

MINUTES OF THE BOARD MEETING HELD ON  
WEDNESDAY THE 6TH JANUARY, 1971

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A meeting of the Board of the Capital Development Authority was held in the Conference Room on Wednesday the 6th January, 1971, at 9.00 A.M. Maj. General Bashir Ahmad, Chairman, CDA., presided the meeting. Following were present :-

1. Member (A).
2. F.A./Member.
3. D.G.W.
4. Secretary.
5. Director Planning.
6. Director Building.
7. Addl: Director Rehabilitation.
8. Deputy Director (Arch.).
9. Statistical & Programming Officer.
10. Asstt: Financial Adviser (W).
11. Asstt: Estate Officer.

Following decisions were taken in the meeting :-

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1. Construction of low-cost housing colony in sectors G-8 & G-9.

An acute shortage of houses for the low income group was felt in Islamabad. Thus Chairman, CDA., advised to embark on a scheme of cheap housing for the poor. One bottle-neck felt was lack of adequate finances from CDA's own resources. Various alternative ventures, viz. borrowing from Government or from banks by CDA or attracting private enterprise were examined. The private enterprise in the form of Construction Company was successfully involved. But no private enterprise came forward to invest Rs. one to one and a half crores on the venture of providing cheap houses. Therefore, CDA approached the Habib Bank to advance loans to the employees of CDA and other low-paid workers in Islamabad, so that CDA could undertake construction of houses on their behalf. Habib Bank gave a counter proposal that Habib Bank will purchase debentures of House Building Finance Corporation. HBFC will in turn be approached to advance loans to the extent the debentures were purchased by the Habib Bank for the employees of CDA and other low-income group people of Islamabad. The loan shall be subject to the deposit made by the intending purchasers of the houses to the extent of 20% cost of the house. Such loan shall be advanced through CDA. CDA would undertake construction as deposit work. The communications exchanged in this behalf showed that HBFC was willing to accept the proposal of Habib Bank. Thus the Board decided that :-

- a) Finance Wing should further process the proposal with HBFC and to secure loans,
- b) Colony should be established in G-8 & G-9. The Board visualised that in the outskirts of the sectors there would be multi-storeyed houses and within the periphery inside there would be single storeyed cheap houses.
- c) Terms & conditions should be crafted and put up to the Board.

Since a large number of other questions regarding detail of scheme and its execution were involved, the Board further set up a Committee with Addl: Director (Reh.) as its Convenor, consisting of the following as members:-

1. Addl: Director (Reh.) = Convenor.
2. Director Planning.
3. Director Architecture.
4. Director Buildings.
5. Estate Officer.
6. A.F.A. (Works).

The terms of reference decided upon were :-

- a). to examine the existing machinery of the CDA and advise whether construction should be done through its own machinery or separate Division with comparatively more financial and administrative powers be created to undertake such work.
- b). to sell the idea to the employees of the CDA and residents of Islamabad and assess reaction to the proposed scheme.
- c). to procure sufficient number of applications with 1/5th advance of the total cost of the house.
- d). to examine and propose design of the houses to be constructed for the lower income group people.
- e). to propose measures for ensuring coordinated development so that the services are made available simultaneously with actual shifting.

The Board further desired that design of the proposed cheap houses shall be placed before the Board in the next meeting.

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2. Construction of cheap houses for demonstration purposes for the colonies being set up in rural areas.

The Board decided that design of cheap houses to be constructed in the rural areas be prepared and put up to the Board. On the approval of the design, some houses shall be constructed for demonstration purposes.

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3. To undertake construction of cheap houses as pilot project.

Addl: Director (Reh.) informed that the HBFC was prepared to give priority to the loan applications of the employees of the CDA. He further explained that he has already received 447 applications from the employees of the CDA which can be processed and sent to the HBFC for granting loans. The Board decided that the applications of the employees already received may be processed. Availability of land in the developed sectors should be examined. Design of the houses should be placed before the Board in the next meeting. A small Cell for planning and execution of Cheap Housing Scheme should be set up under Addl: Director (Reh.) who should process all the requirements of the CDA employees and establish liaison with HBFC for the successful execution of the scheme.