

80

CAPITAL DEVELOPMENT AUTHORITY
(Coordination Directorate)

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

The meeting of the CDA Board was held on Thursday the 29th January 1987 at 12.30 P.M in the Conference Room of the Capital Development Authority. The following attended:-

1. Chairman. - In chair
2. F.A/Member
3. Member Engineering
4. Member Administration
5. Commissioner, Rawalpindi Division, Rawalpindi. - Ex-officio Member.
6. D.D.G (Services).
7. D.D.G (Works).
8. D.D.G (M.A).
9. D.D.G (Design)
10. D.D.G (Planning)
11. Secretary, CDA.
12. Director Estate Management.
13. Director Rehabilitation.
14. Director Roads.
15. Director Personnel.
16. Director Public Relations.
17. Director Environment.
18. Director Buildings.
19. Director Master Plan.
20. Director P,E&C
21. Law Officer.
22. D.D (Coord).

2. The meeting started with the recitation of Holy Quran by Mr. Sikandar Khan. Before taking up the specific items included in the agenda, the progress made in the implementation of the decisions taken in the last Board meeting held on 11.12.1986 was reviewed. The latest position was explained

Contd..P/2....

by the concerned D.D.Gs/Directors. Brief account of each item discussed is given as under :-

5150/737/87
684/8F

1. I.J. Principal Road.

The progress of work so far achieved was explained at length by the D.D.G(Works). He stated that work on the first part had been completed and contract for the balance work on the second stretch had been awarded to the contractor namely Mr. Saad Ullah Khan and shall be got completed as expeditiously as possible.

Action: 1. D.D.G (Works)
2. Director Roads.

5151/737/87
684/8F

2. Approach Road to Haj Complex.

The D.D.G (Planning) stated that the matter had been referred to the Lands Directorate for the acquisition of land required for the construction of approach road and steps were in hand to acquire the required area.

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

5152/737/87
684/8F

3. Airport Link Road.

Chairman observed that the possibility of constructing a road along the Railway Line should also be examined by the Planning Wing as an alternative to providing the second lane/carriage-way added to the present link road and firm proposals be put up for consideration..

Action: D.D.G (Planning)

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5153/737/87
659/181

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

D.D.G (Planning) stated that the Highway Ordinance did not provide sufficient legal cover to effectively control encroachments within the 440 feet right of way of the Highway. He added that encroachments could be controlled within the area acquired by the Highway Department which was only 110 feet. The Chairman observed that adequate provision should be available under the Highway Ordinance to control encroachments within the right of way and the Ordinance should be studied in greater depth in consultation with the Law Section. Director Master Plan stated that the Master Plan Cell was opposed to the development of Bara-Kao as Sub-urban Centre for the reasons already stated by him on the subject file. Chairman directed the D.D.G(Planning) to prepare a formal scheme for the development of Sub-urban Centre at Bara-Kao. He further directed that the point of view of the Master Plan Cell should also be incorporated therein and the scheme in the form of a summary should be submitted to the Board for consideration.

Action: D.D.G(Planning)

5154/737/87
172/187

5. Sub-division of Multistorey Units.

D.D.G(Planning) stated that based on the study of bye-laws/regulations operative in Karachi, a report was being prepared and shall be submitted to the Board for consideration shortly.

Action: D.D.G(Planning)

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82

6. Policy on maintenance of Model Villages.

5155/737/87
659/NF

Director P,E&C confirmed that PC-1 scheme had been received and was being processed by the Programming, Evaluation and Costing Cell.

Action: 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/points included in the agenda.

1. Levy of Octroi Charges in Islamabad Capital Territory.

5156/737/87
688/NF

The working paper prepared jointly by the D.D.G (MA) and Director P,E&C regarding levy of Octroi in Islamabad Capital Territory was discussed by the Board at length. The Commissioner, Rawalpindi Division observed that though all the Octroi posts established by the Rawalpindi Municipal Corporation were within the Islamabad Capital Territory and the CDA could remove these posts from their area especially when it was not getting any share of the receipts earned by the Rawalpindi Municipal Corporation. He, therefore, appreciated the spirit of cooperation shown by the Authority in not taking any such measures. He, however, feared that the Municipal Corporation would not readily agree to the sharing of the revenue earned by them with the Authority though, as a matter of principle,

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it was the legitimate right of the CDA to have its due share out of the receipts from octroi. Chairman pointed out that the Authority was asked by the Government to levy octroi within the municipal limits of Islamabad. In order, however, to avoid double taxation which, if imposed, was likely to be agitated by the public, 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. It was finally agreed that CDA would send a formal proposal to the Mayor of Rawalpindi Municipal Corporation through the Commissioner, Rawalpindi Division.

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

2.

Revision of specifications for surface treatment of Roads in Islamabad.

5157/237/87
630/PBF

In response to the query made by the Chairman as to what was actually meant by the term " surface treatment " , the Member (Engineering) explained the meaning of the term and the reasons why the surface treatment was done. He explained briefly that surface treatment was done to protect the base as there was always a time gap of many years between

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the construction of a road and its carpetting. Surface treatment was therefore, done to protect the base of the road till it was carpetted. He was of the view that proposed improvement in the specification of surface treatment, if approved, would ensure the protection of the base for a longer period. He, therefore, strongly recommended that improvement in the specification mentioned under para 2 (a) of the summary may be approved for all service roads, major roads and highways and original works in Islamabad. After some discussion, the Board approved the recommendations made in para 3 of the summary.

Action: 1. Member (E)
2. D.D.G (Works)
3. Director Roads.

