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CAPITAL DEVELOPMENT AUTHORITY
(Coordination Directorate)

Minutes of the meeting
of C.D.A Board.

The Board meeting was held on Wednesday the 26th August 1987 at 10.00 A.M in the Conference Room of the Capital Development Authority. The following attended:-

1. Chairman.
2. F.A/Member.
3. Member (Planning).
4. Member (Engineering).
5. Member (A).
6. Secretary.
7. D.D.G (Works).
8. D.D.G (Services).
9. D.D.G (Design).
10. D.D.G (Planning).
11. Director Personnel.
12. Director M.P.O.
13. Director Buildings.
14. Director Works.
15. Director Maintenance.
16. Director Environment.
17. Director E&M (Development).
18. Director E&M (Maintenance).
19. Director Water Supply.
20. Director W&S (Development).
21. Director Roads.
22. Director Public Relations.
23. Director S.I & A.C.
24. Director P,E&C.

2. The meeting started with the recitation from the Holy Quran. Before taking up the specific items included in the agenda, the progress made on the implementation of the decisions taken in the last Board meeting held on 29th June 1987 was reviewed. The latest position was explained by the

concerned DDGs/Directors. Brief account of each item discussed is given as under:-

5204/740/87
684/BSF

1. Approach Road to Haj Complex.

D.D.G (Planning) explained that the Director Rehabilitation had been requested to have the measurement of the area to be acquired for the approach road done on the basis of individual house hold/land holdings to facilitate preparation of rehabilitation plan for the affectees. Chairman directed that in order to avoid delay, the D.D.G (Planning) should hold a meeting with Director Rehabilitation to work out the details and if need be the assistance of the MPA of the area be sought to facilitate the measurement operation.

Action: 1. D.D.G(Planning).
2. Director Rehab:.
3. A.D.L.

5205/740/87
684/BSF

2. Airport Link Road.

The progress achieved in this behalf was briefly explained by D.D.G (Works). Chairman desired that final draft PC-1 should now be submitted to the Government for approval without further delay.

Action: 1. D.D.G (Works)
2. D.D.G(Planning).
3. Director P,E&C.

5206/784/87
659/BSF

3. Policy on the Maintenance of Model Villages.

Chairman observed that the PC-1 schemes

in respect of village Chak Shahzad and Humak which fall outside the municipal limits of Islamabad should be referred to the Rural Area Coordination Committee whereas the schemes in respect of Noorpur Shahan, Rawal Town and Poona Faqiran which fall within the municipal limits should be processed by the Authority itself. Director P,E&C was directed by the Chairman to prepare under his guidance a paper on the issue relating to the maintenance of model villages. Director P,E&C was also directed to work out the rates of water charges to be recovered from the residents of model villages on the basis of the data supplied to him by the D.D.G (Services). While working out the water charges to be levied in the model villages, water rates being charged in Islamabad be kept in view.

Action: Director P,E&C.

4. Industrial and Trading Centre, Islamabad.

D.D.G (Planning) stated that a working paper was to be prepared on the basis of the study which was being conducted by the Master Plan Cell. He stated that now that the study had been completed by the Master Plan Cell, a working paper shall be prepared soon. Chairman observed with concern that this matter had been delayed considerably and directed that it should be finalized without further delay and a working paper should be submitted within a week for consideration by the Board.

Action: D.D.G (Planning)

S207/240/87
621/BF

S208/740/87
69/18F

5. Induction of Private Developers for construction of Flats in Islamabad.

Chairman desired that the draft advertisement be discussed with him by Member (P) before its release to the press.

Action: 1. Member (P).
2. D.D.G (Planning).
3. D.P.R.

S209/740/87
69/18F

6. Development of Industrial Areas.

Director P,E&C was directed to coordinate in the matter, collect the cost estimates from Director Structures and undertake the preparation of PC-1 scheme for approval by the Board and submission to the Government. The guidelines on the basis of which the scheme should be prepared be obtained from Member (Planning).

Action: Director P,E&C.

S210/740/87
685/18F

7. Compost Fertilizer Plant.

Chairman observed that since a decision had been taken in the matter after the presentation, the issue with regard to the allotment of land should now be finalized expeditiously.

