

CONFIDENTIAL

CAPITAL DEVELOPMENT AUTHORITY
(SECRETARIAT)

MINUTES OF THE EXECUTIVE MEETING OF THE BOARD
OF THE CAPITAL DEVELOPMENT AUTHORITY.

An Executive Meeting of the Board of the Capital Development Authority was held at 0930 hours on January 19, 1986 which was presided over by the Chairman and attended by the following :-

- (1) Financial Adviser/Member.
- (2) Member Engineering.
- (3) Member Planning.
- (4) Member Administration.

The items which came under discussion are given in the succeeding paragraphs.

2. (1) Report of the Commission about
village Bheka Sayyedon.

5041/725/86.

CDA-27(1)-
Coord/85.

- (a) The report submitted by the Commission appointed by the Board on November 28, 1985 to go into the complaints of residents of village Bheka Sayyedon, arising out of the Deputy Commissioner CDA's award dated 1-10-1985 in respect of their built up property, was considered by the Board. The Convenor of the Commission, alongwith other Members, were also invited to the meeting. Prior to consideration of the report, the Chairman commended the efforts of the Commission in producing it within a brief time and according to the terms of reference. It was observed that for the first time efforts were made to resolve the complaints of the affectees by appointment of a Commission. Based on this precedent a similar Commission had also been appointed by the Authority to investigate

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the complaints of allottees of I-8 flats.

(b) The Board examined in depth various aspects of the report specifically the cases of unauthorised built up property which had been measured and for which compensation was being demanded by the affectees. It was held that in case staff of CDA had measured the unauthorised property, it was not sacrosanct upon the Authority, merely, on that basis, to include them in the award for purposes of compensation. After careful analysis and taking into consideration various legal aspects the following decisions were taken by the Board :-

- i. The CDA should file applications, before the Deputy Commissioner, CDA, for review of his award pertaining to cases of unauthorised built up property built by outsiders (other than family members of the original affectee). List of such cases be supplied by Additional Director Lands to the Law Officer who will in turn file an application with DC, CDA, for review of his award of 1-10-1985. Further action should be taken depending upon the decision given by the DC, CDA, as a result of the review ;
- ii. The policy should be to first decide the unsettled cases and thereafter undertake review of settled cases such as those of Bhekar Akku;
- iii. For unauthorised built up property no compensation should be paid; and
- iv. The Enforcement Directorate be strengthened by providing adequate staff to undertake regular checks over the raising of unauthorised structures.

- (c) The Board, thereafter, decided that as the assignment entrusted to the Commission was satisfactorily completed, it should be wound up.

Action: a. DDG (Development).
b. Director Personnel.
c. Addl: Director Lands.
d. Law Officer.

(2) Leasing out of land for recreational facilities / Chair lift.

5042/725/86.

664/BF-.

- (a) The Chairman informed that a few projects related to recreational facilities, including the Chair lift Project, were coming up during the course of the year. For provision of such facilities lot of land was required and comparatively small portion thereof was put to actual use. If the interested parties were asked to pay heavy price for the entire portion of land it would not be financially viable for them. With this factor in view and after careful and detailed consideration of various aspects, the Board decided that the following rate should be fixed for the land to be given on lease for commercial and non-commercial purposes :-

Semi developed land:

Commercial.

- (1) Upto 2 acres - Rs. 100 per sq. yard.
(2) 2 to 10 acres - Rs. 80 per sq. yard.
(3) Over 10 acres - Rs. 50 per sq. yard.

Non-commercial

Rs. 30 per sq. yard.

Un-developed land:

Rs. 50 per sq. yard irrespective of the size. The Board decided that these rates should be given effect immediately.

(b) Chair Lift Project.

The Chairman, after going through the report submitted by F.A./Member, decided that for this project land should be allocated at the revised rates approved by the Board, as follows :-

Base - 1 acre.

Top - 2 acres.

Strip - 50 feet - connecting the two areas which should be properly measured.

Restaurants.

One at the base and the other at the top.

Shops.

To be constructed and leased out by the CDA. It was also decided that before giving a final decision the site should be visited by the Board.

- (c) The Board observed that as decided in the earlier meeting of December 19, 1985, the report submitted by the Committee on the subject was vague and abnormal delay caused in its submission. It was decided that a letter of displeasure be sent to the Committee under the signature of the Chairman.

Action: a. D.D.G (Planning).
b. Dy. Financial Adviser.
c. Dir: Estate Management.
d. D.M.A.
e. Director Personnel.

(3) Blue Area between Sectors F-8 and G-8.

5043/725/86

649/BF

A profile layout/architectural plan of the Blue Area between Sectors F-8 and G-8 was submitted before the Board by the Dy. Director General (Design). A number of directions were given by the Chairman to the Dy. Director General (Design) in regard to increase in the width of green space, provision of more Car spaces, re-laying of foot paths, curb stones, outlets amongst the blocks, designing/spacing of towers in the blocks of specialized buildings, re-laying of service roads, etc. Dy. Director General (Design) was directed to re-design the plans according to directions given and thereafter submit them to the Board for final approval. He was also directed that after the final approval was given by the Board a schedule of the area be made available to the Director Estate Management.

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

b. Dir: Estate Management.

(4) Officers Club.

5044/725/86.

672/BF-.

A profile of the architectural design of the Officers Club to be located in Sector F-8 was submitted before the Board by the Dy. Director General (Design). The Chairman directed that the design be further developed so as to include store/linen room, TV lounge in the basement, provision of pantry for VIP rooms and increase of guest rooms, including 3 for VIPs. Formal approval would be given by the Board after the design was further developed by the Design Wing.

Action: D.D.G (Design).

K.H.Khan/**.