3. Recruitment of Regular (P) Staff.

5158/737/87
660/18F

The summary on the subject submitted by the Personnel Directorate was considered by the Board. The back-ground of the issue was explained by Director Personnel. The Board felt that unless there was strong justification to bring any change, the existing arrangement should continue. It was considered desirable that the problem should be quantified so as to enable the Board to arrive at a correct decision. It was, therefore, agreed that Member (A), D.D.G (Works) and Director Personnel may study the issue from that angle and give their recommendations in this behalf.

Action: 1. Member (A)
2. D.D.G (Works)
3. Director Pers.

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4. Relaxation of qualifications for promotion of senior grade Malis (BPS-2) to the grade of Head Malis (BPS-5) and the Head Malis (BPS-5) to the grade of Horticulture Supervisors (BPS-6).
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5159/737/87
660/18F

The summary submitted by the Personnel Directorate was discussed at length. The salient points of the summary were explained by the Director Environment. The consensus of opinion was that for the job of 'Mali' practical experience of the job was of real importance rather than the academic qualifications of the incumbent. After detailed discussion, the Board took the following decisions:-

- i) For the promotion of senior grade Malis (BPS-2) to the grade of Head Malis (BPS-5), such of the senior grade Malis who can be categorised as 'literate' be considered for promotion.
- ii) Such of the serving Head Malis (BPS-5) who have received primary education may be considered for promotion to the grade of Horticulture Supervisor (BPS-6). However, for direct recruitment against the post of Horticulture Supervisor (BPS-6), the prescribed education qualification i.e. Matric with Science shall hold good.

Action: 1. Director Pers.
2. Director Environment.

5. Quarrying of Stones/Boulders from River Korang.

5160/737/87
689/135

The salient feature of the summary were explained by D.D.G (Services). After due consideration of all aspects, it was decided that the stone crushers should not be allowed to operate at any cost in the area falling between Rawal Dam and ^{Lehtran Road} ~~Park Road~~ and adequate measures should be taken to guard against unauthorised quarrying from the river bed. The Board further desired that the stay orders, if any, obtained by the licencees of the crushing sites be got vacated with the assistance of the Law Section.

Action: 1. D.D.G(Services)
2. D.D.G (Planning)
3. Director Enforcement
4. Law Officer.

6. Demands of Islamabad Traders Associations - Dis-investment of Food Markets and fixation of premium rate for plots of Class-III Shopping Centres.

5161/737/87
CDA-29(4) Comd/77

The back-ground of the issue was explained by the Member (A). After detailed discussion, the Board agreed that the cost of land be recovered at the rate of Rs.700/- per square yard. As regards the built-up area, the cost originally incurred by the Authority on the construction of the structure be recovered from the licencees.

Action: 1. D.D.G (MA).
2. Director P,E&C.

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CDA-689/135-689/87
dt 18-2-87
(P-9/12)

7. Construction of 4-Houses for CDA Officers in Sector F-6/1, Islamabad.

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687/18F

The Chairman observed with concern that the per square foot rate of construction of 4-houses built for the CDA Officers in Sector F-6/1 was very much on the high side and was likely to cause serious criticism by the public as well as by the audit. The reasons leading to the enhancement of per square foot cost of the project were explained by the D.D.G (Works). Chairman desired that the elements, other than the civil works, which resulted in the enhancement of the per square foot cost of the houses should be listed separately and the analysis prepared on this basis be put up to enable the Board to take a decision.

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

8. Increase in Litigation about illegal transfer of residential plots.

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687/18F

The item note submitted by the Director Estate Management on the subject was considered by the Board. The Board desired to know the reasons on the basis of which decision to transfer the plots by charging the current price of the plots was taken. After some discussion it was decided that a revised summary highlighting the back-ground and the circumstances/reasons which led to the decision of regularising the illegal transfer of plots by charging the current price of plots be submitted for consideration of the Board.

Action: Director Estate Management.

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89

9. Acquisition of Land and Built-up Property.

5164/737/87
627/88

It was observed that the Board decision to acquire land and built-up property simultaneously already existed. In order to ensure, that the awards of land and built-up property were announced together, the Board directed that the reasons which led to delay in the acquisition of built-up property and consequent delay in the announcement of awards should be examined and efforts be made to find out a solution whereby elements of delay could be dealt with effectively.

Action: 1. Director Rehab:
2. A.D.L.

10. Confiscation of construction Material.

5165/737/87
627/88

The Board approved the recommendation that the material of illegally constructed houses on CDA land, after such houses have been demolished, should be confiscated so as to ensure that the defaulters do not re-construct unauthorised houses again. Chairman further observed that in order to make the Enforcement agency of the Authority really effective, a summary containing concrete proposals be put up for the consideration of the Board.

Action: 1. Director Rehab:
2. Director Enforcement.

11. Amendment in Land Disposal in Islamabad Regulations 1985 - sub-division of Residential Plots.

5166/737/87
648/88

The summary submitted by Director Estate Management on the subject was discussed

at length. The Board was of the view that there appeared to be no rational in imposing restriction on the sub-division of a plot in the absence of two units having been constructed thereon. Referring to sub-para (b) of para 53 of the Land Disposal in Islamabad Regulations 1985, the Board observed that on such plots measuring between 2000 square yds and 1200 sq. yds where one unit had already been built but the second unit had not yet been constructed, request for sub-division could be entertained provided the un-built portion of the plot did not fall below 600 sq.yds. The Board felt that with the inclusion of this provision in sub-para (b) of para 53 of the Regulations, the anomaly which presently existed therein will be taken care of. It was, therefore, decided that a suitable amendment be made in the said sub-para of the Regulations in consultation with the Law Section.

Action: 1. Director Estate Management.
2. Law Officer.

923
2-87