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CAPITAL DEVELOPMENT AUTHORITY
(Coordination Directorate)

:

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

The Board meeting was held on Monday the 30th January 1989 at 10.00 A.M in the Conference Room of the Capital Development Authority. The following attended:-

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|---|---|---------------------|
| 1. Chairman | - | In chair. |
| 2. Administrator, ICT | } | Ex-officio Members. |
| 3. Commissioner, Rawalpindi | | |
| 4. Member (Planning). | | |
| 5. Member (Engineering). | | |
| 6. F.A/Member. | | |
| 7. Member (A). | | |
| 8. D.D.G (Works). | | |
| 9. D.D.G (Services). | | |
| 10. D.D.G (Design). | | |
| 11. D.D.G (Planning). | | |
| 12. Secretary, CDA. | | |
| 13. Director Estate Management. | | |
| 14. Dy: Financial Adviser. | | |
| 15. Director P, E&C. | | |
| 16. Director Architecture. | | |
| 17. Project Director Faisal Masjid. | | |
| 18. Dy: Director Personnel. | | |
| 19. Dy: Director B&BC. | | |
| 20. Dy: Project Director Faisal Masjid. | | |

2. The meeting started with the recitation from the Holy Quran. Initiating the discussion, Chairman, CDA welcomed the Administrator, ICT and Commissioner, Rawalpindi and thanked them for sparing the time to attend the meeting. Thereafter, the Board took up consideration of the summaries/working papers included in the agenda circulated on 14th and 25th January 1989.

5262/750/89
681/18F

The gist of discussion reads as under :-

1. Premium Rate of land in
Public Buildings Areas

The summary submitted by Director P, E&C was considered by the Board. Chairman asked D.D.G (Works) to elaborate the position with regard to physical development of the area of the Administrative Sector/Public Buildings Area (Sector F-5/G-5). D.D.G (Works) briefly explained the factual position of development works in the Administrative Sector. He stated that where-as development of the area situated on the right of the Constitution Avenue of the Administrative Sector where Secretariat Buildings, Parliament House, Cabinet Block etc. are located had been completed, out of capital grant, the construction of infrastructure in the cultural complex in the Administrative Sector still remained to be done. The Commissioner, Rawalpindi wanted to know the criteria on the basis of which the premium rate was initially fixed at Rs. 500/- per square yard and subsequently revised to Rs. 600/- square yard. He also wanted to know the basis for working out the proposed increase from Rs. 600/- to Rs. 2000/- per square yard. It was felt that the summary prepared was very sketchy and lacked the basic data/background

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which should have been provided to enable the Board Members to appreciate the issue fully. It was, therefore, decided that a revised summary containing complete information/data starting from the original PC-I leading to the position obtaining now with full justification for the proposed increase in the rate of premium should be prepared and submitted to the Board for consideration. The basis which led to the determination of existing premium of land and the one proposed to be fixed now should be clearly spelt out in the summary. The Board further directed that the Administrative Sector/Public Buildings Area and Sector F-5/G-5 should be bifurcated and dealt with independently.

Action: Director P, E&C.

2.

Grant of 33% Selection Grade(B-17) to the Officers of B-16 (Executive Cadre).

5263/750/89
2/187

The proposal contained in the summary submitted by the Finance Wing for the grant of 33% selection grade (B-17) to the Officers of B-16 (Executive Cadre) was considered by the Board. The Board observed that since similar Government instructions regarding grant of 33% selection grade to lower staff(Assistants) working in Federal Secretariat had been adopted in CDA, it would be only fair if Government instructions regarding grant of 33% selection grade to the

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Officers of B-16(Executive Cadre) were also adopted in the Authority especially when the officers who were going to be benefitted were twenty in number and the financial implications were of the order of Rs.16,980/- per annum. In consideration of these factors the proposal contained in the summary was approved.

Action: 1. Director Personnel.
2. D.F.A.

3. Sub-division of residential plots below 1200 square yards.

5264/750/89
172/BF

The summary submitted by Director Estate Management for sub-division of residential plots below 1200 sq. yards was considered by the Board at length. The Administrator, ICT was of the view that if sub-division of plots upto 600 sq. yards into two portions was allowed, it would virtually mean the construction of houses on 10 marlas plots which would change the look of the area drastically. He was of the view that in order to protect the character of Islamabad as a 'National Capital' we should not compromise in the matter of overall planning of the old sectors. He was of the firm opinion that the existing regulation under which sub-division of plots upto 1200 sq. yards had been allowed, should hold good. The Member (Planning)

was, however, of the view that sub-division of plots upto 1000 sq.yards may be allowed as in that case the area of the sub-divided unit will not be less than 500 sq. yards and thus it will not have any adverse effect either on the over-all planning of the area or the socio economic factors. This view was endorsed by the Commissioner, Rawalpindi and Member Administration, CDA. After detailed discussion, the Board agreed in principle to allow sub-division in respect of plots measuring 1000 sq. yards and more in-to two portions subject to the following conditions :-

- i) Both the houses shall have independent access.
- ii) The Zoning Building Regulations on the original plot size would not be compromised.
- iii) The sub-division fee to be determined by the Authority shall be payable on full plot size to be shared by both the parties concerned.

Action: 1. D.D.G (Design)
2. D.D.G (Planning).
3. Director E.M.
4. Director P,E&C.

4.

Allotment of plots to the retired Government servants in Sector G-11.

