

CAPITAL DEVELOPMENT AUTHORITY
(Coordination Directorate)

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

The Executive Meeting of the Board of CDA was held at 4.00 P.M on Monday the 28th July, 1986 which was presided over by the Chairman and attended by the following :-

1. F.A/Member.
2. Member Engineering.
3. Member Administration.

2. The items which came under discussion in the meeting and the decisions taken thereon are as follows :-

1. Construction of illegal Shops/
Khokhas in Sector I-10.

5112/733/86.

612/BF-.

Member (A) briefly explained the back-ground of the case. The Board observed that the primary reason for the non-conforming use of the residential houses for commercial purposes and erection of un-authorised Khokhas was due to the non-availability of Shopping Centres in Sector I-10. The Board felt that there was immediate need for the planning and auction of Shopping Centres in Sector I-10 because unless the shopping areas were developed, it will not be possible to control either the non-conforming use of residential houses or, the erection of Khokhas. It was, therefore, decided that plans of commercial areas be prepared by the Planning Dte. by 13th August, 1986 and got approved by the Board so that the plots in these sectors be put to auction to be arranged in the month of September, 1986. In the meantime an interim reply be given to the Wafaqi Mohtasib explaining the above position and assuring that action to demolish the un-authorised Khokhas and removing the non-conforming use of houses will be taken as soon as the commercial areas in Sector I-10 have been planned and plots auctioned.

- Action:
- a. D.D.G(Planning).
 - b. D.D.G(M.A).
 - c. Director Estate Management.

2. Problems of un-authorised shabby structures (Khokhas) in Islamabad.

5113/733/86.

612/BF-.

The salient features of the summary prepared by the Municipal Admn: Dte. were high-lighted by the Member (A). After a detailed discussion the following decisions were taken by the Board :-

- i. 75% of the planned Khokhas be allotted to the existing Khokha Walas and 25% to the new applicants.
- ii. The Committee constituted for the re-siting of Khokhas sites already planned, notified by DMA Memo: No. CDA/DMA-8(57)/86 dated June 22, 1986 be reminded to carry out the survey for determining the re-siting of Khokhas, where called for, so that further action for the erection/allotment of Khokhas on these sites could be taken by the Authority. It was agreed that a d.o. letter be issued to the M.N.A (Mr. Khokhar) under the signatures of Member (A).
- iii. The General Secretary of the Traders Action Committee should be reminded to nominate their representative who would accompany the staff of the Municipal Admn: Dte. to various markets in order to assist them in removing the encroachments made by the Shopkeepers in the circulation areas i.e. verandahs etc. causing public inconvenience in such markets. The D.D.G (Municipal Admin) was asked to give them a firm date by which they should nominate their representative failing which they may be informed that CDA will be constrained to take the re-course available under the law.

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

Contd....P/3.....

5114/733/86.

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Coord/77.

3. Traders problems and their demands.

The salient features of the position paper prepared by the Planning Wing were explained by the D.D.G (Planning). After a detailed discussion, the following decisions were taken:-

i. Federal Sanitary Wares and Pipe Group.

It was decided that the Traders of the above mentioned group who were doing whole-sale business in the I & T Centre should be accommodated in the Whole-sale Market Sector I-11 whereas the retail traders should be accommodated in the Markaz of Sector G-10. Plans in the respective Sectors for both Whole-sale and retail traders of Sanitary Ware be prepared by the Planning Dte. expeditiously. It was further agreed that the time schedule by which the job will be completed be indicated to the Board by 5th of August, 1986.

Action: a. D.D.G(Planning)

b. D.D.G(M.A).

ii. Islamabad Automobile Association.

(a) The allottees of 12 plots for Automobile Workshop who have put the plots to non-conforming use be forced to put the plots to conforming use failing which their plots be cancelled.

(b) A site measuring 8 to 10 acres be selected in Sector I-10 and a plan for 100 shops of the size of 20' X 35' or so around a platform be prepared for allotment to the small operators presently operating in I&T Centres of Sectors G-7 and G-8 and Markaz of G-7.

