

MINUTES OF THE MEETING OF THE BOARD OF
CAPITAL DEVELOPMENT AUTHORITY HELD AT
9 A.M. ON TUESDAY THE 11TH NOVEMBER, 1969.

A meeting of the Board of Capital Development Authority took place at 9 A.M. on Tuesday, the 11th November, 1969. Lt.Gen. Sheikh, Chairman CDA presided. Following also attended:-

1. F.A./Member
2. Member (A)
3. Member (Tech).
4. Director General Works.
5. Secretary.
6. Director Planning.
7. Director Architecture.
8. Director Public Relations.
9. Director Designs.
10. Director Works.
11. Director Horticulture.
12. Addl. Director Rehabilitation.
13. Estate Officer.

The following three items comprised the agenda:-

- 1) Recreation Centre in the National Sports Centre Area of Islamabad.
- 11) Preliminary sketch proposal of layout plan of Secretariat Extension Area.
- 111) Provision of Gas in Office Buildings other than Secretariat Buildings for Heating purposes.

I. PRELIMINARY SKETCH PROPOSAL OF LAYOUT PLAN OF SECRETARIAT EXTENSION AREA.

The Board took the second item first and considered a summary presented by the Director Planning on the subject of Layout Plan of Secretariat Extension Area. The following decision was taken:-

The Director Planning should make another layout plan in consultation with Director Architecture. An attempt should be made to plan the area into two parts, like the Phase I & II in the existing Secretariat Complex. The two parts should be distinct and have gap in between, to be landscaped as green area.

II. PROVISION OF GAS IN OFFICE BUILDINGS OTHER THAN SECRETARIAT BUILDINGS FOR HEATING PURPOSES.

A summary presented by the Director General Works on the captioned subject was also considered by the Board. It was decided that the D.G.W. should examine and advise the Board about the best method for heating the Government office buildings. Further decision on the matter was pended ~~xx~~ until the D.G.W informs the Board.

III. RECREATION CENTRE IN THE NATIONAL SPORTS CENTRE AREA OF ISLAMABAD.

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A summary presented by the Director Horticulture on the captioned subject was considered. Mr. Khalid Waheed representative of M/S K.F.W. Factors Limited explained to the Board the salient features of their scheme for providing recreational facilities in the National Sports Centre Area of Islamabad. He also presented a perspective plan which was viewed by the Board. A detailed discussion on various aspects of the scheme followed. The following decisions were taken:-

Additional Land.

The request of M/S K.F.W. Factors Limited for additional land as brought out in the summary was accepted.

Premium for land

As regards premium the Board decided that the premium would include the following :-

- 1) . Cost of land.
ii) . CDA Overheads at 10% on the cost.
iii) . Original Landscaping Expenditure.
iv) . 10% Overheads of Directorate of Horticulture on Landscaping Expenditure.
v) . Apportioned cost of Highways.
vi) . CDA overheads @ 10% on the apportioned cost of highways.

Lease.

The Board approved that the initial lease period should be 30 years renewable for further two similar terms.

Security Deposits

The Board also felt that the Security Deposits was not necessary in view of the down payment of 25% of the total premium for the land.

Interest

In view of the various economic aspects of the scheme and long lease period, the Board considered that no interest should be charged on the instalments of the premium and a recommendation in that respect should be made for the approval of the Government. This, however, would be subject to Government approval.

Ground rent.

The Board accepted the proposal contained in the summary that the ground rent would be charged at the rate of Rs.12/00 per acre per annum.

Programme.

The programme schedule was approved in principle and it was decided that the Annual programme should spell out the details of the various items.

Finally the Board decided that the possession of land should not be handed over to M/S K.F.W. Factors until an agreement was duly executed.

DCA
D(A&A)
Dir Horti
Dir Planning
Adml. Dir (Rel)
ES&C Officer.

Canceled
P.25/2 file
No. CDA/356/
6M-con.