Action: 1. Member (P).
2. D.D.G (Planning).

3. After reviewing the progress on the decisions of the last Board meeting, the Board

took up consideration of the summaries included in the agenda:-

5211/740/87

1721/BF

8. Permission for external access to the basement on the basis of site conditions in blue area/Markaz, Islamabad.

The proposal contained in the summary was explained to the Board by D.D.G (Design) with the help of Charts/plans of the Blue Area indicating typical examples of the buildings in which openings had been sought by the allottees at the floor level of the basement. After due consideration, Board approved the proposal to allow external access to basement for commercial use subject to the express conditions mentioned under sub-para (i) to (vi) of para 6 of the summary. As regards the rates to be charged from the allottees, it was decided that it should be worked out on the basis of the reserve price fixed during the auction held last. It was further decided that the price to be charged should be got approved from the Board on file.

Action: 1. D.D.G (Design)
2. Director E.M.
3. Director P,E&C.

5212/740/87

1721/BF

9. Permission for 1st Floor/Flat on Single Storey shops of Class-III Shopping Centres.

The salient features of the summary were explained by the D.D.G (Design). After due consideration the following decisions

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were taken by the Board:-

- i) Permission to put up 1st floor/flat on single storey shops in Class-III Shopping Centre G-7/4-1 be granted, provided the allottees agree to demolish the existing structure and re-construct the building after providing proper foundation adequate to withstand the load of double storey structure. This should hold good in the four (4) cases in which permission had already been granted provided they had not already constructed the 1st floor.
- ii) The allottees should pay the differential of the original allotment rate and the current reserve price of land for Class-III Shopping Centres.
- iii) The decision to allow the addition of 1st floor in this case should not be generalised for other Class-III Shopping Centres. Such requests be examined on case to case basis.
- iv) It should be got examined by the Law Section whether price differential could be charged from the four (4) allottees to whom permission had already been granted.

Action: 1. D.D.G (Design).
2. Law Officer.

10. Revision of licence fee in respect of Nursery Plots at Park Road in NPA, Islamabad.

S2131740/87
548/13F

The proposal contained in the summary was considered and the revised annual licence fee per acre proposed therein viz. Rs.2100/- was approved.

Action: Director P,E&C.
Director Environment.
Director E.M.

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5214/740/87
660/BF

11. Relaxation of qualifications for appointment of CDA employees and sons of CDA employees to the post of Firemen (BPS-4) and promotion of Fireman to the Grade of Leading Fireman (BPS-5).

The summary on the subject submitted by Director Personnel was considered. The Board did not approve the proposal relating to relaxation in educational qualifications contained in para 6(a) of the summary. The Board, however, approved the proposal contained in para 6(b) of the summary relating to the promotion of Fireman (BPS-4) to the grade of Leading Fireman (BPS-5) who could be categorised as literate on seniority-cum-fitness basis.

Action: Director Personnel.

5215/740/87
660/BF

12. Relaxation of qualifications for appointment of CDA employees and sons of CDA employees to the post of Driver (BPS-4).

The proposal contained in the summary was considered by the Board. It was felt that preference over outsiders given to CDA employees and sons of CDA employees in appointments against various posts was itself a relaxation. Therefore, further relaxation in educational qualifications would not be possible especially in view of the Government policy to improve the literacy rate in the country.

Action: Director Personnel.

5216/740/87
660/BF

13. Relaxation of educational qualifications for promotion of Forest Guards (BPS-2) to the Grade of Foresters (BPS-5).

The proposal contained in the summary submitted by Director Personnel was

considered by the Board but was not approved as such a relaxation would be contrary to the Government policy of enhancing the literacy rate.

Action: 1. Director Personnel.
2. Director Environment.

14. Recommendations of National Committee on ageing for the Senior Citizen.

5217/740/87

740/BSM

The recommendations made by the National Committee on Ageing for the senior citizens were considered by the Board. It was explained that the recommendations with which CDA was directly concerned and in which the Authority could render some assistance in the form of rebate pertained to "Water Supply" and "Medical Facilities". It was observed that the water rates being charged by the Authority from the citizens of Islamabad were already very low and therefore, any further rebate in these rates would not be feasible. The same position holds good in the case of medical charges. Therefore, it was decided that a suitable reply be given to the concerned quarters that it will not be possible for the Authority to allow any rebate in this behalf.

