

64

CAPITAL DEVELOPMENT AUTHORITY
(Coordination Directorate)

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

The Board meeting was held on Wednesday the 24th February 1988 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. D.D.G (Works).
7. D.D.G (Services).
8. D.D.G (Municipal Admin:).
9. D.D.G (Design).
10. D.D.G (Planning).
11. Secretary.
12. Director Buildings.
13. Director Water Supply.
14. Director Maintenance.
15. Director W&S (Dev).
16. Director Works.
17. Director E&M (Dev).
18. Director E&M (Maint).
19. Director P, E&C.
20. Director Roads.
21. Director Public Relations.

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 26th August 1987 was reviewed. The latest position was explained by the concerned D.D.Gs/Directors. Brief account of each item

Contd..P/2...

discussed is given as under:-

1. Policy on the Maintenance of Model Villages.

S223/741/88
659/88F

It was stated that PC-I schemes of Model Villages Noorpur Shahan, Humak, Chakshahzad and Rawal Town had been sent to the respective agencies i.e. Cabinet Division in respect of Noorpur Shahan and Rawal Town and the Administrator, ICT in respect of Humak and Chakshahzad. D.D.G (Services), however, pointed out that the response of ICT Administration was not encouraging as they were not showing much interest in these schemes. The matter was deferred for discussion with the Administrator, ICT who however, could not ~~to~~ attend the meeting.

Action: D.D.G (Services)
Director P, E&C.

2. Industrial and Trading Centre, Islamabad.

S224/741/88
621/88F

The decision to regularize conversion of use from I&T Centre to commercial ^{use} on payment of Rs.1,000/- per sq.yard was ratified by the Board subject to the following conditions:-

- a) The allottees/transferees will not exceed the permissible covered area.

66

- b) the allottees shall adhere to the original covered area. Any extra covered area would be demolished without any compensation. The allottees would be obliged to provide an under-taking on non-judicial paper to CDA to the effect that they would not cover additional area and if they did so CDA could demolish it without compensation.
- c) The court-yard area within the premises would not be covered and would remain open.
- d) The allottees shall not sub divide the plots.

Action: D.D.G (Planning)
D.D.G (Services)
Director E.M.

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

5225/74/88
690/88

The background of the case was explained by D.D.G (Planning). Member (P) stated that out of 108 applications received in response to the CDA advertisement 30 firms who were found to have the requisite expertise and financial backing had been short-listed for further negotiations. Chairman desired that clear cut parameters should be laid down and only such firms as fulfilled the laid down criteria should be registered. He further desired that we should seek guidance from KDA and LDA in this behalf.

as these agencies had rich experience in under-taking such ventures.

Action: D.D.G (Planning).

4. Development of Industrial Areas.

5226/74/88
691/BF

Chairman was of the view that PC-I for such schemes as do not involve funding by the Government need not be referred to the Government. He, however, desired that the practice in vogue in the Lahore Development Authority may be ascertained. He further directed that in future it should be made clear to the allottees of the industrial plots that the premium of land being charged from them did not include the cost of services such as water supply, sewerage etc. and that if such services were provided at any stage the allottees would have to share the cost thereof.

He advised that while considering the allotment of industrial plots in Kahuta triangle we should not loose sight of the fact that the Sawan River was running close to the Kahuta triangle and therefore no industry which could in any manner, pollute the water of the river should be allowed to be set-up there.

Action: Member (P).
D.D.G (Planning).
Director E.M.
D.D. I.P.

Contd..P/5.....

68

5. Compost Fertilizer Plant.

5227/74/88
685/BF

It was agreed that the proposed sites where the compost fertilizer plant could be located be inspected by the Member (P) immediately and a final site selected so that a directive could be given to the Addl: Director Lands to undertake acquisition proceedings.

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

6. Permission for external access to the basement on the basis of site conditions in Blue Area/Markaz.

5228/74/88
172/BF

The Board approved the proposal to charge Rs.1200/- per sq.yard on the total plot size for allowing external access to the basement in the Blue Area where site conditions would permit such an access.

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

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:-

7. Grant of NOC for establishment of Industrial Schemes.

5229/74/88
624/BF

The item note submitted by the Planning Wing was explained to the Board by the D.D.G (Planning) with the help of

the Master Plan of Islamabad. The proposal was discussed at length but was not approved by the Board for the following reasons:-

- i) It would involve conversion of land use defined in the Master Plan and would thus set an awkward precedent.
- ii) It would encourage others to come forward with varied requests i.e. establishment of housing schemes, poultry and vegetable schemes etc. etc.
- iii) Permitting the establishment of such industrial schemes in the Islamabad would be contrary to the spirit of the concept of private Industrial Estates. These were intended to be instruments for dispersal of Industrial Development to back ward areas and thus did not qualify for location in a Developed Metropolitan area.

