOR C-14 ON THE BASIS OF RECENT TOPOGRAPHIC SURVEY. /AMENDMENTS / REVISION IN THE LAYOUT PLAN OF SECTOR C-14, ISLAMABAD.

11583/1402/BM/'22

28-10-'22/13th

DECISION

The proposal at para # 06 of the summary regarding revision of LOP of Sector C-14, as detailed in para-04 of the summary, is approved by the Board. The Board further desired that under the revised LOP, saving from the contractor working in C-14 sector may also be looked into by the Engineering Wing.

**Action by: Member (P&D)
Member (Engg.)**

13.8 REVISED PLANNING OF LOP FOR NORTHERN STRIP MARGALLA RETREAT E-11, ISLAMABAD./PROPOSED REVISION IN LAYOUT PLAN OF NORTHERN STRIP E-11, TITLED "MARGALLAH RETREAT" ISLAMABAD OVER LAND MEASURING 53.87 ACRES.

11584/1402/BM/'22

28-10-'22/13th

DECISION

The Board approved the proposal-2 in respect of E-11 Northern Strip, with status of E-11 Markaz and the regulation thereto.

Action by: Member (P&D)

13.9 APPOINTMENT OF CH. HASEEB MUHAMMAD, ADVOCATE AS LEGAL ADVISOR.

11585/1402/BM/'22
28-10-'22/13th

DECISION

Proposal at para # 04 of the summary has been approved by the Board.

Action by: Member (Admin)

13.10 APPOINTMENT OF ADDITIONAL LEGAL ADVISORS IN CDA.

11586/1402/BM/'22
28-10-'22/13th

DECISION

Proposal at paras # 05 and 06 of the summary has been approved by the Board.

Action by: Member (Admin)

13.11 PROPOSED IMPROVEMENT MEASURES FOR PROVISION OF SANITARY AND SOLID WASTE MANAGEMENT SERVICES IN ISLAMABAD.

11587/1402/BM/'22
28-10-'22/13th

DECISION

After deliberation and discussion, the Board approved the proposal as contained in para# 06 of the summary.

Action by: Member (Envnt)

13.12 HIRING OF CONSULTANT FOR RESIDENT CONSTRUCTION SUPERVISION FOR BAHARA KAHU BYPASS, ISLAMABAD.

11588/1402/BM/'22
28-10-'22/13th

DECISION

The Board approved appointment of M/s Umar Munshi Associates as Supervision Consultant for Barakahu Bypass Project Islamabad as proposed in the summary.

Action by: Member (Engg)

13.13 REVISED FARE PROPOSAL FOR ORANGE, BLUE & GREEN LINE BUS SERVICES (AMENDMENT IN FARE OF BARAKAHU SHUTTLE SERVICE).

11589/1402/BM/'22
28-10-'22/13th

DECISION

The Board decided that the summary didn't entail any decision to be taken by the Board but required a correction in its earlier decision, therefore, summary was not presented before the Board. The Chairman asked that any typographical error in Board minutes may be rectified through corrigendum. However, in the instant case, the proposal at para-06 of the summary is approved.

Action By: Member (Engg.)

NA-I REQUEST FOR ALLOTMENT OF ADDITIONAL LAND FOR THE NATIONAL POLICE ACADEMY.

11577/1402/BM/'22
28-10-'22/13th

DECISION

After discussion and detailed deliberation the Board decided to allow the National Police Academy to use the land measuring (691'-9"*685') 10.88 Acres situated in form of National Police Academy's plot in Sector, H-11/2 Islamabad on temporary basis subject to following terms & Conditions:

- i. The site is permitted for temporary use for the development of green area, tree plantation, training purposes and parade activities.
- ii. This permission shall not be transferable.
- iii. No temporary or permanent structures shall be raised on the subject area.
- iv. The cost of development and tree plantation shall be borne by the National Police Academy without any claim from CDA.
- v. This temporary permission may be withdrawn as and when required by the authority.

- vi. The National Police Academy shall not claim any type of financial expenditures from CDA for temporary use and its maintenance upon cancellation/termination of the permission.
 - vii. If required, CDA shall withdraw its permission at no cost to CDA of any kind and in any context whatsoever.
 - viii. The Capital Development Authority shall cancel this temporary permission if any condition is violated by the National Police Academy.
 - ix. The National Police Academy will get approval for the Landscape Plan of the area from Chief landscape Architect, CDA. The Chief Landscape Architect, CDA, will monitor the Landscaping/Beatification.
 - x. No trees will be cut, what so ever, for this landscaping or training purposes and parade activities on the subject site.
 - xi. The permission is for a period of one year extendable annually.
 - xii. The temporary permission is subject to payment of charges @ to be determined by Finance Wing, CDA.
 - xiii. The charges for temporary permission will be paid as demand draft /pay order in favor of DDO(Planning), CDA.
2. National Police Academy shall submit an undertaking on stamp paper duly attested by Notary Public regarding acceptance of above listed terms and conditions to CDA within 15 days' time from the date of issue of this permission. The allotment will be processed after decision of Federal Government pertaining to Cancellation of Institutional Plots in Sector H-11.

Action by: Member (P&D)

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

