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CAPITAL DEVELOPMENT AUTHORITY
(Coordination Directorate)

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MINUTES OF THE MEETING OF C.D.A. BOARD.

The Board meeting was held on Sunday the 29th March, 1987 at 10.00 A.M. in the Conference room of the Capital Development Authority. The following attended :-

1. Chairman, CDA.
2. Administrator, I.C.T - Ex-officio Member.
3. Commissioner, Rawalpindi- -do-
4. Member (Engineering)
5. Member (Administration)
6. D.D.G (Works)
7. D.D.G (Planning)
8. D.D.G (Design)
9. Secretary
10. Director Buildings
11. Director Works
12. Director E&M (Development)
13. Director E&M (Maintenance).
14. Director Environment
15. Director P, E & C
16. Director Audit and Accounts
17. Director Rehabilitation
18. Director Estate Management.
19. Dy.Director (Municipal Admn:)

2. The meeting started with the recitation from Holy Quran. The Chairman, in his opening address, thanked the Administrator, ICT and Commissioner, Rawalpindi for attending the meeting and affording an opportunity to the Authority to benefit from their expert advice. 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 29.1.1987 was reviewed. The latest position was explained by the concerned DDGs/ Directors. Brief account of each item discussed is given

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as under :-

5167/738/87 1. I. J. Principal Road.
684/BF.

The progress of work so far achieved was explained by the Member (Engineering). He hoped that the work shall be completed in all respects in about 5 months from now.

Action: DDG (Works)
Director Roads.

5168/738/87 2. Approach Road to Haj Complex.
684/BF.

It was explained that the acquisition of land/built-up property falling within the right of way of approach road was posing a problem as the persons to be affected as a result of acquisition were not allowing the staff of the Lands Directorate to take measurements of their houses, unless they were assured of allotment of alternate residential plots besides payment of compensation. D.D.G (Planning) explained that nearly 800 plots would be required for the rehabilitation of the affectees if the total right of way of the road was acquired in one go. If, however, the area falling under the essential part of the road was acquired then the number of plots required would be around 300. The consensus of opinion was that the entire area should be acquired in one go. This course of action will be to the advantage of both the CDA as well as the affectees if the area was acquired in totality. It was decided that a comprehensive paper explaining in detail the magnitude of the problem and the manner in which it should be tackled should be proposed. This paper should also indicate the rehabilitation

aspect i.e. how and where the affectees of the area would be rehabilitated in line with the over all rehabilitation policy of the Authority. The exercise should be done jointly by the Planning Wing and the Rehabilitation Directorate for consideration in the next Board meeting.

Action: D.D.G (Planning)
Director (Rehab:)
Law Officer

5169/738/87.
684/BF.

3. Airport Link Road.

During discussion it transpired that the Planning Wing had not fully understood the Board's orders given in the last Board meeting i.e. exploring the possibility of construction of double carriage-way along the Railway line from the Airport connecting with the Islamabad Highway. D.D.G (Planning) was asked to examine the possibility in this context now and come up with fresh proposals in this behalf.

Action: D.D.G (Planning)

5170/738/87.
659/BF.

4. Development of Bara-Kao as Sub-urban Centre.

D.D.G (Planning) explained that the survey of the area had been under-taken by the Planning Wing and was nearing completion when detailed planning shall be under-taken and a scheme in the form of a summary shall be submitted to the Board for consideration.

Action: D.D.G (Planning).

5171/738/87.
659/BF.

5. Policy on maintenance of Model Villages.

In the context of services provided in the original scheme of Model Village Humak and the services which should be available to the residents as per modern requirements came under discussion. There was consensus among the Board Members that all the essential services such as water supply, proper sewerage, electricity etc. should be available in such schemes. However, it was felt that revision of schemes in the form of revised PC-I would involve long drawn procedure of getting the schemes cleared from the CDWF and ECNEC. It was considered worth-while if the allottees of the area were advised to form a Cooperative Society which could arrange the provision of such services either independently or through the CDA as a deposit work. The Administrator, ICT suggested that a revised scheme envisaging the required services be prepared alongwith cost estimates and be placed before the Rural Area Coordination Committee for consideration.

Action: D.D.G (Planning)
D.D.G (Design)
D.D.G (Works)
Director Structure
Director F, E & C.

5172/738/87
688/BF.