Action: D.D.G (Planning)

8. Construction of Police Station.

5232/741/88
6907/8F

It was explained that land required for the establishment of Police Station at Ternol falling in Sector F-15 could not be acquired by the Land Directorate as the land owners had obtained a stay from the Court which had now been vacated. The A.D.L has been directed to acquire the land immediately. It was, however, decided that if the award for the acquisition of land was not announced till 28th February the contract may be resinded by Director Works and the work retendered after the land in question had been acquired by the CDA.

Action: Director Works
Addl: Director Land

Contd..P/7....

5-21/24/88
172/88F

9. Permission of an independent approach to the First Floor and Provision of a Kitchen on the First Floor in addition to one at the ground floor in Terraced Houses.

D.D.G(Design) explained the background of the issue with reference to the discussion held in the last Board meeting. He pointed out that Islamabad Residential Sectors Zoning Regulations 1985 allowed the construction of double storey houses on all residential plots. Therefore, it would not pose any problem if permission to construct two units on all terraced houses was granted. It was suggested that permission to construct two units be granted subject to payment of some fee to defray the expenses that may have to be incurred on the provision of additional lines where required to meet consequent^{al} load on services. After some discussion it was agreed that in order to determine the fee that should be charged from such allottees, the D.D.G (Design) should refer the matter to D.D.G(Services) giving him the details of the terraced houses where two units were proposed to be allowed so as to enable him to work out the fee that should be charged from such allottees. F.A/Member pointed out that presently sub-division of plots measuring upto 1200 sq.yds was being allowed by CDA. He was of the view that all such plots where construction of more than one unit had already taken^{place}/could be sub-divided without any difficulty. He, therefore,

71

suggested that such division of plots below 1200 sq.yds may also be considered by the Authority. It was agreed that D.D.G (Design) and Director Estate Management should jointly prepare a working paper on the issue raised by the F.A/Member which should contain the pros and cons of the issue and definite recommendations for consideration by the Board.

Action: D.D.G (Design)
Director E.M.

10. Payment of Sui Gas bills for the Flats of Category-III, IV, V and VI of Sector G-10/3, Islamabad.

5232/741/88
CDA-24(17).COM/85

The Board was informed that the issue had been resolved by the Wafaqi Mohtasib during a hearing held on 21.1.1988 in the Wafaqi Mohtasib Sectt: which was attended by the representatives of the Works Division, CDA and Sui Northern Gas Pipeline Ltd. According to the order passed by the Wafaqi Mohtasib, the responsibility to pay the minimum fixed charges of sui gas of the flats from the date of completion/placement with the Works Division till the date these were physically handed over to the allottees would rest with the Ministry of Housing and Works. As regards the amount already incurred by CDA on the payment of such bills, the same shall be charged to the Project in the light of the said order of the Wafaqi Mohtasib.

Action: D.D.G (Works).

72

11. Plots of Whole-sale trade in Sector I-11, Islamabad.

5233/741/88
681/88F

The background and salient features of the working paper were explained by the D.D.G (Planning). A detailed discussion on the question whether whole-sale trades should be encouraged in Islamabad or not took place. Arguments for and against were given. Finally it was agreed that since the provision of whole-sale trades was envisaged in the Master Plan of Islamabad, the PC-I scheme already prepared may be processed on the clear understanding that all plots reserved for the whole-sale trades shall be auctioned under a phased programme.

Action: D.D.G (Planning)
Director P,E&C.

12. Review summary for the period ending December 1987.

5234/741/88
684/88F

Consideration of the Review Summary was postponed. It was decided that Review Summary covering the period upto 29th February 1988 be prepared and submitted so that the same could be considered in an exclusive Board Meeting.

Action: Director P,E&C.
Directors concerned.

13. Revised Plan of Sub-Urban Centre Farash - approval of.

5235/741/88
659/88F

The revised plan was explained by the D.D.G (Planning) with the help of chart. The Board felt that before the plan could be approved, it would be necessary to ensure the availability of water to the

73

expected population of nearly 20,000 people. It was explained by D.D.G (Services) that there was no water near or around Farash Village and therefore water would have to be supplied by tubewells located at a considerable distance from the village. He added that an additional tubewell may have to be sunk to meet the requirement as the two tubewells already functioning would not be sufficient to cope with the demand. It was,,therefore, decided that D.D.G (Services) should, in the first instance, prepare a water supply scheme for village Farash indicating the estimated expenditure and submit the same to the Board for consideration.

Action: D.D.G(Services)

| |
|-------------------------------|
| Capital Development Authority |
| Dr. No. 3469 PS/CM |
| Date 27-2-88 |