Action: Secretary, CDA.

5218/740/87

172/BSF

15. Permission of an independent approach and a kitchen to the First Floor of Terraced Houses.

The salient features of the summary were explained to the Board by D.D.G (Design). Chairman observed that the issue discussed in the summary deserved consideration on

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human grounds especially when no such restriction had been imposed either by L.D.A or K.D.A in their Regulations. However, it was felt that before any final decision could be taken, it would be worthwhile to examine the following:-

- i) What should be the minimum plot size upto which permission to construct double storey structure be allowed.
- ii) How to meet the consequential load on services like drainage, sewerage, water supply etc.

D.D.G (Design) was advised to have these issues examined and bring up fresh summary for consideration by the Board.

Action: D.D.G (Design).

5219/740/87
CDA-29L73-107/87

16. Pre-qualification of Firms/Contractors for M.P.O Works.

The issue brought out in the summary was considered by the Board and it was decided as under:-

- i) Fresh applications from technical firms may be called for registration.
- ii) Only such firms may be registered/enlisted who are equipped with their own workshops having proper machinery, tools and skilled labour.
- iii) Only the registered/enlisted firms be allowed to participate in tenders for repair of machinery/vehicles.

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After fresh enlistment of firms on the above lines has been done, action to de-enlist the firms who do not fulfil the above requirements be taken.

Action: Director M.P.O.
Director SI&AC.

5220/740/87
172/BSF

17. Sub-Division of Multi-Storey Buildings in Blue Area and Markaz, Islamabad.

The salient features of the summary were explained to the Board by D.D.G (Design). The Board approved in principle the recommendations contained in the summary subject to the following observations:-

- i) Since the Authority was not competent to frame rules the word "Rules" should be substituted by "Regulations".
- ii) The term "Multi-storey" used in the summary be appropriately defined in the "Regulations".
- iii) The Agreement as well as the Regulations for sub-division were loosely worded. Therefore, it would be desirable if the services of a Draftsman from the Justice Division are hired for the preparation of draft Regulations and the Agreement.

Action: 1. D.D.G (Design)
2. Director E.M.
3. Law Officer.

5221/740/87
412/BSF

18. Water revenue collection.

The issues brought out in the summary submitted by D.D.G (Services) were discussed by the Board at length and

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the following decisions were taken:-

- i) The Institutions/Buildings to whom water was being provided free of charge be identified and the amount of water supplied to such Institutions/Buildings be also quantified in terms of loss of revenue to the Authority as a result thereof. This exercise should also include 'A' type houses for which exemption from payment of water charges has been granted by the Government.
- ii) The list of about 2000 water meters said to have been installed during the last 2 years and which are claimed to be in working order by the Directorate of Water Supply be prepared and supplied to the D.D.G (M.A) for cross check with the Revenue record of the Municipal Admn: Directorate according to which only two hundred odd meters were in working order. If need be a Committee would be appointed to assess the correctness or otherwise of the claims made by the revenue staff of the Municipal Admn: Directorate and the Directorate of Water Supply.
- iii) The work of installation of water meters starting from Industrial Units to commercial buildings and then to residential houses in Sectors F-7 and F-8 be undertaken in a phased manner.
- iv) Sliding scale should be introduced in the water rates on the same lines as are operative in the Sui Gas bills.

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- v) The services of the revenue staff concerned with the billing of water charges and conservancy be transferred from the Directorate of Municipal Admn: to the Directorate of Water Supply.
- vi) In order to avoid further loss of water revenue and to minimise wastage at consumer's end an amount of rupees one million may be allocated to Directorate of Water Supply for the purchase of water meters.

- Action: 1. D.D.G (Services).
2. D.D.G (M.A).
3. Director Personnel.
4. D.F.A.
5. Director P,E&C.

19. Holding of Special Board Meetings for issue of expenditure sanction by the Finance Wing.

5222/740/87
740/BM

The issue raised in the summary was deferred for discussion at a later stage in a special meeting of the Board to be attended by the Board Members, D.D.G (Works), D.D.G (Services) and the D.F.A.

- Action: 1. D.D.G (Works).
2. D.F.A.