6. Levy of Octroi Charges.

Chairman explained in brief the back-ground of the case to the Commissioner, Rawalpindi since he had taken-over the charge quite recently. It was pointed out that the Authority was asked by the Government to consider levying of octroi within the municipal limits of Islamabad. In order, however, to avoid double taxation which,

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was likely to lead to public agitation the Authority was of the view that the existing arrangement to recover/collect octroi charges by the Municipal Corporation could continue subject to the condition that the CDA's share of the receipts against octroi charges, based on population basis or any other mutually acceptable formula be paid to the Authority. Thus it was agreed in the last Board meeting that the CDA should send a formal proposal to the Mayor of Rawalpindi Municipal Corporation through the Commissioner, Rawalpindi Division which has already been done. He requested the Commissioner to look into the matter and have it finalized with the help of Rawalpindi Municipal Corporation.

Action: D.D.G (M.A)

7. Quarrying of Stones/Boulders from River Korang.

5173/738/87.

689/BF.

The Board reiterated its earlier decision that no quarrying should be allowed from river bed at any cost and the Enforcement agencies of the Authority should see to it that the decision of the Board is implemented in letter and spirit. As regards the stone crushers operating in the area falling between Rawal Dam and Lehtrar Road, their licences should not be extended further and those who have already completed the period of their licence should be ~~go~~^{got} vacated with the help of Enforcement agencies. The stay orders, if any, obtained by the licencees should also be got vacated by the Law Section without further delay.

Action: D.D.G(Services)

D.D.G (Planning)

Director Enforcement

Law Officer

ingredients should be completed within the funds provided for the purpose.

Action: D.D.G (Works)
Director Works.

3. Amendment of Rule-20 of Chapter-XVIII of Service Regulations, 1985 relating to the Pay, allowances and other benefits admissible to the CDA employees.

5176/738/87.
661/BF.

The summary submitted by Director Audit and Accounts was considered by the Board. In view of the provisions of Section-38 of the CDA Ordinance 1960, the Board felt that Note 2 below Rule 20 of Chapter XVIII of CDA Service Regulations 1985 was uncalled for and be deleted altogether as had been suggested by the Law Section.

Action: Secretary, CDA
Director Personnel
Director A&A

4. Recarpetting of roads in Prime Minister's Estate, Rawalpindi.

5177/738/87.
630/BF.

The summary submitted by the D.D.G (Works) was considered. The Board felt that since the area of roads recarpetted fell outside the physical jurisdiction of the Authority, expenditure incurred was not an appropriate charge. The Board was of the considered view that expenditure incurred was reimbursable to the Authority and, therefore, a reference be made to the O.S.D (Administration) Prime Minister's House requesting for the reimbursement of the amount so incurred.

Action: D.D.G (Works)

5. Demand for site for establishment of private Schools in Islamabad.

5178/738/87.

520/BF.

The salient features of the summary submitted by the Planning Wing were explained by the D.D.G (Planning). The Chairman briefly explained the back-ground of the matter and the difficulties being faced by the neighbourhood of the private schools operating in the residential areas by violating the conforming use of the houses in which such institutions were established. The Commissioner, Rawalpindi, was of the view that a separate provision should be made to cater for the needs of private schools. Alternatively he suggested that the sites allocated to the Education Ministry for the establishment of schools which have not yet been developed by that Ministry due to resource limitations could be withdrawn for allotment to the private parties interested in the establishment of schools. After a detailed discussion, it was agreed that the Planning Wing should cater for amenity-plots for schools in its future plans for allotment to genuine applicants having the requisite expertise and financial background.

Action: D.D.G (Planning)

6. Industrial and Trading Centre, Islamabad.

5179/738/87.

621/BF.

The salient features of the working paper submitted by the Planning Wing were explained by the D.D.G (Planning) with the help of the master plan of Islamabad. It was felt that the existing concept of the I&T Centre had not worked well as violations of immense proportions had been committed by the allottees and hence the situation warranted rethinking. The Administrator, ICT observed that the planners should take

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8.

Award to the staff of Environment Directorate on account of impounding cattle.

5181/738/87.

661/BF.

The back-ground of the issue discussed in the summary submitted by Director Environment was highlighted by the Chairman. He observed that the incentive, in the form of award to the extent of 60% of the compensation amount realised, provided to the persons impounding the cattle had become counter productive. He was, therefore, of the view that this facility should be withdrawn forthwith. In this context the problem of cattle-grazing with particular reference to the keeping of cattle within the municipal limits also came under discussion. It was pointed out that the punishment prescribed under Clause 90 of the Municipal Bye-laws viz Rs.100/- initially and Rs.20/- in the case of continuing breach had become out-dated and thus had lost its effectiveness. Therefore, there was a strong need to enhance the punishment. The Board unanimously approved to enhance the punishment from Rs.100/- to Rs.1000/- and from Rs.20/- to Rs.500/-. It was agreed that a reference in this behalf be made to the Cabinet Division for administrative approval on receipt of which necessary action to have the amendment notified in the Gazette of Pakistan be made.

Action: D.D.G (M.A)

Secretary.

