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MINUTES OF THE MEETING OF THE CAPITAL DEVELOPMENT  
AUTHORITY HELD AT 9.A.M. ON WEDNESDAY, THE 20TH MAY, 1970. — 23  
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A meeting of the Board of Capital Development Authority was held at 9.A.M. on Wednesday, the 20th May, 1970. Major General Bashir Ahmad, Chairman, CDA presided. Following attended :-

1. Member Administration.
  2. Member Technical.
  3. Financial Adviser/Member.
  4. D.G.W.
  5. Secretary.
  6. D.D.G.W.
  7. S.P&C.O.
  8. Director Buildings.
  9. Director Works.
  10. Director Horticulture.
  11. Director Designs.
  12. Director Architecture.
  13. Director (W&S).
  14. Director Public Relations.
  15. Director Medical & Health Services.
  16. Addl: Director Lands.
  17. Addl: Director Rehabilitation.
  18. D.D.(R.P).
  19. D.D.(U.P).
  20. Law Officer.
  21. Architect.
  22. Estate Officer.
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1. Review of Progress on Works.

The summary containing review of progress on on-going schemes and works was presented by S.P&C.O. The Board made the following observations :-

i). Acquisition of Land.

The Board felt that it would perhaps be inopportune to decide about the price pegging for the probable acquisition at a future date. It is surmised that Law fully takes care of it and no administrative decision for the present is necessary.

ii). Houses under phase II Project.

The Board felt that in a Crash Programme like this, too often the quality of the work suffers because of the expediency. Director General Works assured that full care is being taken to ensure proper quality and quantity of the work.

A lively discussion arose regarding pedestrian paths. It was revealed that in the present scheme a 7 feet pedestrian path is being provided with open drain on both sides of the street whereas the quarters constructed earlier a 15 feet pedestrian path was provided with an open drain in the mid of the street in the past. On a specific question raised by the Chairman it was explained by D.G.W. that the execution of the work will not be delayed if the previous design about pedestrian path is kept in-tact. The Board decided that the previous design regarding pedestrian path should be followed.

111. Houses for Intelligence Bureau

The Board expected that the revised PC-I Proforma should be put up to the Board by next Tuesday.

17. Houses for Directorate General Pakistan Post Offices and T&T.

The Board is not satisfied with the speed with which services in Ramna-8 are being extended. The Board, therefore, desired that a weekly progress report should be made to the Board. In this respect Secretary SP&CO shall hold a meeting with the concerned directors and remove the hurdle in the speedy preparation of the scheme for the development of this sector. It was also directed that Director Arch: shall issue telegram to Designers/Architects to supply the design within a week, failing which contract be cancelled.

v. Workers quarters in Shalimar-7.

The Board desired that the entire paper work should be completed before 30th June, 1970, so that execution starts early in the next financial year.

vi. President's House.

The matter may be pursued with the concerned quarters for early decision.

vii. National Assembly Building and Cabinet Foreign Office Block.

No comments.

viii. Office Building for Directorate General T&T and Post Offices.

The Board observed that sectorial development should go pari passu of the progress of the scheme i.e. the construction of the Office Building.

ix. Broadcasting House.

The department may be reminded to issue sanction urgently.

x. National Library.

The Director Architecture should issue a telegram to Sir Robert Matthew to expedite the design of National Library. The matter should be reported to the Board again if no response is forthcoming from Sir Robert Matthew within a fortnight.

xi. Highways.

The Board was not satisfied with the progress of the scheme. The Board felt that too often the estimates are submitted at the end of the Financial year. D.G.W. should ensure that hence forth the estimates and all paper work should be completed early on the commencement of the financial year and the execution is in hand at the start of the year. Otherwise the funds lapse unnecessarily. D.G.W. explained that too often sanction of the estimates takes a long time. The Board observed that it would be better that D.G.W. while submitting the estimates takes care of all possible queries of the Finance Wing and so that unnecessary time consumed in making references is avoided.

xii. Capitol Avenue.

The Chairman observed that the number of bumps on the old Capitol Avenue have appeared D.G.W. should make a round of the road and take proper corrective steps.

xiii National Avenue.

The Board desired that the work should be taken in hand immediately. Director Designs raised an issue that in an informal discussion with the Planning Commission, the adviser in the Planning Commission desired that sub-way on the National Avenue should be provided under the main carriage way only and not throughout the width of the National Avenue. According to him it would be better if a sub-way is constructed through out the whole breadth of National Avenue including the service road, He further proposed that width may be reduced from 20' to 15' and the length extended so that any expenditure on length shall be offset due to reduction in breadth. The Board did not agree with this proposal and decided as under :-

- i). For the time being a sub-way should be provided under the main carriage way as advised by the Adviser of the Planning Commission.
- ii). It should be examined whether sub-ways at places can be constructed in conjunction with the culverts for nallahs as to minimise expenditure.

The Board further desired that immediate steps should be taken to resume the work and progress made should be reported to the Board from time to time. The complete design of the avenue be explained by the D.G.W. to the Chairman.

xiv. Roads.

The progress on roads as a whole was found satisfactory.

xv. Watersupply.

SP&CO explained that the present review covers all the short term measures taken to augment water supply and measures required to be taken under Phase-I programme of the long term water supply scheme, i.e. Simly Dam project. The PG-I proforma for Simly Dam has already been submitted. The Board desired that the short term measures taken by the Board to augment water supply should also be discussed in future more specifically.

It was felt that to augment water supply and to avert occasional failure due to break-down of the electricity generating sets be purchased or hired from the Army. It may further be found that how much a generating set will cost if purchased as stand by arrangement in the event of break down. Director General Works would carry out the preliminary enquiries and report to the Board.

xvi. Mosques.