The issue discussed in the item note relating to the allotment of plots to the retired Government servants who had applied for the allotment of plots in Sector G-11

5265/750/89
681/8F

against the Government servants quota was considered by the Board. The Administrator, ICT observed that since no quota had been fixed for allotment of plots to the retired Government servants in the scheme (Sector G-11), therefore, the retired Government servants should have applied for the allotment of plots under the general public quota instead of applying against the Government servants quota. Hence they had no locus-standi to apply for allotment of residential plots against the Government servants quota. The Board therefore, felt that the request made was not tenable and hence was not agreed to.

Action: Director E.M.

5. Allotment of plots to the Timber Merchants in Sector I-11, Islamabad.

5266/750/89
687/13F

The background of the case was explained to the Board by Director Estate Management. The Commissioner, Rawalpindi observed that since the idea of creating plots for the Timber Merchants in Whole-sale Market of Sector I-11 Islamabad was to shift the Timber Merchants from Rawalpindi, it would be necessary to ensure that the purpose was fully achieved and the Timber Merchants who were doing their business at Rawalpindi would

abandon their business in Pindi and would shift to Sector I-11. It was felt necessary that some built in safeguards to this effect should be available in the allotment process. It was, therefore, decided that a Committee comprising Director Estate Management, A.D.C (G) ICT, A.D.C (G) Rawalpindi and a representative from the Planning Wing, CDA should be constituted to examine the whole issue at length viz-a-viz the genuineness of the prospecting allottees including those to whom plots were offered in the past. The Committee should, if need be, consult the Rawalpindi Timber Merchants Association before submitting their recommendations to the Board.

Action: 1. D.D.G(Planning).
2. Director E.M.

6.

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 of terraced houses.

The salient features contained in the summary were explained to the Board by D.D.G (Design). The proposal was considered in depth. Views for and against the proposal were expressed. The Administrator, ICT was of the considered opinion that proposals involving departures from the approved plans/concepts should be given serious

5267/750/89
172/BF

thought before taking a final decision because such decisions will have far reaching effects both in safe-guarding or drastically changing the present get up of the city of Islamabad. He said that the existing Islamabad Residential Sectors Regulation permits only one unit on residential plots measuring upto 488 sq. yards. Hence this was serving as a dis-incentive against the increasing tendency of building more than one unit. But in case the proposal as contained in the summary was agreed to, it was likely to convert the areas where such plots had been provided into slums. Another view which was expressed by the Commissioner, Rawalpindi was that the residential plots not below the size 40x80 ^{5ft} be allowed the provision of a kitchen on the first floor and an independent approach to the first floor. Finally it was agreed that Islamabad being the Capital of the country should be protected against overcrowding and excessive pressure on the services already planned and provided and therefore, it was unanimously decided to reject the proposal.

Action: 1. D.D.G(Design).
2. D.D.G (Planning).
3. Director E.M.

7. Providing/laying water supply system for Faisal Masjid.

The background of the case was explained to the Board by D.D.G(Works).

5208/250/89
CDR-22(25)-6m/77

The proposal contained in para 4 of the summary relating to the write off Rs.2,92,343/- was approved by the Board.

Action: 1. D.D.G (Works).
2. Project Director(F.M).

8. Wastage of Materials consumed at Faisal Masjid.

S269/750/89
COM-22(25)COMD/77

The background of the case was explained to the Board by D.D.G (Works). Member (E) also threw light to the recommendations made by the Committee constituted for determining the permissible wastages against each item of material used on Faisal Mosque Project. He said that the wastages recommended by the Committee were well considered and were based on physical demonstration carried out by the Committee for determining the wastage of various items and should therefore, be accepted. The wastages recommended by the Committee mentioned in the summary were approved by the Board subject to the condition that recovery for the wastages beyond the percentage recommended by the Committee will be made at penal rate i.e. specified rate provided in the agreement plus 100%.

Action: 1. D.D.G (Works).
2. Project Director(F.M).

9.

Disposal of Akhbar Market
at Aabpara Islamabad.

The Board considered the proposal contained in the summary and approved the second alternative suggested therein and reproduced hereunder subject to the condition that the rent should be charged from the date of its occupation by the Akhbar **Faroshani:-**

"Market may be given on licence basis at a monthly rent of Rs.11,570/-.
Rent will be payable in advance each month and six months licence fee will be deposited as security".

Action: Director P, E&C.

10.

Un-authorized construction of
land meant for constructing
Food Staller/Khurli in Rawal
Town (old Gawala Colony).

The background of the case was explained to the Board by D.D.G (Planning). The rates proposed in the summary i.e. Rs.1000/- and Rs.260/- per sq. yard to be charged for commercial and residential use respectively of the area originally provided for Food Staller/Khurli in Rawal Town (old Gawala Colony) were approved by the Board.

Action:1. D.D.G (Planning).
2. Director E.M.
3. Director P, E&C.

5270/750/89
6537/89

5271/750/89
659/89

(94)

11.

Extension in construction period
of Plot No.223, F-10/2, Islamabad.

The proposal contained in the working paper was considered by the Board but it was not found feasible to accede to the request made therein.

Action: Director E.M.

12.

Completion Certificate for House
No.128, Street No.54, G-10/3,
Islamabad.

The issue discussed in the item note was considered by the Board. Whereas the Board did not agree to the condonation of the compounding charges worked out at Rs.14,265/-, it was agreed that the recovery thereof may be made from Mr. Imtiaz Ali Shah, Inspector of Works, CDA in easy instalments.

Action: 1. D.D.G (Design).
2. Dy: Director(B&BC).

S272/252/89
681/89

S273/254/89
681/89