Law Officer.

9.

Pilot Project - Development of 10,000 acres of land in Distt: Jhang for oustees of Islamabad.

5182/738/87.

681/BF.

The summary on the subject submitted by Director Rehabilitation was considered. The Board felt that the scheme was not well conceived and seemed to have been prepared without taking into consideration the basic issues/aspects involved. The

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fact that the Board of Revenue Punjab had agreed to earmark only 3000 acres of land against the 10,000 acres on the basis of which the scheme was prepared, has rendered the scheme un-economical and un-viable. The Board, therefore, decided that the scheme be dropped.

Action: Director Rehabilitation.
Director Personnel.

10. Construction of 2nd storey on the quarters of CDA Colony, I-10/1-4.

5183/738/87.

172/BF.

The salient features of the summary were explained to the Board by the D.D.G (Design) with the help of charts/plans. Chairman desired to know from D.D.G (Design) the advantages that would be achieved if the allottees were asked to provide rear set-back on the first floor and whether in his expert opinion such a restriction was desirable and should be imposed. The D.D.G (Design) was, therefore, asked to review the proposal in this context and re-submit his proposals giving his definite recommendations for consideration by the Board.

Action: D.D.G (Design)

11. Allotment of plot for Aviaries in National Sports Centre Area, Islamabad.

5184/738/87.

681/BF.

The summary submitted by Director Estate Management was considered. Agreeing to the observations made by the Member (A), the Board felt that since payment of the price of land was accepted in 1986, delayed payment charge could not be levied in this case and hence making a demand for the same was un-called for.

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

12. Renting of shops in the basement of Masjid Al-Fuqra - Matters relating to.

5185/738/87.

682/BF.

The case file was explained by the Dy. Director (Municipal Admn:). It was submitted that funds for the construction of Al-Fuqra mosque including the shops in the basement were provided by the Government in the CDA's budget. Hence the shops were CDA's property and consequently the right to rent out the shops lied with the Authority. The Administrator, ICT did not agree to this point of view and observed that since the management of the mosque was the responsibility of the Auqaf Department, and the shops were an integral part of the mosque hence these would be managed by the Auqaf Department. The point of view expressed by the Administrator, ICT was agreed to by the Board and it was decided that further action be taken accordingly.

Action: D.D.G (M.A)

13. Rules governing sub-division of Multi-Unit Buildings in Islamabad.

5186/738/87-

172/BF.

The salient features of the summary were explained to the Board by D.D.G (Design) with the help of plans. Chairman observed that ~~the~~ summary was not worded in appropriate legal terms and should have been prepared in consultation with the Law Section. He further observed that the term "Owner" had to be clearly defined to avoid complications in future. The Commissioner, Rawalpindi was of the view that the size of the plots to be sub-divided should also be indicated in the criteria mentioned under para 2 of the summary. This in his opinion was important to avoid subsequent confusion and complications. He further observed that the condition of obtaining N.O.C from the society for subsequent transfer of ownership should be done away with as it was

likely to be exploited. It was agreed that revised summary incorporating all these fresh ideas and duly vetted by the Law Section be submitted for consideration by the Board.

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

14. Setting up Compost Fertilizer plant in Islamabad.

5187/738/87.

685/BF.

The Board felt that the summary was not prepared on the basis of terms of reference given to the Planning Wing. The Board did not appreciate the proposal for the setting up of incinerators which was neither well thought of nor would meet present day requirements. In fact the precise task assigned to the Planning Wing was to evaluate the two proposals submitted by Farooq Compost Fertilizer Corporation and Gondal Composting Organic Fertilizer Limited and to give its firm recommendations to the Board for consideration. The Administrator, ICT suggested that CDA should lay down the terms and conditions on the basis of which request for the installation of Compost Fertilizer Plant could be considered by the Authority. Once the terms and conditions have been prepared, it would then be easy for the Authority to consider the applications in the light thereof and grant permission to the one meeting the laid requirements. The D.D.G (Planning) was directed to proceed further in the matter accordingly.

Action D.D.G (Planning)

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15. National Exhibition in Islamabad.

5188/738/87.

548/BF.

The Board considered the summary submitted by the Planning Wing on the subject. After due consideration, the following decisions were taken by the Board :-

- i) CDA should earmark permanent site for the exhibition ground and should develop it out of its own resources.
- ii) Islamabad Chamber of Commerce and Industry should not have the exclusive right to use the exhibition ground.
- iii) Once a permanent site for exhibition has been developed, CDA should lease it out to the interested parties on a case to case basis for holding of industrial/trade exhibitions, melas and carnivals there.

Action: D.D.G (Planning)

D.D.G (M.A)

K.H.Khan/*.

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