It was observed that the estimates of the mosques had not yet been sanctioned. The Board desired that the matter should be reported within a week to the Chairman that who was holding the case. D.G.W. would report further action.



xvii) Shopping Centres

The Board felt that time has come to encourage private capital through prospective builders for the shopping centres. Action as already advised by the Chairman to advertise shopping plots for the construction of shopping centres by the individuals or by number of individuals jointly may be initiated. Efforts should be made to encourage and harness private capital.

xviii) Horticulture.

The Board noted the progress with satisfaction

II. ALLOTMENT OF LAND FOR USE AS THE CHRISTIAN GRAVEYARD IN ISLAMABAD.

The Board desired that a letter may be written to the highest christian organization in West Pakistan seeking advice about the suitability of the party for handing over the plot for christian grave yard. It was further decided that the Secretary should contact justice Cornelious and have his advice in the matter.

III. EXTENSION OF HIGH TENSION ELECTRIC LINE AT THE NEW PUMP HOUSE AT OJRI CAMP.

The action of the M.E.S. was prima facie illegal and un-authorized. The Director Horticulture should levy fine under the Landscape Act and continue levying fine until :-

- a) the structure is removed.
- b) the cables are laid underground, and
- c) a letter be written to M.E.S. drawing their attention to the gravity of the offence committed by them in constructing the pump house on the right of way and on the land belonging to C.D.A. without its permission.

IV. DESIGN OF VIP REST HOUSE.

The Board decided to visit the site to decide which of the site would be suitable for construction of VIP Rest House.

V. STAFF HOUSING FOR THE 225-BEDDED CDA HOSPITAL IN SECTOR H-8, ISLAMABAD.

The Board decided that the matter should be dropped for the time being because the Cabinet Division while making observation on the item earlier sent to the Cabinet Division desired that since no funds had been provided in the next year's budget, no expenditure should be incurred.

VI. ISLAMABAD LICENSING AND REGISTRATION OF ARCHITECTS/ENGINEERS. REGULATION.

The item was deferred till proper law which was said to be on the anvil of the Law Ministry is promulgated.

VII. ISLAMABAD PARK CONSERVATION AND LAND MANAGEMENT PROJECT.

The scheme was considered at length. The scheme envisaged the division of 8000 acres of land unutilised so far in the National Park into three categories :-

- a) Irrigated or likely to be irrigated.
- b) Barani Land.
- c) Unculturable waste.

The scheme further envisaged on irrigated area there will be a development cost of about Rs.600/- per acre for land improvement, gully plugging, soil conservation, proper contour irrigation and provision of roads etc. On Barani land the scheme provides for an expenditure of Rs.50/- per acre. The scheme further provides that both the above categories shall be leased out in lots of 10 acres each to suitable parties. The funds so created i.e. through lease money and ground rent will give us an income of Rs.1,79,31,500 over a period of 15 years where as the expenditure on development would be Rs.46,05,000/-. There will be an expenditure of more than 10 lacs in the first year of the scheme. For unculturable waste it is proposed to maintain as a woodland and some expenditure will be incurred on the plantation of trees and conservation of soil through normal budget of Horticulture Directorate.

The Board observed that the scheme appears to be viable. It however, needs to be looked into that whether the Board should incur initial expenditure from CDA funds or should there be a revolving fund so constituted from the recoveries made on account of lease money and development charges, the Board desired that :-

- 1) Whatever is the expenditure on the development would be recovered either as advance from the allottees or would be recovered in instalments and no development should be envisaged from the CDA fund.
- ii). While working the economics of the scheme two alternatives should specifically be considered whether :-
  - a) Development charge should be charged on pro-rata basis for good and bad land
  - b) should lease money be charged more for better situated land and less for bad land to off set the development charges if not recovered on flat rate basis on all lands.
- iii). While working out the economics rental should be worked out at approximate rate of Rs.300/- per acre for a period of 30 years.

- iv). For Barani land development charges to be recovered should be worked out on the pattern of development charges being worked out in Talagang area with the proviso that at any time if irrigation is extended to the Barani Area, the allottees in the Barani area shall have to make payment of the lease money at the same rate as in case of irrigated land.
- v). For non-culturable waste, it should be examined that whether it would be proper to propagate grass of the specie suitable for this area and sell out the grass through bids.

The economics shall be worked out in detail and be brought up before the Board for final approval of the scheme.

### VIII. ANY OTHER ITEM

D.G.W. explained in detail his proposal regarding revision of Schedule of Rates. According to him the current Schedule of Rates was prescribed in the year 1964-65 for buildings and roads material and in 1956 for sanitary fittings. Since then the prices have gone up. In Pak P.W.D. revision had already taken place. According to him the revision of rates in Pak P.W.D. ranges from 25% to 50%. The proposal made by D.G.W. only provides for a revision of rates up to 20% adhoc. These were however, suggested without going into the details of how much rise in the price of individual item had taken place.

Financial Adviser/Member observed that it would not be safe to compare the revision of rates in terms of percentage by the Pak P.W.D. and C.D.A. In general if individual item in Pakistan P.W.D. were lower than in C.D.A., the revision of rates in terms of percentage in Pak P.W.D. would produce less effect on over all individual rates whereas in C.D.A. if it was high initial rate fixed in case of CDA the effect will be more. The Board decided that D.G.W. shall prepare an estimate of a particular work both keeping in view the CDA schedule of rates and revision envisaged by him in the rates and according to Pak P.W.D. in 1968, and put up the case again to F.A. Member.

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