Contd....P/4.....

- (c) Till the market proposed at (b) above for the small traders is not planned the present state be tolerated. The time schedule for the planning and development of these shops be submitted to the Board for approval by 5th of August, 1986.

Action: a. D.D.G(Planning).
b. D.D.E(M.A).

iii. Federal Sarya Steel Bars Trade Group.

5-6 temporary sites each measuring 50'X100' in each developing Sector namely G-10, F-10, I-10 and I-11 considered suitable by the Planning Dte. be ear-marked for licencing out on annual basis to the members belonging to this group by the Municipal Administration Dte. Till such time the traders occupy the defined premises, they may not be disturbed from the present sites.

Action: a. D.D.G(Planning).
b. D.D.G (M.A).

4.

Use of Open spaces in various Sectors of Islamabad.

5115/733/86.

683/BF/86.

The working paper prepared by the Municipal Admn: Dte. on the subject was considered by the Board and the recommendations contained therein which are briefly re-produced here-under were approved by the Board :-

- i. A survey of all open spaces occupied by dealers in building materials including those on licence be carried out by a Committee consisting of representatives from Planning, Municipal Admn: and Enforcement Dtes. and recommendations for shifting of sites which are considered necessary be made by the said Committee.

- ii. The Planning Wing should propose the requisite number of sites in '10' series and beyond for shifting of the dealers presently occupying spaces upto '9' series on the basis of recommendations of the Committee proposed at (i) above.
- iii. No individual application for allotment of open spaces should be entertained by Planning Wing. Such applications should be referred to D.M.A for disposal. However, no fresh application shall be considered till such time adjustment of the existing dealers already occupying spaces upto '9' series has been made in the manner suggested in (ii) above.

Action: a. D.D.G (Planning).
b. D.D.G (M. A.)
c. Director Enforcement.

5. Dis-investment of CDA shops - Demand of Traders Action Committee, Islamabad.

5116/733/86.

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Coord/77.

The back-ground of the case was briefly explained by Member (A). After detailed discussion, the Board approved, in principle, the dis-investment of CDA markets in Sectors G-7/3-3, G-7/3-4 and two shops in Goal Market of G-7/4. The Board further decided that a Committee comprising D.D.G (M.A), D.F.A and Director Programming, Evaluation and Costing and a representative of the Traders Action Committee should work out the sale price of the shops taking into consideration the prevailing market rates of land as well as per sq. foot construction cost of structure and submit its recommendations to the Board for consideration and approval.

Action: a. D.D.G (M.A).
b. D.F.A.
c. Director Programming,
Evaluation & Costing.

5117/733/86.-

682/BF/86.-

6. Allotment of Fish Market G-7/2, Islamabad to Islamabad Art and Literary Society.

The back-ground of the case was explained by D.D.G (M.A). The Board felt that the Islamabad Art and Literary Society may not be in a position to pay the monthly rent of the market. After some discussion, it was decided that the market may be given on usual licence fees to the Khokha Walas out of the approved list available with the Municipal Admn: Dte.

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

5118/733/86.

649/BF/86.

7. Terms and Conditions of auction of Commercial Plots.

At the very out-set Chairman observed that the Estate Management Dte has taken too long in finalizing the terms and conditions of auction of plots. He desired that the pace of work be accelerated to ensure that the auction of plots takes place on 25, 26 and 27 August, 1986 positively. He further desired that attractive advertisements with regard to the proposed auction be made through the press as well as other news media such as T.V and Radio. The draft advertisement be prepared with the help of similar advertisements issued in various newspapers and be got approved from the Chairman. With these observations, the terms and conditions to be incorporated in the Brochure were examined/discussed and Director Estate Management was advised to submit the final draft in the light of the guidelines/directives given to him in the meeting for approval of the Board within three (3) days i.e. by 31.7.1986..

Action: Director Estate Management.

K.H.Khan/*.